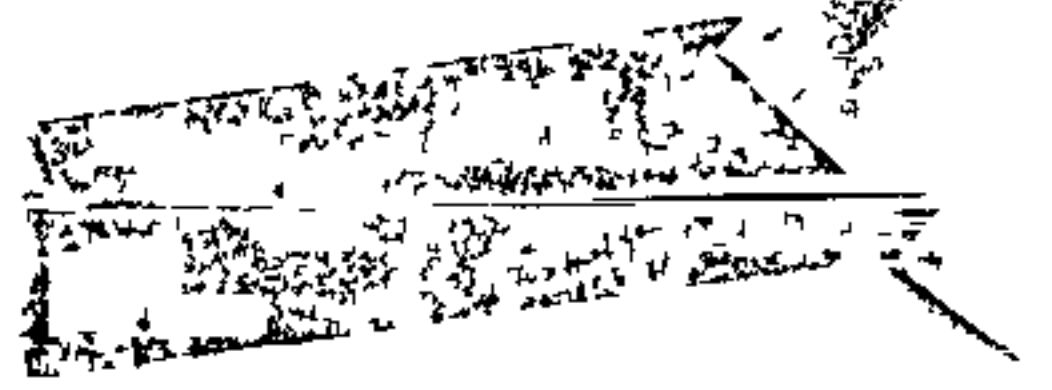


Housing & Hostels - CAPE 1983

JAN. _____ JUNE



ARGUS 3/1/83 124

New Cape laws for cheaper housing

Provincial Reporter

THE Administrator of the Cape, Mr Gene Louw, says the province will replace outdated legislation this year with modern regulations to make available more economic housing

Last month, Mr Louw announced that the Provincial Executive Committee had decided to amend the regulations governing caravan parks to enable 30 percent of the area to be set aside for prefabricated mobile homes

In his New Year message Mr Louw said this would be part of a wider legislative programme aimed at cheaper housing

Mr Louw added that existing legislation on

the planning of land use was also "very outdated" and would be replaced with more sophisticated legislation

The new ordinances, expected to come before the council when it meets in Cape Town on February 15, have not yet been published in the Provincial Gazette

The Administrator said the greatest milestone in the history of the Province's building services was the awarding of a tender for R131-million for the first phase of the new Groote Schuur Hospital

It was the largest building project undertaken by the administration

Referring to beach facilities, Mr Louw said lo-

cal authorities were in the first instance responsible. But the province had helped to the tune of R12-million in the past 13 years

"However, this is only a drop in the ocean, for we need at least R50-million to do what is necessary

"It will still require mind-searching to mobilise sufficient funds at a fast enough rate for beach facilities"

Mr Louw said millions of rands were spent each year to make roads safer by reconstructing them to modern standards

He wished to appeal to motorists to be patient at detours and road-construction areas. A single moment of negligence could cruelly destroy the lives of innocent people

Easier home loans for six months

By GORDON KLING

HOME buyers can look forward to at least another six months of relatively easy loans following the recent break in the mortgage bond drought.

Building society officials in the City said yesterday that the position could change quickly, but indications were that it would get better before it got worse.

Referring to speculation that bank overdraft interest rates were due to fall, the Cape regional manager of the S A Perm Mr Frikkie Oosthuizen, said lower interest on overdrafts meant lower interest to bank depositors. This improved the society's prospects of deposits, which could be lent out as bond money.

The Perm, however, had worked its way through a R60-million deposit surge and was now back to a short waiting list because publicity had led to a rush for bonds.

"We are lending freely," said a spokesman for the Natal Building Society, which is favouring first-time borrowers and the elderly. "You could say we're lending with a social conscience."

The elderly were being favoured because the society believed they should not miss the "tremendous opportunity for capital appreciation" in property, while first-time borrowers needed help in taking the important step of getting a house.

Barclays Bank's bond scheme is doing its best business in the Western Cape. Loans worth about R43-million have been granted to 1 251 people in four months.

The average loan was about R38 000, against R33 200 for the societies, according to the general manager in charge of home loans, Mr J H McKenzie.

Rents at Clyde Street council flats

Post Reporter

THE rentals at a municipal block of flats in Clyde Street, Port Elizabeth, will be reviewed at this afternoon's meeting of the Port Elizabeth City Council's Administration and General Purposes Committee

The flats are not subject to rent control. Present rentals, which are based on the incomes of tenants, range from R54,80 to R94,80 a month for two-bedroomed flats and R71,60 to R127,50 for three-bedroomed flats

Carports are let at R3,66 a month

These rentals are far below the Rent Board formula which is based on average of municipal valuation and replacement value for buildings. This formula arrives at a rental of R161,09 for a two-bedroomed flat and R266,68 for a three-bedroomed flat

¹²⁴ to be reviewed today ^{S. Post} ^{10/1/83}

A recommendation to the meeting suggests a rental of R101,03 for a two-bedroomed flat and R167,25 for a three-bedroomed flat at Clyde Court

Tenants who pay less than these suggested rentals will have their rentals reviewed at six month intervals

The recommended upset price for three municipal properties in Central which will come up for auction shortly will also be considered at the meeting

Although all three properties are in poor condition, it is felt that the minimum upset price should be R40 000 for Aldershot Court which comprises six flats

The upset prices for No 13 and No 15 Military Road have been recommended at

R7 370 and R6 600 respectively, subject to the consent of the Administrator

An application by Round Table No 8 to lease the old Jockey Club premises in the Greenacres complex will also be considered

A recommendation to the committee suggests that the premises and the vacant land surrounding it be leased to Round Table No 8 for 10 years at a rental of R480 a year, increasing at the rate of 8% a year

Round Table will be required to undertake and complete repairs at an estimated cost of R6 075 within a year of the lease being signed

Round Table No 8 will be permitted to sub-let parts of the premises to clubs or organisations at its discretion

An application for an increased grant-in-aid for the Mayoress's Work Party will also come before the meeting

The application says that jerseys, gyms, blouses and pants are distributed to about 2 000 needy school-children each year and the Work Party's resources would be drained further this year by seven new schools which would need help

The garments, says the application, are produced at a cost of about R1 each, thanks to the workers and executive committee

The Work Party, which celebrates its 50th anniversary next year, receives an annual grant of R1 800

A motley variety of

things stolen from the Port Elizabeth Municipality — ranging from shovels to security fences — is outlined in a report to be considered by the committee

These details of thefts reported by heads of departments since the last meeting of the council are contained in a recommendation that the losses be written off

Two shovels, valued at R25,50, were stolen from a fire fighting unit and a spade valued at R7 was stolen from a street sweeper's cart at the Provincial Hospital

Security fences valued at R2 250 were stolen from the Chatty and Redhouse substations during August, September and October, 1982

Cash, a kettle and a calculator were stolen from the Chatty Library

Degree/Diploma/Certificate for which you are registered (e.g. B.A., B.Sc)

B COM

Subject *ECONOMICS II*
(to be copied from the heading on the Examination Paper)

Paper No *TWO*
(to be copied from the heading on the Examination Paper)

Examiners' Initials		<i>[Signature]</i>

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Arrest 11/10

Bishop hits at hostel arrests

Labour Reporter

MORE than 120 people were arrested by Administration Board officials at the Ilco Homes hostel in Guguletu

Mrs D. Bishop MPC for Gardens, sharply criticised Ilco Homes whose control officer requested the raid which took place early yesterday morning

The director of the Administration Board, Mr A A Louw, said 123 people were "held for interrogation" after an "inspection" of the hostel

CHARGED

Sixty-six people were charged with being illegally in the area and 38 with being illegally in the hostel

The control officer for Ilco Homes who did not want to be named, said "There are a lot of illegal people there, plus local people who damage the building. More than R25 000 damage is caused a year by people illegally in the hostel"

"Our workers know the rules of the compound. They know they are not allowed to bring in their wives from the Transkei. But the illegal people bring their wives and kids"

Mrs Bishop, who attended yesterday's hearings at the Langa Commissioners' Courts in her capacity as a Back Sash member, said she found it "quite astonishing" that a company admitted to asking Administration Board officials to raid its own hostel accommodation

She pointed out that none of the accused had been charged with damaging property

Bishop slams pass laws

CAPE TIMES
12/1/83
~~1983~~ 2006
124
Staff Reporter

THE Progressive Federal Party MPC for Gardens Mrs Di Bishop launched a scathing attack last night on the pass laws

She was responding to the arrest of about 50 "illegals" in yesterday's early-morning raid by Western Cape Administration Board officials on the Ilco Homes hostel in Guguletu

The raid was carried out at the request of Ilco Homes, the company's chief security officer, Mr R Hinds, said yesterday

An Ilco security officer was present during the 4am raid which Mr Hinds described as "an inspection" He said those arrested had broken windows in the barracks and damaged walls and fixtures

Those arrested appeared in the Langa Commissioner's Court yesterday on charges of being in the area "illegally" or not possessing the required documents

Mrs Bishop was present during the hearings as a Black Sash observer

She said "We are building up a terrible debt in the pass courts Every Capetonian should spend a morning there They will never be the same again"

40 families homeless with 'no place to go'

(124)

Staff Reporter

ABOUT 40 Crossroads families many with young children, were left homeless yesterday morning when they were forced to vacate a local school and creche at the start of the new school term

The families had been housed in the Nxolo school and a creche in Crossroads throughout the school holidays

Mrs Alexandria Luke, a member of the Crossroads Committee, said the families were all lodgers who had not yet been allocated homes in New Crossroads

She said the people had erected plastic shelters last year, but these were demolished by officials of the Western Cape Administration Board

When the schools closed in December last year, they were temporarily housed in the Nxolo school and creche

One of the homeless family heads, Mr Washington Qwele said he and his family of five had "no place to go"

Like the rest of the group, they spent yesterday huddled under blankets next to their possessions as a chilly wind swept up dust and sand

The chairman of the Western Province Council of Churches, Father Des Curran, said the homeless people were all lodgers who were legally entitled to live in the Peninsula

He said they had lodged with other families in New Crossroads for a

while but later left for various reasons They then erected illegal structures in Crossroads, which were subsequently demolished by the Administration Board

Father Curran said the families had been given the option of building on to existing shacks in Crossroads if the householders permitted them

The chief director of the Western Cape Administration Board, Mr A A Louw, said yesterday some of the homeless people were "not on our list of registered residents of Crossroads"

He said the board had given the families permission to build on to existing shacks Many had not done so

● Picture, page 2

Bid to

have

by-law

waived

Municipal Reporter

DEVIATIONS from the Port Elizabeth City Council's building by-law will be permitted with regard to the proposed self-help housing project in Kleinskool if the council agrees with its officials

Today the council's Community Services Committee will discuss a joint report on the subject by the City Engineer, Mr Arthur Clayton, and the Director of Housing, Mr Mick Molyneux

The Kleinskool project is intended for the rehousing of squatters

In their report Mr Clayton and Mr Molyneux pointed out that the application of the existing building regulations would militate against the spirit of the exercise, which was to permit people to erect their own homes as cheaply and as quickly as possible

They have recommended the council delegate to the City Engineer and, where applicable, to the Director of Housing the power to

- Permit deviations from the building by-law

- Waive the payment of building plan submission fees

- Approve plans without reference to any standing committee on condition that the City Engineer, the Director of Housing and the Chief Fire Officer are satisfied that structurally and aesthetically the proposals would be acceptable

- See Page 4

Homes planned for coloured District Six

Political Staff

THE new coloured portion of District Six will become mainly a residential area, according to a spokesman for the Department of Community Development.

The spokesman said in an interview from Pretoria today that town planners of his department were planning the area.

The work was being done as fast as possible, he said.

AGUS 14/1/83

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The area, re-proclaimed a coloured area by a recent notice in the Government Gazette, was being planned mainly for residential and related purposes.

The spokesman said the land was owned by the department, but as soon as the planning had been completed it would be offered for sale to both developers and individuals.

Before the re-proclamation, the area was part of the white area of District Six and was included in the overall planning for District Six.

Now, however, certain adaptations were being made to the original planning of the area re-proclaimed coloured.

The area is bounded by Eastern Boulevard, Keizersgracht Road (formerly Hanover Street), Johnson Street and Walmer Estate.

The last homes in this section were demolished last year. The only buildings remaining are two churches and two mosques.



126 (127-135) 82

The Cape Times, Monday, January 24, 1983 11

Big black housing sale likely

Own Correspondent

JOHANNESBURG — The government is expected to announce soon that it has agreed in principle to the mass sale of existing Administration Board housing to black tenants

Mr Peter Richardson, president of the Association of Building Societies, told a press lunch last week "We do not know officially but we understand that it has been approved

"The matter has been with the cabinet for 15 months and we are just waiting announcement of a decision in principle"

Asked to comment, Mr P D McEnery Deputy Director-General of Community Development said the government was "giving attention" to the sale of rented accommodation to tenants, not only of black housing

but also of white coloured and Indian rented accommodation.

The matter had not yet been finalized and any announcements would come from the Ministers of Community Development and of Co-operation and Development.

Mr McEnery pointed out that after the recommendations of the 1981 Viljoen Committee into Soweto's housing crisis had been accepted in principle by the cabinet Dr Piet Koornhof, Minister of Co-operation and Development had said steps would be taken to sell existing housing stock in urban areas to black residents

Coloured tenants have already been given an option by the Johannesburg municipality to buy their houses — or face a steep increase in rent.

External
(3)

Date

Degree/Diploma/Certificate for which you are registered (e.g. B.A., B.Sc.)

Subject *Ecc*
(to be copied from the heading on the Examination Paper)

Paper No
(to be copied from the heading on the Examination Paper)

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Cape Town property scene

(124) S. Tribune
16/1/83

Government may pull out of Mitchells Plain housing development

CAPE TOWN City Council officials in charge of the development of Mitchells Plain now believe that the Government is on the verge of shifting the responsibility for the development of the rest of this mammoth scheme, designed to accommodate 250 000 Coloureds, on to the shoulders of private enterprise

This belief has been fostered by unguarded comment and by innuendo when the council approached Government officials to try to negotiate the financing of Mitchells Plain for fiscal year 1984

In the past, the yearly amounts lent by the Government to the Cape Town City Council have always been made known in March

The first indication that the Government was backing out of the scheme was given in March last year when it allocated only enough money to keep the contracts that were already in force then in operation

Model Morris has completed its contract to build 2 500 homes and has pulled off site

Ilco Homes, also contracted for 2 500 homes, is due to complete its contract next month. Only Besterecta, a division of Bester Homes, with a contract for 6 440 homes will be left on site until about August

Council officials however believe the Government will continue to fund the development of sub-economic homes for families where the head of the household earns less than R150 a month

"We cannot really confirm anything. People in the Government are being very tight-lipped about the whole business," a senior official told me

"We will only know what is really happening in March when the allocation is announced

"But from what we can gather, the Government is going to shift the development of the rest of the economic housing in Mitchells Plain - for people where the head of the household earns more than R150 a month - on to the shoulders of private enterprise

"We think the Government may tell employers to fund the building of houses for their employees or that building societies will find themselves saddled with that responsibility

"What we do not believe, after hearing a number of unguarded comments and innuendo, is that the Government will not continue to fund the development of Mitchells Plain as it has been doing

"This is very sad. We are about 100 000 people short of target"

He said about 27 550 houses have been occupied of which 20 200 are 'home ownership'. In other words, they have been sold to their owners for between R11 000 and R14 000

The deposit on a house - mostly three-bedroomed houses costing about R12 500 - is R300 and buyers have 30 years to pay off their bonds

Interest, subsidised by the Government, rises with income. The Council borrows at 9 percent. Those who buy and earn up to R350 a month pay 5 percent, those who earn between R351 and R450 pay 7 percent and those who earn between R451 and R650 pay 9 percent

In all cases, it is the head of the household's salary that is the deciding factor even though in numerous homes wives and children also work

Home buyers can take transfer of their houses after they have lived in them for five years, but may not do

so before to prevent them being bought purely for speculation

When owners have paid off 10 percent of the purchase price they are obliged to take transfer

Some houses in Mitchells Plain are already being sold and at prices substantially higher than their original cost

Peter Richardson, president of the Association of Building Societies of South Africa was not available for comment

Jim Dodds, managing director of the Allied Building Society and a former president of the association, told me societies would 'not be thrown' by having to advance money to complete Mitchells Plain

He pointed out that the major societies have for years been financing the building of economic housing

"We have built that type of housing and our development companies have also built that type of housing," he said

The next obvious question should have been "can the societies between them muster the sort of financial muscle needed to replace Government funds at Mitchells Plain considering that up to a few months ago they were really strapped for cash and were demanding matching finance before granting loans?"

But it would have been unfair to bounce one like that off likable Jim at such short notice so we didn't ask it

But I leave it as a point to ponder over

Fewer ⁽²⁴⁾
houses
built in ^{E. Post}
the city ^{28/11/83}
last year

Post Reporter

FEWER houses were built in Port Elizabeth last year than in the year before, thus breaking the upward curve of building activity since 1978.

The number of new buildings was down by 70 last year.

But although the total number built was less, the amount spent on them was greater.

Statistics released by the municipality today show that 560 houses were built in 1982 at a total cost of R18m.

In 1981 the figure was 629 — built at a cost of more than R16,5 million.

In 1979, 345 houses were built for R7 million and in 1980, 361 were built for R8 230 080.

The house-building rate has risen since 1978, when 321 houses were built for nearly R6 million.

It has been affected by high interest rates and rocketing building material costs, according to the city engineer, Mr A J Clayton.

These affected middle income groups in particular.

They didn't qualify for housing subsidies and were worst hit by bond-rate hikes.

The 1981 peak was partially due to a mushrooming that year of group housing schemes such as the Greenacres Village.

High quality homes cost blacks less

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E. Post 29/1/83

ON the face of it, it would seem like the end of the road for the exorbitant prices demanded for good quality housing — R36 000 for a quality three-bedroomed maisonette

We are talking about a new double-storey block of three choice maisonettes just completed and now offered for sale in Port Elizabeth under a SA Permanent Building Society scheme

The ground floor of each maisonette has garden

space in the front and enclosed back yard (all in face brick to match the building)

The lounge-diningroom faces the enclosed yard area. A modern fitted kitchen is adjacent to the dining area

The front door opens into a spacious hall-lobby — and there is a large cupboard/storage area built into the underside of the staircase

Up the stairs are the three bedrooms, bathroom

and toilet. All the rooms have built-in cupboards

Bathroom and kitchen have wall and floor tiles. All other rooms are fully carpeted

But don't leap for your phone to try to be the first to clunch a deal — unless you are what the building society's literature describes as

- A qualified black, or
- An employer company which may be recognised as a qualified person, providing accommodation for black employees

The maisonettes, the literature says, are suitable for professional persons or senior company employees

The building is situated in Ntshekisa Road, Kwaford, otherwise known as Fordville

A spokesman for the Perm said the selling price of R36 000 included all "infrastructure costs" like electricity and water connections, but excluded the 99-year leasehold fees

The Perm, he said, had decided to enter this particular market, not only as a service to the community, but because the growing number of more affluent black employees had a great need for suitable accommodation

On the 80% bond basis, he said, monthly repayments would amount to R374 over 25 years on a sum of R28 800 at an interest rate of 15.25%

Government employees, through their subsidy schemes, would only need to find about half this monthly payment

PROPERTY POST asked a couple of people concerned with the new development (and some other knowledgeable people not connected with it) how it was that housing for race

groups other than whites ends up costing so much less

No one, of course, wanted to be quoted, and nobody seemed to have a well-reasoned answer off pat. But here, in summary, was what they said

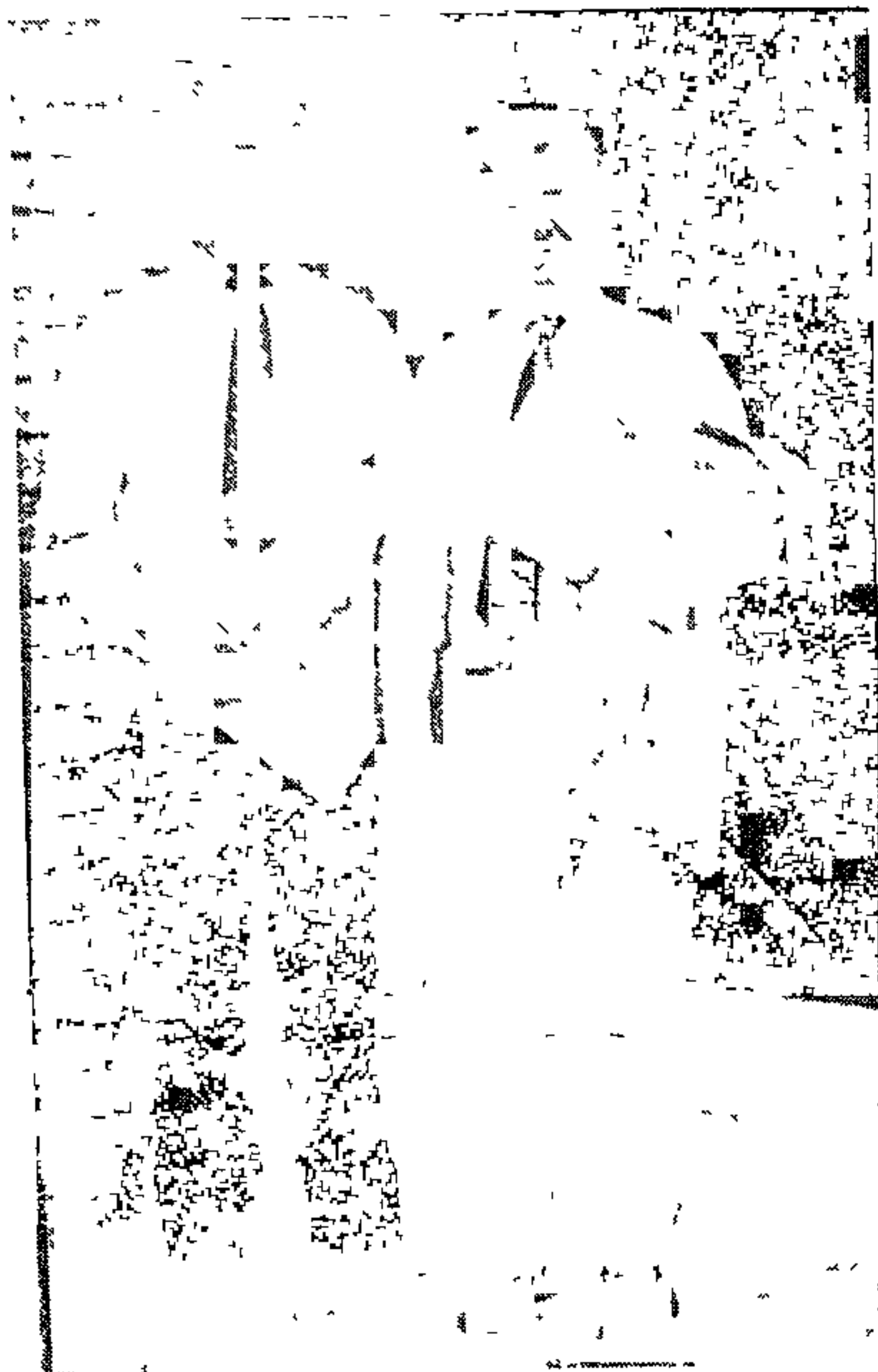
● "Well, you see, this is leasehold land, so you'll need to add in about another R10 000 for a proportional cost of a freehold site in a white suburb

● "It's just a matter of the going price of the market. Everybody knows that if you ask for a price for building a house in Summerstrand it will be about R17 000 more than for the identical house with the same technical building and site problems in Algoa Park for instance"

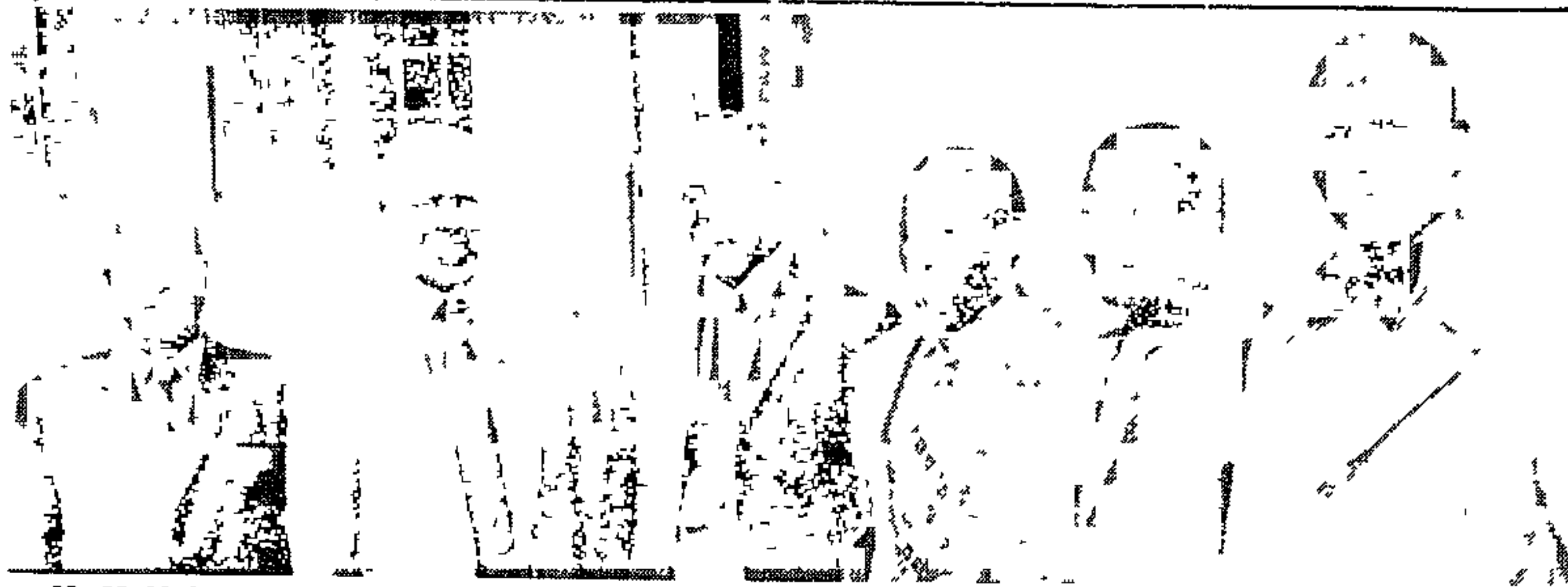
Unfair, but their reasoning is quite simple. They (the givers of quotations) feel that if you are the sort of person who can afford to live in Summerstrand, you can find the extra cash somehow

When I asked one of these well-heeled folk, while sitting chatting in his prestige German-made car, if he thought this practice was fair, he said he thought it was

When I asked him if he thought it reasonable that he should be asked to pay say R3 000 more for his natty big new car because he stayed in Mill Park, while someone say at



Perm officials Mr J W SMITH, assistant secretary of bonds (right), and Mr FRED SCHMIDT, building inspector, tarry a moment for the camera after carrying out an inspection of the new Kwaford maisonettes



Mr M N Mazwana, MP for Umtata, third from right with TNIP officials before a rally at the Duncan Village Community Centre yesterday. From left, Mr A Mtshotshisa, Mr Columbus Soga, Mr S W Mtintsilana, Mr G. Bodlani, the general secretary of the party and Mr T Ramncwana.

TNIP save Duncan Village appeal

3/1/83 *124* *94* *107* *125* *D. Dispatch*

EAST LONDON — A Transkei Member of Parliament yesterday appealed to President Lennox Sebe of Ciskei to help in the fight for the retention of Duncan Village

Mr M N Mazwana, MP for Umtata, was a guest speaker at the ruling Transkei National Independence Party political rally at the Duncan Village Community Centre

Addressing the youth, Mr Mazwana said there was no need for them to wear T-shirts or indulge in sabotage, militancy, violence or Mkhonto weSizwe. Instead they should strive for freedom by peaceful means

Mr Mangwana, the party's organiser in Umtata, told the gathering he envisaged a "Southern Azania" in the future, where blacks and whites would be united

He told the gathering

that President Matanzima, of Transkei and Chief Gatsha Buthelezi, of KwaZulu had reached one compromise — "to shake hands" — a few days ago

Mr Mazwana said the pattern of divide and rule was a prevalent course in South Africa and therefore coloureds and Indians had been included in the President's Council

The blacks who were in the majority had been excluded because they were a threat in South Africa, Mr Mazwana said

He made an example of black countries which were being ruled by their fellowmen, like Zambia, Malawi and Zimbabwe and others to show how "the true leaders of soil" could prove themselves capable. Mr Mazwana said the white ruling class in

South Africa had excluded blacks from the President's Council to protect the riches of this country. He said after the formation of the President's Council, Paramount Chief Matanzima and Chief Buthelezi decided that they should come together

In order to fight for the rights of the black people in the urban areas and other places, independent homelands, national states and independent countries should come together and fight the "disease"

He said the South African Prime Minister, Mr P W Botha and Mr Ian Smith the Prime Minister of Rhodesia, had worked hand in hand in oppressing the black people

"Our leaders, including Sebe could not come to rescue you by violent means", Mr Mazwana said

Mr Mazwana also said the Transkei Government had decided to encourage the establishment of small industries through the Transkei Industrial Development Organisation (TRANSIDO)

Mr Mazwana told the gathering that a homeland was a mother country and that was where independent states came from. "But to listen to militant youths who wore T-shirts — that was nonsense," he said

He said Transkei authorities were to investigate the kinds of T-shirts being worn by youths. Mr Mazwana said he hoped leaders like the chairman of the Committee of Ten, Dr N Motlana, the general secretary of the South African Council of Churches Bishop Desmond Tutu, would share in the struggle — DDR

Many 'burnt fingers' in Saldanha scramble

CAPE TIMES 2/2/83

By ROGER WILLIAMS
Chief Reporter

LAND bought by speculators in a R12-million scramble for sites in the Vredenburg/Saldanha area 10 years ago is still undeveloped after a building boom failed to happen

As a leading businessman in the area put it yesterday "A lot of people burnt their fingers very badly in this Nothing has been built on the farmlands bought in the big rush and the property market here is dead"

Huge premiums

Iscor and the government bought land in the area at huge premiums a decade ago, at the height of speculation about the future of the region, which may now have to be sold at a loss

A spokesman for the Pretoria-based property company Bester Investments, which bought more than R2-million worth of farmland in the Vredenburg/Saldanha area 10 years ago, admitted yesterday that the company had "misread the projections"

However, the firm still had confidence in the long-term growth prospects for the area and was therefore holding on to its investments there

Withdrawal

The anticipated boom of 10 years ago, with optimistic forecasts that one-million people could be settled on the Cape West coast, did not materialize, mainly because of the withdrawal, in the world-wide economic recession, of foreign financial interests whose backing was required for major industrial projects in the area

The main schemes which were to have turned Vredenburg/Saldanha into another major

growth-point in South Africa and a "metropolis" on the Cape West coast were

● A R600-million "fourth Iscor", for the production and export of semi-processed steel products This was to have been the growth kingpin in the whole Sishen-Saldanha iron ore export scheme The "semis" plant was expected to generate a host of ancillary services, providing employment for many thousands

A major partner with Iscor in this project was to have been the Austrian steel giant Voest, which pulled out of the proposed deal

● A mammoth R35-million dry-dock complex considered by the Industrial Development Corporation to take supertankers of up to 500 000 tons This had to be called off because of a wide shipping slump There had also been

talk about leading oil companies seeking a suitable site in the Saldanha area on which to erect an oil refinery, and Dutch shipping interests had made it known that they were planning to build a giant ship-building and repair complex on the shores of Saldanha Bay

In 1973 The Department of Planning and the Environment put out a master blueprint for the development of the Saldanha area

Boom

Millions of rands were reported to have changed hands in a few months in one of South Africa's fastest-moving property booms

Land values doubled after the government had announced that it had decided to go ahead with the controversial Sishen-Saldanha iron ore export scheme, and "spec" builders moved into the Vredenburg area

The Sishen-Saldanha railway line, and the harbour works at Saldanha, were completed by 1976 However, this scheme, which is not labour-intensive, has not on its own been able to generate anything like the massive expansion forecast

There has in fact been a decline in the quantity of ore carried on the Sishen-Saldanha line, from a record figure of nearly 18 million tons conveyed in 1979/80 to just under 11 million tons in 1982

● During the property boom 10 years ago, Professor SP Cilliers, head of the department of sociology at the University of Stellenbosch, criticized those who saw the Sishen-Saldanha scheme as the solution to the Western Cape's economic development problems

He dismissed talk of a population explosion on the Cape West Coast as "completely unrealistic, unwise and unsound"



In this flashback to the 1973 property boom in the greater Saldanha area, Mr Johan Hofmeyr, then deputy mayor of Saldanha and an executive member of the West Coast Regional Development Association, points out plots in a new housing area that were being sold for R7 000 upwards

crease in site rents for bungalows in Clifton, Camps Bay and Bakoven is still under consideration in spite of protests from the residents

Although the decision by the City Council's housing committee has still to be ratified by the executive committee and a full council meeting, the proposed increases — up to 800 percent in some cases — could result in many of the residents having to move

The increase raises little-known and little-understood aspects of commonage

The Clifton commonage or leasehold land owned by the Cape Town City Council came into being after World War 1 when returning troops added to the housing shortage in Cape Town

Such were the overcrowded conditions that after the crippling effects of the 1918 flu epidemic, something clearly had to be done

Exclusive

So the council gave the go-ahead for the erection of seaside bungalows along the then deserted stretch of Atlantic coastline below Victoria Road from Clifton First Beach to Bakoven, now one of the Peninsula's most exclusive areas

Classified as a sub-economic scheme, the homes were makeshift — wood and iron — and the council allowed it to become a permanent housing area by tacit consent

The land was leased by the council and homeowners paid a nominal rentals for the ground the houses occupied, and a slightly lower rate for the buildings, based on their value

Today there is a risk attached to owning one of these houses as there is nothing on paper to assure residents of "permanent" leasehold

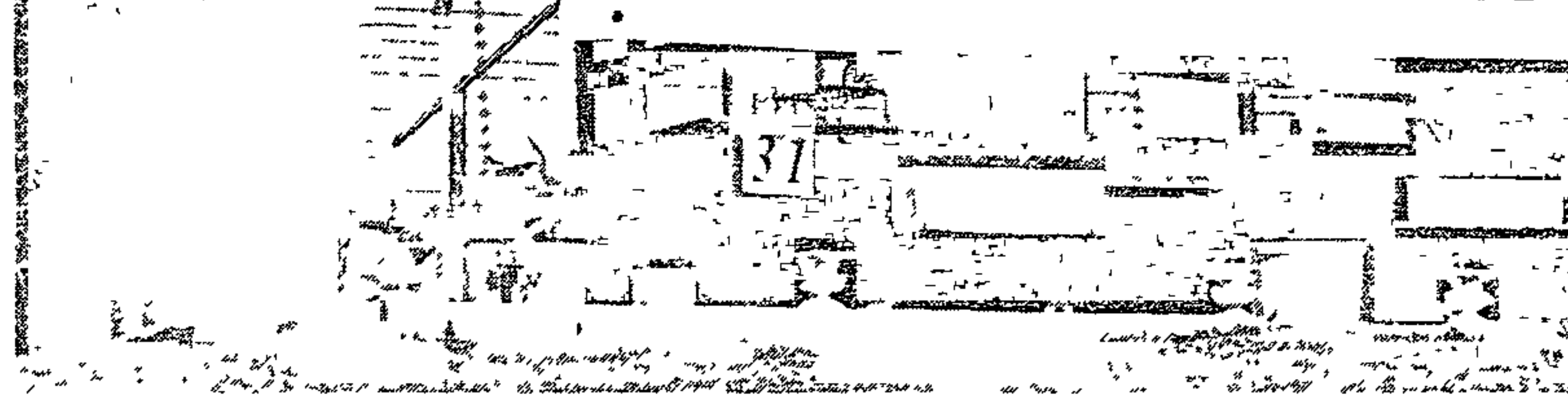
"World's worst"

Staff reporter Carol Gey van Pittius interviewed a number of residents about their feelings on the proposed increases

"The council is making a mess of this place — they are the world's worst"

These were the words of one of Bakoven's oldest residents Grey-haired and bent, Mr Len Violett, 81, said angrily "What do they think we are millionaires? We used to be so happy here before"

The proposed increase You're driving us out, say residents



STAFF REPORTER (24) A typically styled bungalow at Bakoven. ARCMS 9/2/83

For Mr Violett and his wife Peggy the increases could mean a move from the bungalow that has been their home for 25 years

"We will be very sad to leave My husband's family has lived in this area since 1908 — it's almost the only home he has known

They are pensioners, and Mrs Violett has to continue working to supplement their meagre pensions

No rebate

"Because I work — though only half-days — we do not qualify for a rebate" she said "To qualify for this rebate, a couple's income has to be less than R500 a month"

Another resident of Bakoven, Mrs Thelma Kaye, was shocked at the proposed big increase in rentals

"We do realise that there is a need for the rentals to be updated in the light of today's rising costs, but it will not be long before many of us are priced right out of our homes

"It does seem tough that after living at Bakoven from the time of our marriage — almost 32 years ago — thinking we would continue to live out the rest of our lives here, we are suddenly confronted by a committee of officials who see fit to make it impossible for people like ourselves to remain living in the environment to which we are accustomed We could be forced to relinquish our homes"

When the Kayes first discovered this little bit

of heaven" it was not like it is today The bungalow was nothing more than a beach shack, the grass was waist high and the trees were sky high and growing wild

"With no help from the council we, the bungalow owners have with hard labour and money made it the delightful spot it is today"

Mr Kenny Paarman of Glen Beach said that one aspect which had not been highlighted was that the bungalow owners, with no title of tenure, paid rates and taxes on the rented council property

"I'm not a Johnny-come-lately — I have been living here a long time My bungalow has been in the family since 1894, and I don't want to lose a family heirloom"

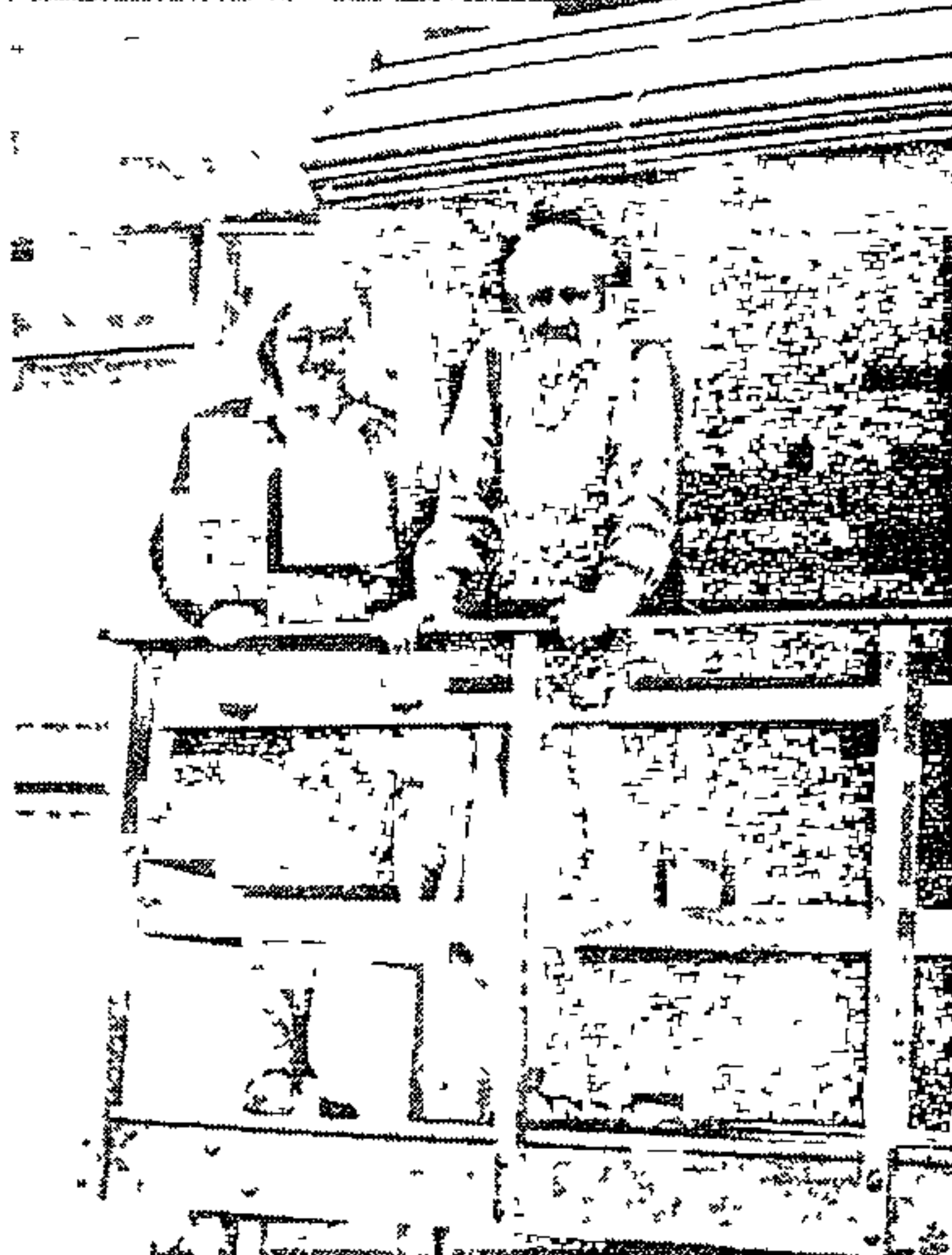
Also approaching retirement, Mr Paarman said with that the proposed increase in rentals would mean he would soon not be able to pay the rent

Not happy

Above Clifton's fashionable Third Beach Mrs Betty Sacks — soon to be another affected by the rent increase — has spent 44 years building and improving her bungalow

"We are unhappy about the news Although we do own the bungalow we do pay rent and rates on the property Does it have to be such an enormous increase?" she asked

The chairman of the Clifton's Bungalow Asso-



Mr and Mrs Len Violett, on the balcony of their Bakoven home. Soon they may have to move because their pensions will not cover a rise in rentals.

ciation Mr Geoffrey Hirschmann said "Many residents have lived here all their lives and do not want to give up this uniquely simple lifestyle But the mammoth rental increases would force some to move"

Mr Hirschmann, who is also an owner of a bungalow above Clifton's famed Fourth Beach, said that some of the bungalows would be bought by "jet-setters" who would add to the number of absentee owners creating a most unsatisfactory situation

He said it was not denied that the rentals may

be subject to adjustments because of inflation, but it should not be overlooked that the bungalow owners were also paying municipal rates on their sites on the same basis as freehold properties, and were now paying rent on their garden areas when, until 1974, rental was charged only on the ground covered by the bungalows

"The best solution would be for the council to offer the land to the tenants at a realistic price, which would give a substantial boost to the council's coffers while providing peace of mind to all residents"

Housing fund allocations to be discussed

(124) Post Reporter 5 Post 9p 83
ONE of the priorities of the use of State housing funds as envisaged by the Director-General of Community Development will be to assist people who cannot obtain financial assistance to build homes with 90% loans

The priorities for the allocation of housing funds to housing projects will be discussed by the Housing and Health Committee of the Management Committee of the Port Elizabeth City Council today

A report from the Town Clerk's Department in the agenda quotes a circular issued by the Director-General of Community Development

It said the department had been compelled to follow a new line of approach to the financing of housing and the use of housing funds. Individuals and organisations providing housing would have to accept they would not be able to rely entirely on the department and local authorities to

finance all low-cost housing projects

The National Housing Commission had decided on a new approach towards the provision of housing for lower income categories, the circular said

It then set out the priorities determined for the use of State funds

Funds were to be used to make serviced building plots available to enable individuals to buy stands on which they could erect their own houses with their own funds or finance obtained from other sources

The serviced stands would be available for all income groups but the requirements of the lower income groups would be emphasised

The second priority was to allocate funds to house people such as the aged, pensioners and others who could not provide for themselves

The third priority was to assist people who were pre-

pared to help themselves but could not obtain financial assistance from private sources

This priority envisaged 90% loans to certain people as well as loans to purchase building materials for self-help projects "under proper supervision"

After this, funds would be used to provide housing for the lowest income categories, that is, those with an income of less than R150 a month

The agenda said the new policy introduced a concept entirely different from the previously accepted procedure adopted by the National Housing Commission and local authorities in providing accommodation for the lower income categories

The Town Clerk, Mr P K Botha, recommended that the Management Committee request the City Treasurer, City Engineer and Director of Housing to prepare a joint report on the implications of the circular

Duncan Village removals still on

D. Morrison 10/2/83

CAPE TOWN — The government would push ahead with the removal of Duncan Village residents to Mdantsane in Ciskei, the Deputy Minister of Co-operation, Dr George Morrison, said yesterday.

The pace of the resettlement would depend on the availability of funds and residents would be relocated as accommodation became available in Mdantsane, he said.

Dr Morrison was replying to a series of questions on the issue by

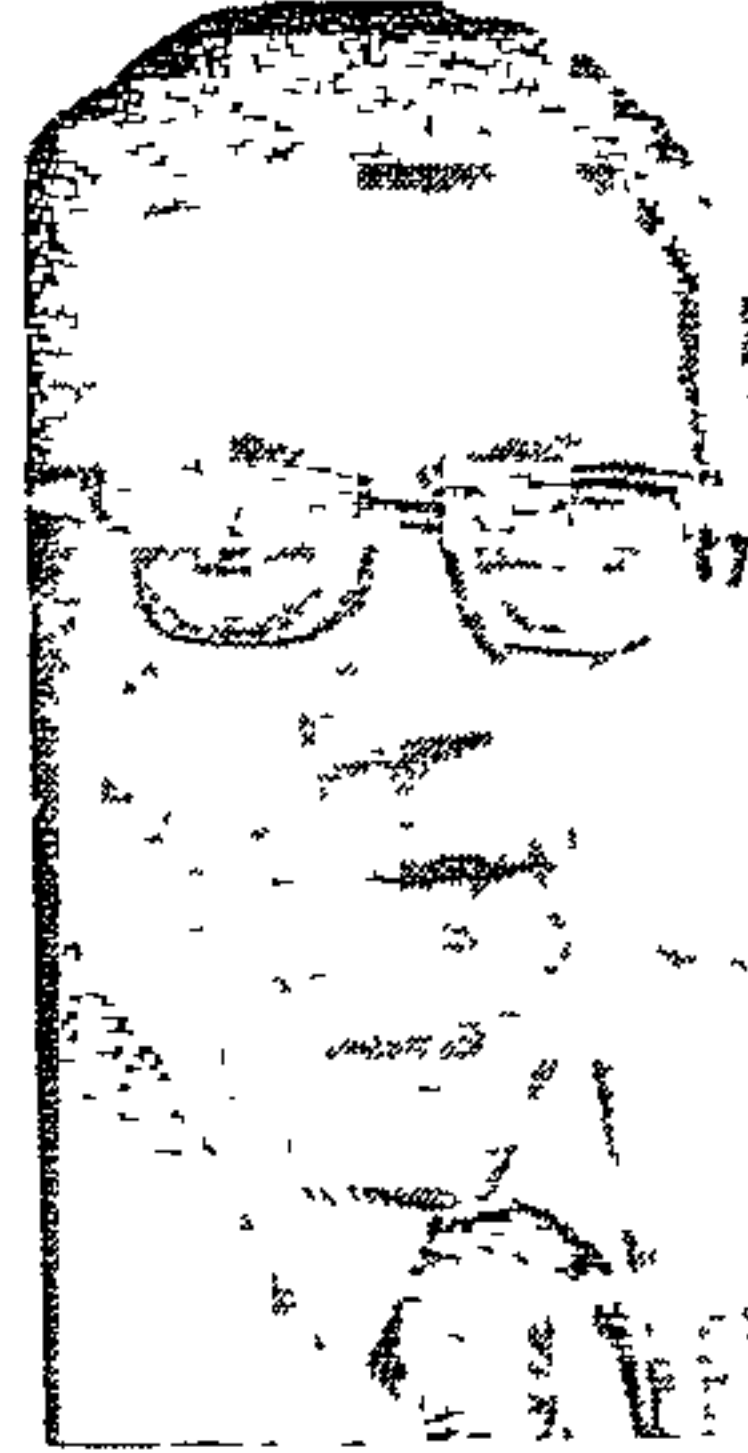
Mr Errol Moorcroft (PFP Albany)

He said a total of 88 383 residents had been moved to Mdantsane since 1963. They were resettled in houses built by the South African Development Trust.

Transkei citizens living in Duncan Village would also be moved to Ciskei. Transkei citizens who did not wish to move to Ciskei would remain citizens of Transkei.

Dr Morrison said the official estimate of the population of Duncan Village was 31 652 at the end of last year.

He further stated that the SADT, after consultation with the Ciskei Government, had provided and would continue to provide education, health, community and recreation facilities for Duncan Village residents in Mdantsane — PR



DR MORRISON

Y CANDIDATE MUST enter in n(1) the number of each question ered (in the order in which it has answered), leave columns (2) and ink.

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Examiners' Initials		

D -

Degree/Diploma/Certificate you are registered (e.g. B.A.)

Subject..... ECONOMICS
(to be copied from the heading on the Examination Paper)

Paper No.....
(to be copied from the heading on the Examination Paper)

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

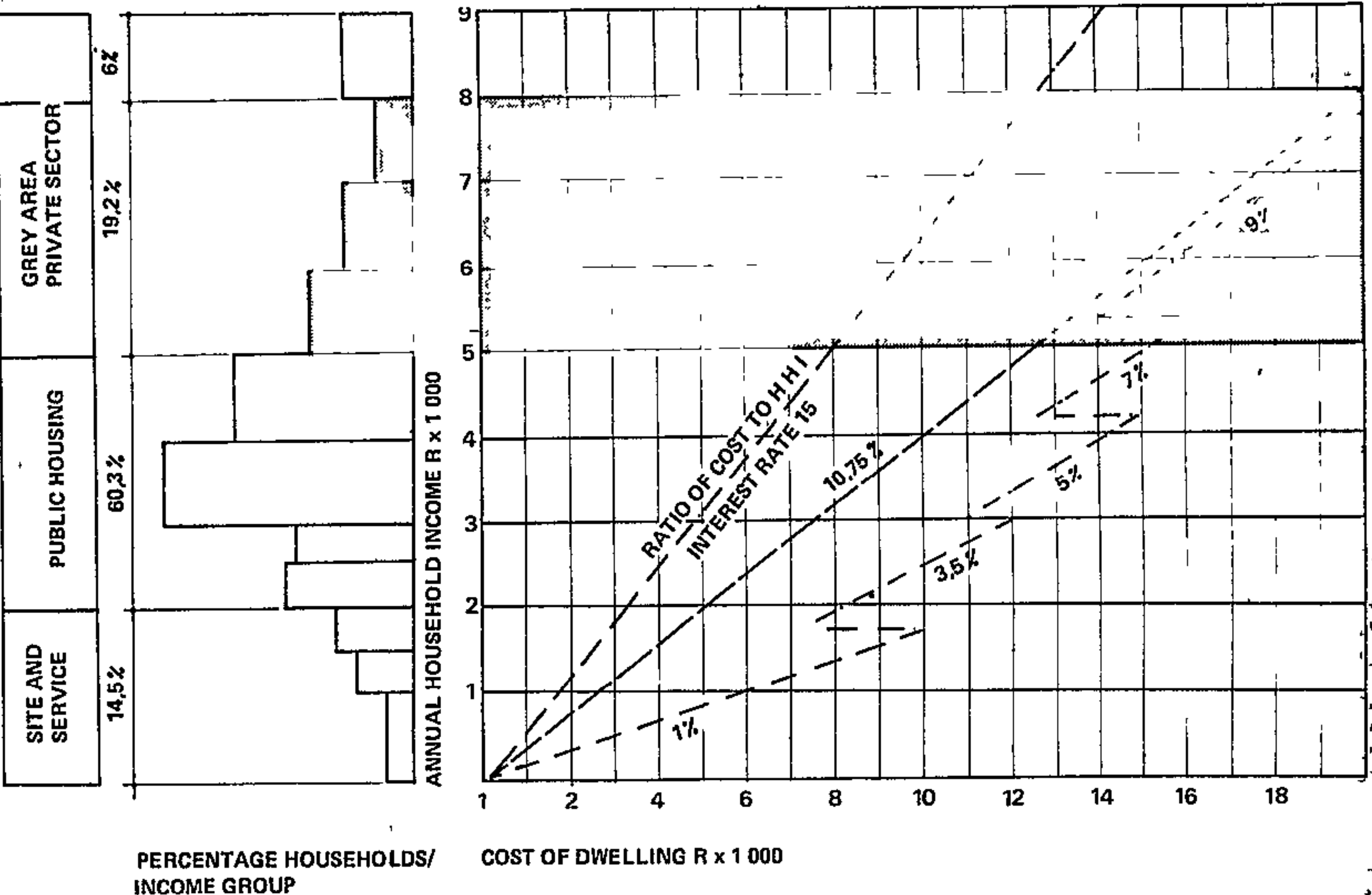
WARNING

- 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

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The graph shows what price house a person can afford to buy on his household income (HHI) at the normal interest rate of 15%, and how he can be pushed into a higher "affordability" range if the interest is subsidised to 10,75% or less. The figure assumes that the person will spend 25% of his income on the repayments, which will be over 25 years.

WHEN Everite employees in East London were told the company would consider setting aside an area and putting up houses for them, the employees said no.

"Because we work together doesn't mean we want to live together," they said. They even rejected a variety of house plans and preferred to buy administration board-built "box" houses because they felt they were better value.

Dr Llewellyn Lewis, marketing manager of Everite Ltd, tells the story to illustrate the need for keeping one's options open on the housing front.

He believes building or providing actual housing is not the only way open to companies who want to help their employees house themselves. "Every little bit helps," he told **HOMEFRONT**.

That help can also be in the form of encouraging employees to buy their homes, sorting out the regulations and helping the authorities

ROOM 124
Everite keeps options open
11/2/83



streamline the administrative process. "I don't believe housing should be tied to employment," he says. "Obviously, if a company has helped a lot with housing it will need security for its money, and the employee must then expect his house to be coupled to the employer. "But generally a person shouldn't have to fear he will lose his house because he loses his job". Although Everite's own business is building materials — roofing, fascia boards, ceilings, slates, moulded articles

— it does not have a house building scheme for any of its employees. The onus is on the employee to house himself but he also knows Everite will advise him on finance and how to go about negotiating a building society loan and acquiring home ownership. The company does not itself provide loans, although it may help an employee of sound financial standing with bridging finance. Everite also helps the wider public by issuing a free booklet on "Home ownership — all you need to know" for urban blacks (Obtainable from Ms L Fourie, Marketing Department, Everite Ltd, 20 De Korte St, Braamfontein TELEPHONE 39-5411). The company also gives

even the small home-owner advice on matters such as roof costs and the effect of pitch, material or colour. While Dr Lewis believes that socially responsible companies can and should become involved in the housing process, he stresses that social responsibility can only work if it is coupled with profitability. The problem there is that 75% of people cannot afford to buy the kind of house the private sector can afford to build. A survey of urban black households on the East and West Rand in 1980 showed that 75% earned less than R5 000 a year and could not, therefore, at normal interest rates, afford a house costing more than R8 000 (see graph). Dr Lewis says that unless black incomes rise substantially, interest rates drop or subsidies enable more people to afford housing which the private sector can then build on large scale, the Government is still going to have to provide most of black housing.

The use of a ball point pen is acceptable red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used

- 4 Names must be printed on each separate sheet (e.g graph paper) where sheets additional to examination book(s) are used.

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(124) Hansard Q 61. 81
Coloured townships. formula for rentals

11/2/83

*17. Mr P R C ROGERS asked the
Minister of Community Development

Whether the formula for rentals as applied to Breidbach Township is applied in all new Coloured townships in the Republic, if not, (a) why not and (b) in which provinces is it being applied?

The MINISTER OF COMMUNITY DEVELOPMENT

The rental formula applicable in the Breidbach township is a uniform formula applicable to all population groups occupying dwelling units financed by the National Housing Commission

According to information obtained from the City Council of King Williams's Town the recent increase in rentals is due to an increase in municipal rates and service levies over which the Department unfortunately has no control

Tarr: cash outflow will be stemmed

PORT EDWARD — The regional development plan for Southern Africa would help stem the outflow of cash from the black areas, the managing director of the Transkei Development Corporation Mr Sonny Tarr, said at a seminar held here to discuss the problem.

Mr Tarr said it had been realised that economic development as well as industrial development in the black areas was the answer.

He emphasised that it had been made clear that regional development meant economic co-operation and at no time was it to affect the sovereignty of states. Mr Tarr said the regional development areas into which Ciskei and Transkei fell, received the highest incentives such as rail rebates, electricity housing and interest subsidies as well as relocation costs.

Mr Tarr backed granting incentives to supporting industries and said it would help the economy considerably if local industrialists were also given incentives. As a development strategy, Mr Tarr said it was essential that priority be given to those industries which would not be dependent on raw materials from the borders.

He said the Transkei Industries Board should

consider the effect each individual applicant would have on the economy.

Priority should be given to those who would have the least possible effect on the outflow of funds," he said.

"In Transkei, we have the situation that we produce 30 per cent of the food requirements and yet we have the potential to become a food-exporting country."

"I believe that the regional development plan can affect the outflow of funds from the black areas of South Africa."

Two other speakers warned on the incentives.

Prof Wolfgang Thomas said the incentives were far too high while Assocom's Mr R Draper said it should be remembered that with the incentives being granted, someone had to pay. Mr Draper said "I have attended many functions in which happy businessmen have been heard exclaiming over the generosity of some of the incentives."

"It is perhaps too easily forgotten that someone has to pay for this

and the burden falls in the main, on the metropolitan areas."

At the seminar the TDC was accused of using incentives on housing for the benefit of expatriates.

Mr T Madiba, of a building society, questioned Mr Tarr, on why it was impossible for people to buy houses in two suburbs — Fort Gale and Southernwood — which were virtually owned by the corporation.

Addressing Mr Tarr, he said "You say one of your functions is to house the industrialist and his staff. Why must the subsidy apply to them only?"

Mr Tarr replied that he agreed with Professor Wolfgang Thomas that housing was a constraint on development in Umtata and Butterworth. The corporation had invested R43,8 million in housing and 1 176 units were involved.

"The actual job of the corporation as far as housing is concerned is to provide houses for key personnel as well as our staff. That is what we get money for on our budget" — DDR

1.4
11/17



There are 13 such single storey houses in Mobil's Kewtown project.

MOBIL Oil's Kewtown housing project is different: instead of building employee housing, the company has gone into the community from which it draws its workforce and created housing for the people there ... people who have no connection with the oil company.

Kewtown is part of Athlone. It was built at the end of the Second World War to a plan which arranged two rows of blocks of flats in rigid lines on either side of what was intended to be a boulevard, with lawns and fountains.

Today the flats — graffiti-scrawled and hung about with washing — overlook waste land.

The boulevard was never built.

Beyond the flats, Kewtown consists of two-roomed municipal houses crowding into their tiny, doorless interiors up to 13 people, often of three different generations.

All the social ills are rife throughout the township: poverty, crime, drunkenness, illegitimacy, unemployment, total apathy.

In the centre of the projected "boulevard" — in gleaming contrast to the grubby flat blocks and bedraggled houses — is the elegant Mobil project, interrupting the relentless straight lines of old Kewtown with a cosy arrangement of houses around little gardens and cul-de-sacs which offer children a safe play area away from traffic.

Inside the 50 houses (37 duplexes and 13 single storey), people — who previously lived in one room with their families, or shared kitchens with other families, or who had no hot water, or who possibly even slept, cooked and ate in one room — relax in the privacy of a proper home.

Some of them have started gardening, others have made a cupboard or furniture or put up a fence.

Mrs Lillian Geduldt, whose husband, a sheetmetal worker, built their kitchen unit, told HOMEFRONT "I didn't even know he could work with wood — he could do nothing in the flat we shared with an auntie."

Mrs Geduldt said she was quite a different person in her new home in the flat she had been a nervous wreck, afraid to let the children out.

Mr James Kiewitz, who moved from a one-and-a-half bedroomed house, finds the three bedrooms his new house has almost more than his family needs.

Privacy and freedom to do what you want. And children doing their homework in rooms of their own.

That is what Mrs Martha



The undeveloped "boulevard" between two rows of grim flats in Kewtown. Mobil's housing project — pictured above — is in the centre of the boulevard, giving the grim township a bright new heart.

Mobil puts a new heart into Kewtown



By LIN MENGE

Ramedies, in her single storey, and Mr Daniel Pereira, in his duplex, value most about the new homes.

The houses average 76sq m in extent, have three bedrooms, separate kitchen, bathroom, toilet and a living-cum-diningroom.

They not only look roomy, but they are larger than the council houses and flats and they are not crowded.

The first birth, the first death, the first burglary are the small crises that have helped knit the people in this housing scheme into a close community.

"It works," says George Gibbs, national president of Babs ("Build A Better Society"), the self-help organisation through which Mobil Oil became involved in Kewtown.

Prospective tenants had to have an income of between R275 and R500 a month, be on the council's waiting list, be members of Babs and active in the community.

The actual selection was done by Babs.

The Mobil scheme has been criticised for doing no more than provide excessively subsidised housing for a very few, very lucky people.

This is partly true. The 50 houses cost R18 000 each to build but the cost to the occupier — who will be given an

option to buy — is only half that, including ground and services.

The rent they pay Mobil is R66 a month, more than that paid in the rest of Kewtown, but less than that paid in Mitchell's Plain.

Mr K P O'Malley, Mobil's public affairs manager, said that besides a considerable escalation in the cost of the project, a great deal of management time also went into the scheme as the company battled its way through red tape and suspicion, and endless frustration.

But they have no intention of walking away from the project now that the houses are complete and the tenants installed.

The rental income is used

for maintaining the exterior of the project and also a community centre — built by Mobil for all the residents of Kewtown — is nearing completion.

The centre will include a hall, a creche, facilities for religious instruction and offices for Babs.

Another important spin-off for the whole community is the Cape Town municipality's commitment to upgrading those forbidding blocks of flats.

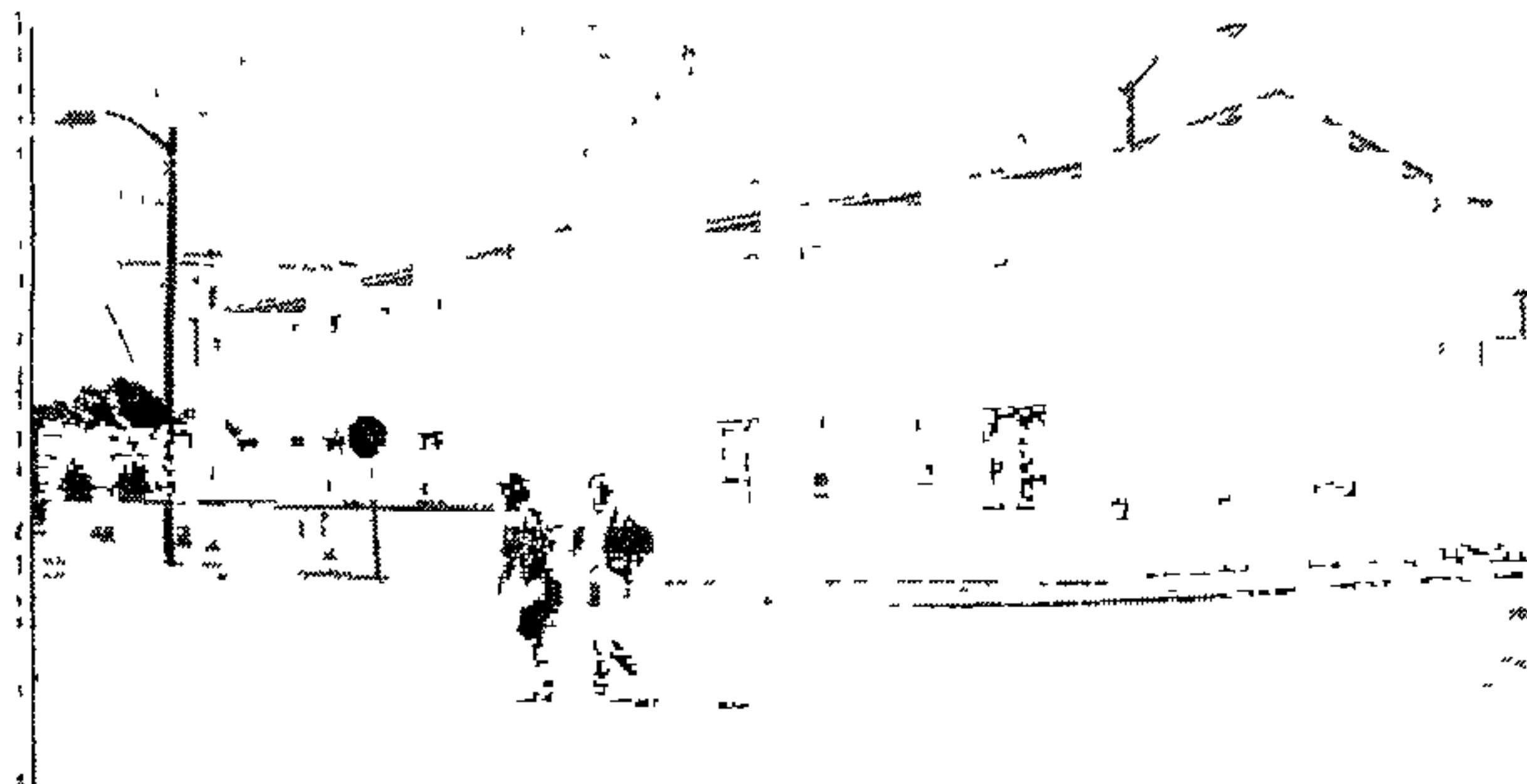
And a nearby housing scheme for municipal water workers — obviously influenced by the Mobil project — is most attractive.

Such developments make this pioneering effort worthwhile — plus the fact that a scheme completed eight months ago in a dreadful housing environment is as clean and bright and whole as the day it was built.

Best of all would be to see other companies follow Mobil's example and upgrade housing on a community basis.

"We see the need for all sorts of schemes like this one, each striving for some feature and a quality which make them distinctive," says the company chairman, Mr Paddy Wilson.

● Mobil is to hold housing seminars ... watch HOMEFRONT for details.



Most of the houses in Mobil's Kewtown project are duplexes, like these.

(124)
M M
15/2/83

Mrs Martha Ramedies (left) and Mrs Sandra Jansen ... happy in the garden of their new home built by Mobil in Kewtown.

124

Hansard Q Col. 167
Dwellings in Pine Street, Woodstock 169

16/2/87

111 Mr S S VAN DER MERWE asked
the Minister of Community Development

(1) Whether any dwellings situated in
Pine Street, Woodstock are to be (a)

demolished and (b) renovated, if so,
which dwellings in each case,

(2) whether arrangements are envisaged
in respect of the rehousing of the
present inhabitants, if so, what ar-
rangements?

169

WEDNESDAY 16

The MINISTER OF COMMUNITY DE-
VELOPMENT

(1) and (2) The matter is still being inves-
tigated and a reply can therefore not
be given at this stage

(24) ~~(51/52)~~ Howard

Grahamstown: Coloured community

Q. Col. 166 - 16/2/83

61 Mr E K MOORCROFT asked the Minister of Community Development

- (1) How much money was spent in (a) Grahamstown on the provision of housing for the Coloured community in 1981 and 1982, respectively, and (b) the Coloured township of Grahamstown on the provision of improved school facilities in each such year,
- (2) whether a start has been made with the building of a new school in such township, if not, why not?

The MINISTER OF COMMUNITY DEVELOPMENT

	1981	1982
(1) (a)	R1 924	R226 507

(b)	nil	nil
-----	-----	-----

- (2) No, because priorities for the provision of school facilities are determined by the Department of Internal Affairs, and no provision has as yet been made for the erection of a new school

Province rejects Gordon's Bay scheme

By ROBIN BROWN
Property Staff

MARLIN'S COVE, the proposed R45-million linear village scheme to provide more than 500 luxury apartments high on the mountain at Gordon's Bay, has been rejected by the Province

A happy Mr Danie Muller, Mayor of Gordon's Bay, today received notification of this

"We have been notified by the office of Mr Her-nus Kriel, the MEC for local Government, and were told that an official letter was in the post

"GOOD NEWS"

"It is good news and I am sure the majority of residents in Gordon's Bay will be happy"

Mr Gert Kruper, one of the directors of Hippov-ler, the developers, said he had no official notification but was leaving for Switzerland on Saturday to meet his principals to decide what to do.

Rumours that the area was to be rezoned for development started in June 1982

PLAYGROUND

It was then discovered that the company who owned the area also owned Bikini beach. It was thought that the area would become a playground for the rich to the exclusion of the people of Gordon's Bay.

The Save Gordon's Bay Society was formed by a resident, Mr Frank Patrick, and a referendum was called by the former mayor, Mrs Dulce Olivier, who supported the scheme.

A public meeting was called by the developers and about 500 people attended. The meeting was heated and the developers and project leader, Mr Louis Cloete from Pretoria, were shouted down.

The referendum also showed a unanimous rejection of the scheme and the mayor was forced to step down.

The town council then rejected the scheme



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STREET — TEL 2-3047

Property boom on East Cape coast

D. D. ... 17/2/83
124

EAST LONDON — Coastal resorts from Kei Mouth to Port Alfred are experiencing a "mini-boom" in the property market as the demand for plots and seaside homes grows.

According to people interviewed yesterday there are fewer properties on the market and those that are offered are sold quickly.

Many locals are buying properties, but the strongest demand comes from the interior, particularly the Transvaal and Free State.

A spokesman for the Kei Mouth municipality said there had been a "tremendous turnover in property during the past 18 months.

The municipality offered 31 residential sites for sale at the end of last year and they were all "snapped up" on the day of the sale. Prices averaged R4 750 a plot but several have changed hands since for up to R10 000.

"There are no plans to offer additional plots for sale at the moment as we don't want to flood the market," the spokesman said.

There were several privately owned vacant sites in the town but these were not for sale.

"People who own them plan to retire to homes they intend building but who know if they get the right offer they might sell."

Prices of established houses ranged from R25 000 to R75 000 although an offer of R130 000 had been made for a "rather old home" with a sea view.

Property prices at several other coastal resorts, including Morgan Bay, Haga-Haga and Cintsa were also in the R5 000 to R10 000 range for a plot.

A spokesman for the Port Alfred municipality said there had been a definite increase in the growth of the town over the past 12 months.

Seventy to 75 houses have been built each year for the past three years and at any time there are about 45 houses under construction.

Plots ranged in price from R4 500 on the outer reaches of town, to R45 000-plus for one on the riverside.

"The average price for a view-plot is between R20 000 and R35 000, and there is no shortage of takers," he added — DDR

source
But Mr Labat Mpo...
wane administrative
secretary in the office of
the President in Gaborone
one told a journalist in
Harare he did not know
of any refugees going to
South Africa for training
or of any refugees under-
taking acts against Zim-
babwe or any other
country.

According to the Herald report Mr Mpo tokwane is in charge of an investigation of anti-Zimbabwe activities at Dukwe which is about 135 km north east of Francistown.

The Zimbabwean press reported last year that at least 200 former Zipra guerillas were based at Dukwe.

At a public rally in Bulawayo in October the Minister of Home Affairs, Dr Herbert Ushewokunze, appealed to President Masire of Botswana to help eradicate dissidents who were hiding out in Botswana.

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Army declares war on fat

NEW YORK — The US army is declaring an all out war on fat. From April 15, every American soldier, from private to five-star general must pass a weight test to win promotion.

"You can't lead troops into combat if you're too damn fat to walk," explained an army spokesman.

The army will not say what percentage of its officers are overweight, but the spokesman admitted to "some problems especially with non-combat officers and personnel over 40."

Under new guidelines officers will be given physical tests every six

months and unit commanders will be instructed to see their men maintain proper weight body composition and personal appearance.

Those "unsoldierly" personnel who fail to meet set standards will be labelled "unpromotable" but will have a chance to redeem themselves through special "nutrition education and exercise programmes."

Examples At the age of 27 a soldier who is 1 72 metres tall must not weigh more than 79 kg. Officers aged over 35 and over 1 83 metres tall must not weigh more than 90 kg — DDC

SA surgeon does Ash

JOHANNESBURG — A five hour operation to correct the same defect which killed little Matthew Ash was yesterday performed by a South African surgeon here.

Dr R H Kinsley who performed the life saving operation on the three-day-old boy said last night the operation on Matthew Ash should have been done in

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R10-m for
Atlantis
homes ^{ARGUS}
^{17/2/83}
industry ⁽¹²⁴⁾

ATLANTIS has been allocated R10-million by the National Housing Commission for residential and industrial development in the 1983 financial year and 550 houses are planned

There are applications for 2 448 units on the general Atlantis waiting list and a further 1 570 for employees of firms in the area

Priority for the 550 new economic houses to be built in the Protea Park and Robinvale suburbs will be given to people employed in Atlantis

EARLY 1984

These should be finished by early 1984, Mr Piet Burger, Divisional Council of the Cape (Divco) project director for Atlantis, said

Of the total allocation R5-million will be spent on residential development

This includes the 550 economic houses for homeowners and a Section C Civic Centre, more ablution facilities, dressing rooms and floodlights at the Wesfleur Central Sports Ground and improving electrical and civil services in the Sherwood suburb

The remaining R5-million will be used for industry

HOUSING

R16-million SATS complex is nearly ready

'Homey' housing the aim

ARsUS 17/2/83

(Handwritten initials and scribbles)

Staff Reporter
THE R16-million residential complex for South African Transport Services in Phillippi in the Mitchell's Plain area is nearing completion and the first 500 workers are expected to move in by June.

A further 500 are expected by December. This will complete the first phase of the project, which will eventually provide accommodation for 2 000 single coloured men.

The complex will consist of eight three-storey residential buildings, four social centres, a combined administration, dining and kitchen block, a laundry building and six maisonettes for residential staff.

Incentive

According to Mr Leon Els, public relations officer of Transport Services in the Cape, the residence is a departure from dormitory-style housing and is the first one to provide single rooms for workers.

He said the complex was a "recruitment incentive" for prospective workers.

Although the economic downturn had made recruitment easier, he said it was believed the provision of good housing would make it possible to attract the best workers available.

Recreation

In addition to the housing, the complex has a recreation hall providing for a wide range of indoor activities such as badminton, volley ball, boxing and more.

Attached to this is a clubhouse catering for outdoor sports. There are five tennis courts, two rugby fields, three soccer fields and a cricket oval.

A stadium with a grandstand providing seating for about 1 200 spectators, has a farian athletics track and a cycling track built to regulation standards. The various athletic field events are also provided for.

"Domestic"

Mr Peter Forsythe, assistant chief architect of SATS, who designed the complex, described the architecture as "domestic" in an attempt to create a "home from home".

"The complex is designed as four villages or living units providing accommodation for 250 people each. This is to promote a sense of identity for the resident and to minimise the institutional characteristics often associated with large complexes," he said.



A BRICKLAYER brings the R16-million complex that much nearer to completion.

THE SATS complex in Phillippi will be the first to provide single room accommodation for workers.

124
Hansard Q. 61, 203¹
Cape Peninsula housing - 204
18/2/83

41 Mr C W EGLIN asked the Minister of Co-operation and Development

- (1) (a) How many housing units for Black occupation were built in the Cape Peninsula in 1982 and (b) what is the number to be built in this area in 1983,
- (2) (a) what was the estimated shortage of housing for Black families in the Cape Peninsula at the end of 1982 and (b) when is it expected that the shortage of housing for Blacks in this area will be eliminated?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 1 514
(b) The number of houses to be built in the Cape Peninsula in 1983 will depend on the availability of funds provided by the National Housing Commission. However, 500 houses have been planned for 1983
- (2) (a) 5 882
(b) The elimination of the shortage of housing in the Cape Peninsula will depend on the availability of funds and land

Langa/Nyanga/Guguletu: family housing units

46 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) How many new family housing units



were provided in (a) Langa, (b) Nyanga and (c) Guguletu in 1982.

- (2) how many of these units in each township were converted from hostel units?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 388
(b) 1 126
(c) Nil
- (2) The 388 units in Langa were converted from hostel units

House subsidy of R370 for single women

BU ARGUS 19/2/83

123 124

By Audrey d'Angelo

SINGLE women in the public service, including teachers, can obtain subsidies of up to R370 a month to buy a house

Since October 1981 single people of either sex in the public service have qualified for a housing loan and subsidy

Some women unlike their male colleagues are penalised by ceasing to qualify as soon as they marry and the subsidy is

withdrawn completely regardless of how low the husband's income may be

This happens because the Public Service Commission takes the view that even if he is unemployed the husband is the breadwinner and is responsible for providing housing

An exception is made only if the husband is an

invalid unable to work

Most of the major building societies do not take a wife's earnings into account when granting a bond

The president of the Public Servants Association, Dr C M Cameron, said that some of the public service lost

the housing subsidy on

It seems a bit unfair to force a woman to give up her earnings after marriage if the Commission will give the same amount to a man

CONTRIBUTION

He said that the Commission should take into account the contribution of professional women whose careers would make a contribution to the family income

The president of the Public Servants Association, Dr C M Cameron, said the association was happy that it had succeeded in getting the housing subsidy scheme extended to single people

At present only breadwinners qualified and in the case of a married couple this was considered to be the husband

It was possible that the association might at some time in the future ask for the definition of the term 'breadwinner' to be changed to allow

married women who earned more than their husbands to qualify

Dr Cameron agreed that society and the situation of women were changing and there were many cases now where a household needed two incomes

In many cases where a wife is the main provider because she earns more than her husband and can qualify for a larger bond, he said

BOTH QUALIFYING

A senior employee of the Public Servants Association said it was his personal opinion that it was right the subsidy should be withdrawn

'In many cases women in the public service marry men in the public service and then you would get the anomaly of both husband and wife qualifying for the subsidy

Peninsula 'land scramble'

Cape Times
19/2/83

124

Staff Reporter

A SCRAMBLE for vacant residential land has sent prices soaring in the Peninsula.

Estate agents yesterday said prices for prime residential land, which had doubled in the past two years, were still moving up sharply while the supply, particularly of larger tracts of land in the southern suburbs, was negligible.

Recently approved subdivisions were being sought at prices equal to the total recently paid for the much larger properties they were being cut off from

"There is not much on the market, especially for the average homeowner, and when you get to the bigger pieces they are just unobtainable," said an estate agent.

"It's the old story, I'm afraid, the Peninsula is so placed that you have the mountain and the sea and nowhere to go I would say prices have more than doubled in the past two years"

A small erf on the sea-

front at Llandudno, for example, was sold last month for R80 000 after the sellers declined a top auction price of R72 000. Land had risen in value substantially faster than houses because of its scarcity, said another estate agent

"The cheapest block on our books in lower Constantia near Diep River recently sold for R35 000

Investment

"Plots of about 4 000 square metres anywhere in Constantia would go for about R80 000, if any were available, and 8 000 square-metre plots were worth more than R100 000, largely as an investment because people could look ahead to subdivision"

Another estate agent said the rise was largely confined to residential land. Vacant industrial land was fairly quiet and was likely to continue that way for some time. Commercial land was more active but it too was being hit by the recession

Initiative to boost black housing

By LOUIS
BECKERLING
Business Editor

A NEW initiative aimed at providing houses for middle-income coloured and black workers has been launched in Port Elizabeth

The project has been launched under the banner of a non-profit organisation, Urban Villages Utility Company, and under the direction of Mr Derrick Cleary, formerly Port Elizabeth's Director of Housing

Addressing a group of industrialists at a meeting this week in the Midland Chamber of Industries (MCI) offices, Mr Mike Zemmin, chairman of the MCI sub-committee on housing and social services, said the latest venture deserved a sympathetic hearing from Port Elizabeth employers who were concerned about their employees' quality of life

"Our job as a sub-committee is to investigate potential housing schemes that we believe will benefit both employers and employees," said Mr Zemmin

"I believe Urban Villages is one such organisation which provides the necessary machinery — which can handle the administration and legwork necessary to establish just such a consolidated effort to provide housing"

Urban Villages chairman Mr Pat Watson, a former chief executive of the SA Permanent Building Society, said the concept of a housing utility company "enjoyed the blessing of government at all levels"

"And this has been backed up with action — our company has already received prompt support by way of seed capital. Furthermore we enjoy exemption on paying tax, we don't pay shareholders or directors' fees, and we can plough back surpluses into the company"

Mr Watson said the venture did not represent "creeping socialism" as had been averred by some critics. "Housing utility companies can stand on their own feet, and besides there remains plenty of room for private-sector operators"

Among the directors of Urban Villages are Mr Rod Philip, Mr Stan Anderson, Mr R McKiever, Mr Colin Rushmere, Mr James Kleynhans, Mr Les Swift, and Mr Derrick Cleary

Commenting after a slide presentation of the aims and objectives of the newly-formed company, Mr Cleary said it must be accepted that South Africa's record with the provision of housing in comparison with other countries was "lamentably poor"

However, despite the extent of the problem — one which could only be solved at a cost of some R4 000 million per year (or 6% of gross domestic product) — the solution lay "within our collective financial means"

"The formation of our company was a practical response by the businessmen of the Eastern Cape

"We believe our company may be able to offer an efficient co-ordinating role in the critical area of housing provision (for income groups among coloured workers of around R800 a month and black workers of around R400 a month), which would be to the advantage of local companies

Mr Cleary said this contribution would depend on individual requirements of companies. However, this may include direct loans to Urban Villages Utility Company (earning market-related rates of interest), or direct financial assistance to individual employees

Such financial assistance may involve loans to employees at subsidised rates of interest, or guarantees through a "third party" financial institution

"In the case of large companies there is the possibility of investing directly in our company, and such an investment is underwritten by the Government at market-related gilt-edged rates — or, in the case of smaller companies there may be a preference for providing deposits to allow employees to purchase a house, and thereafter, if necessary, to subsidise the repayments," said Mr Cleary

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E. Post

19/2/83



Mrs M. Ngesi, right, with relatives and friends outside the house in Mdantsane which is in dispute.

Woman locked out in dispute over house

D. Dispatch 24/2/83
MDANTSANE — An Mdantsane woman returned from work on Friday to find her furniture, appliances and other household goods packed outside her Zone Four home and the house locked

Mrs Mirriam Ngesi, a nursing sister at Cecilia Makiwane Hospital, said she was approached by two Ciskei policemen at the hospital at 12 45 pm on Friday and asked to hand over the house keys as the house had been sold to a police sergeant who wanted to move in

"I had known about this although the right to sell the house had been in dispute and I told the policemen I had to report this to my lawyers," Mrs Ngesi said

When she returned she found almost all her belongings out of the house

Mrs Ngesi said the removal of her goods from the house followed several months of wrangling about the house

At one stage she had asked officials from the manager's office to give her another house while the issue of the house she had lived in with her family since 1976 was being settled

Yesterday she watched from the house's verandah as rain fell on her belongings

"I am hoping something can be done tomorrow," she said

Attempts to get comment from Ciskei Police were unsuccessful yesterday — DDR

124

124

Eastern Cape: houses built 22/2/83
Hansard Q. Col. 238 - 240
65 Mr E K MOORCROFT asked the
Minister of Co-operation and Development.

- (1) (a) How many houses were built in (i) Mdantsane, (ii) Mlungesi Township, (iii) Grahamstown, (iv) Zwide, (v) Fort Beaufort, (vi) Ginsberg and (vii) Stutterheim in the 1981-'82 financial year and (b) what was the (i) cost of building such houses and (ii) amount spent on infrastructure in respect of each of these areas,
- (2) whether any new sites were made available in 1982, if so, how many?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(1) (a) (i) Mdantsane	1 327
(ii) Mlungesi	0
(iii) Grahamstown	0
(iv) Zwide	240
(v) Fort Beaufort	0



239

TUESDAY, 22 FEBRUARY 1983

(vi) Ginsberg	0	82 900 plots available but not surveyed (Class C plans)
(vii) Stutterheim	0	
(b) (i) Mdantsane	R4 147 421	Orange Free State
Zwide	1 105 263	9 610 plots available but require a verification certificate by a land surveyor (Class B plans)
(ii) Mdantsane	R6 802 344	333 plots available but not surveyed (Class C plans)
Zwide	1 900 000	
Fort Beaufort	60 000	Cape Province
Grahamstown	100 000	4 310 plots available but require a verification certificate by a land surveyor (Class B plans)
Other towns	Nil	17 050 plots available but not surveyed (Class C plans)
(2) Yes		
Mdantsane	1 400	
Grahamstown	277	
Fort Beaufort	130	

99-year leasehold scheme

66 Mr E K MOORCROFT asked the Minister of Co-operation and Development

How many plots have been surveyed in each province with a view to the 99 year leasehold scheme?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

Transvaal	31 790 plots fully surveyed (Class A plans).
Orange Free State	11 470 plots fully surveyed (Class A plans)
Cape Province	13 940 plots fully surveyed (Class A plans)
Natal	None

Note
The following figures are also of importance —

Transvaal
76 140 plots available but require a verification certificate by a land surveyor (Class B plans)

99-year leasehold scheme

67 Mr E K MOORCROFT asked the Minister of Co-operation and Development

How many (a) properties in freehold and (b) 99-year leaseholds have been registered in (i) Grahamstown and (ii) each of the townships administered by the Administration Board for the Eastern Cape Area?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) (i) 233 (These are existing rights and not newly registered),	
(ii) Other townships—None	
(b) (i) Nil	
(ii) Port Elizabeth (Kwaford and Zwide)	51
Uitenhage (Kwanobuhle)	35
Other townships	None

Squatters - a word to send shudders through Cape Town where the last five years have been marked by a tense struggle by those who are there to keep out tens-of-thousands of blacks who want to settle there

Driven by hunger, unemployment and hopelessness in the Transkei Ciskei and parts of the Eastern Cape the blacks of those areas have been flocking to the Western Cape for the past 40 years. The townships on the outskirts of Cape Town where they were housed were never adequate, but it was only in 1975 that homeless blacks began putting up makeshift shack in the bush at Yondelam Road about 20km from Table Mountain

Less than three years later the tin and plastic shacks housed 20 000 people and the shanty town known as Crossroads had made international news

Then bulldozers moved in. The shanties of Section ten "illegal" squatters were levelled. Teargas was fired, bullets claimed lives and tears and prayer meetings became a common occurrence in the sandy hills on the outskirts of the northern suburbs

In April, 1979, Dr Piet Koornhof the Minister of Co-operation and Development stepped in and a "new deal" was announced. A new Crossroads (Phase one) to cost R15 million, would be built and the Urban Areas Act would be relaxed to allow most of the 20 000 to remain in the Cape. A total of 1 731 houses was completed at the end of last year and as soon as money is available a start will be made with Phase two. Another 1 269 houses are contemplated

But there is still a problem. Some of the blacks were legalised, but this left a new group, the so-called bush people who had nowhere to go except to their homelands where they claimed they could not make a living

In August 1981, Dr Koornhof announced another "reprieve". Those "bush people" who were employed would be granted legal status, while others



A Crossroads woman and her children flee during a raid in 1978

would be offered jobs elsewhere in the country

But attempts to repatriate "illegals" were not very successful and 13 694 pass raid arrests were made in 1981

In March, 1982, 57 bush people started a fast in St George's Cathedral, Cape Town. Nearly a month later the 54 remaining called off the fast after a meeting with Dr Koornhof and a new "reprieve" was given. Nine hundred bush people - Cathedral and sand dune squatters - were granted temporary residence. When their permits expired in September, it was announced that they should reapply and all cases would be considered on merit. Those barred would be settled with their families outside the Cape and given jobs

At present there are an estimated 2 500 "illegals" trying to confirm their legal status. Now the "KTC" squatters

camp has been in the news. Earlier this month there were six shacks there. Two days later there were 31 and after another two days there were 120

Last week 600 makeshift dwellings on ground set aside for Phase two development were flattened by Administration Board officials

The board had refused to allow the construction of new shacks after 1978. The reason was given quite plainly by Dr Koornhof: "I am determined not to allow another Crossroads situation to develop"

The government view of the situation has now been outlined in detail in a statement released by the Department of Co-operation and Development

The statement concedes the authorities are aware that the handling of the squatter problem in the Peninsula requires more than the "unrelenting enforce-

ment of laws, rules and regulations". It adds "It is appreciated that this problem has its roots in the present socio-economic and demographic realities"

Part of the background is that the number of black people in the Cape Peninsula has increased from 85 512 in 1961 to 187 216 in 1981. The rate of increase averaged 3.9 per cent a year, compared with 3.3 per cent for Coloured people and 2.3 per cent for whites

A natural growth in the existing black population of 2.7 per cent a year would push the area's permanent black population to 352 700 by the year 2010. If the present rate of increase - natural growth plus the influx of new people - was maintained, the figure would be about 500 000

Housing 500 000 people would necessitate finding an extra 3 600 hectares of land if massive squatting was to be prevented

The authorities' view is that in the short term the problem can be reasonably successfully handled, as shown by the provision of more facilities in New Crossroads and more homes in existing residential areas

But they say that in the long term proper

account should be taken of prevailing and expected economic realities in the Western Cape

Between 1968 and 1980 the Eastern and Western Cape had the lowest growth rate of all South Africa's regions - 2.4 per cent in the Eastern Cape and 2.57 per cent in the Western Cape. The country's average was 4.08 per cent

The Peninsula's average annual growth rate of 1.56 per cent compares unfavourably with that of the rest of the country. The authorities say that as a result of this the Western Cape's contribution to the country's production capacity is decreasing and not enough jobs are being created to meet the needs of uncontrolled numbers of new black arrivals

They add that the influx of black people from the Eastern Cape, Transkei and Ciskei is causing unemployment among those permanently resident in the Peninsula

It is estimated that there are about 34 000 illegally employed black people in the Peninsula, while about 6 500 permanent residents are out of work

The unknown number of other "illegal" work-

Cape squatters: to find lasting answer

FRANCOIS KRIGE writes from Cape Town.

23/2/83
124

uatters: struggle to find lasting answer

O. Dispatch
23/2/83

struggle

FRANCOIS KRIGE writes from Cape Town.

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The unknown number of other "illegal" work-

seekers, unemployed and "illegal" workers — who are willing to work for lower wages — have a depressing effect upon black wages, the authorities say

The question arises whether responsible authorities dare allow those who act illegally to disrupt the pattern of life, work opportunities and standards of living of permanently settled people

In terms of agreements between South Africa, Transkei and Ciskei, citizens of the states concerned must have permission from authorised officers to be and remain in each other's territories

But the authorities say these inter-state agreements are largely ignored by many Transkeians and Ciskeians They create undesirable squatter situations or live with friends in black

residential areas, which leads to overcrowding

Illegally employed people — and their employers — contribute to the deteriorating living conditions of many law-abiding people by creating circumstances which foster unemployment and increase social evils, the authorities say

The Department of Co-operation and Development wrote in its statement

"The authorities are conscious that they are obliged to promote the interests of all — not only those of squatters and 'illegals' — by among other things, ensuring that the survival of the permanently settled groups is vouchsafed

"In order to deal with this involved question as humanely as possible in the short term and to ensure the situation

does not further deteriorate, it has become necessary to

- "Ensure more effective control in regard to the influx of black people to this area, which in the light of circumstances cannot provide them with employment, facilities and housing, and

- "Repatriate those who ignore international agreements and through other illegal actions disrupt the way of life of the settled people in the area

The department added "The authorities concerned fully realise that the foregoing actions do not provide a permanent solution in the long term but for the present, in the light of the existing realities, these actions are imperative

"It is a reality that the squatters in the Cape Peninsula can to a great extent be attributed to the high unemployment rate in the Eastern Cape, Transkei and Ciskei"

The department said the long term solution was to be found in the stimulation of economic growth and jobs in these areas

"Accordingly, high priority is being given to development in the Eastern Cape in accordance with the new regional incentives as announced at the Good Hope summit The Eastern Cape region enjoys the highest priority in improved concessions and the growth potential in the area is being considerably increased"

The squatter problem was not unique, the department said

"It is in fact a South African version of a problem that is being experienced in many other countries and in all Third World countries

"Just as all other countries are instituting measures to control squatter conditions and the development of such problems in the larger metropolitan areas, South Africa is doing everything in its power to handle the problem — in the short-term, in the best interests of all and as humanely as possible, and, in the long-term, to satisfactorily solve the problem" — SAPA



In March last year 57 "bush" people squatted in the Cathedral in Cape Town Here a woman hangs out her washing

Zenzele sets the pace with low-cost, DIY homes projects

By JEREMY REES

ZENZELE is the name of the game when it comes to low-cost, low-technology housing — the word means “do it yourself!”

The system has been introduced in Grahamstown by the East Cape Administration Board.

It involves an adaptation of the traditional wattle-and-daub home-building approach customarily used by the Xhosa people, says the housing research information service of the NBRF.

“Prospective homeowners build their own homes starting with treated gunpoles in an upright position one metre apart, with a proper roof structure

“The external walls are formed by filling the space between pressed steel netting strung on either side of the poles with a mixture of rammed earth and clay

— natural materials available locally.

“The walls are finished with a sand-cement plaster,” a spokesman said

Internal walling arrangements are flexible and allow for the preference and needs of the individual families for space and function

The houses already built are comparatively cheap, appear durable and are aesthetically acceptable.

“Costs range between R1 600 and R3 000 for a four-roomed to a seven-roomed unit, each with either cement or stamped earth floors and an outside toilet

“Strong preference has been shown for stamped earth floors as cement or concrete ones are claimed to be too cold for winter”

The basic and most important feature of this method of homebuilding is that each dwelling is an essen-

tial part of a project promoting buildings constructed for occupation by the people themselves

If they are unable to build with their own labour, homebuilders can hire, help or get their friends and neighbours to assist

“Homes can be built on a communal basis with families banding together to construct houses for each member of the group”

The East Cape Board is sticking to the philosophy that a family should be able to choose the type and site of the home required and assists them with eight different house plans offering a diversity of options of size, design and appearance

“But the Board is also prepared to allow self-builders to construct homes of their own design Such plans are subject to compliance with the minimum

standards and requirements for the scheme”

Technical supervision and general control is provided by the Board which does the setting out and marking of the position of the houses

The roof structure of the houses was originally undertaken by the Board, but because skills gradually developed within the community this is now done quite satisfactorily by the homebuilders themselves

The process of learning the skills has resulted in a free enterprise system in which small businesses are being established to carry out the work required

The success of the scheme has induced the Board to consider promoting the Zenzele-type house within the large and older established black townships of Port Elizabeth

Covering up the cracks?

124

E. Herald

26/2/83

KEW TOWN residents have rejected the Cape Town City Council's plan to spend R500 000 on "greening" their area and have called for the flats in their area to be upgraded.

When the council recently announced plans to spend R60-million on the greening of Cape Town, R500 000 was allocated for trees, streetscaping, playgrounds and sportsfields in the Kew Town area including Bokmakierie, Bridgetown and Silvertown.

The report by the City Engineer's Department said that proposed spending over the next five years was R327 000 rising to R500 000 for the full programme.

Most of the money would be spent on parks with R66 000 for playgrounds, R42 000 for sportsfields, R60 000 for trees and R108 000 for streetscaping.

REPAIR

In a statement the Kew Town Residents Association said what the council proposes to do is merely to cover up the cracks.

'Kew Town and other associations throughout the Peninsula have been complaining to the council to repair the houses and their re-



sponse has always been 'We don't have money. Yet the council wants to spend R60-million on greening the city. This should be the last item on their list of priorities.'

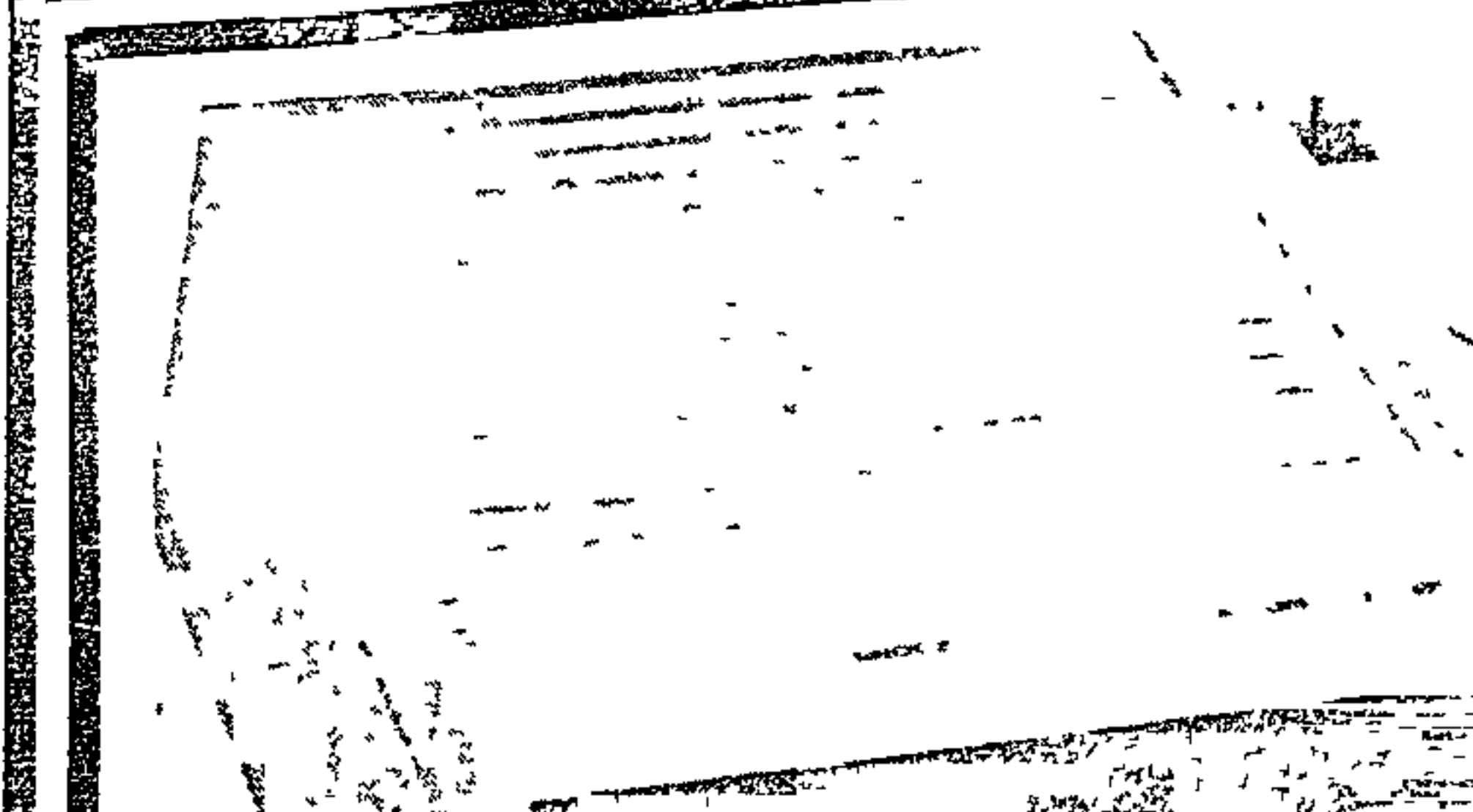
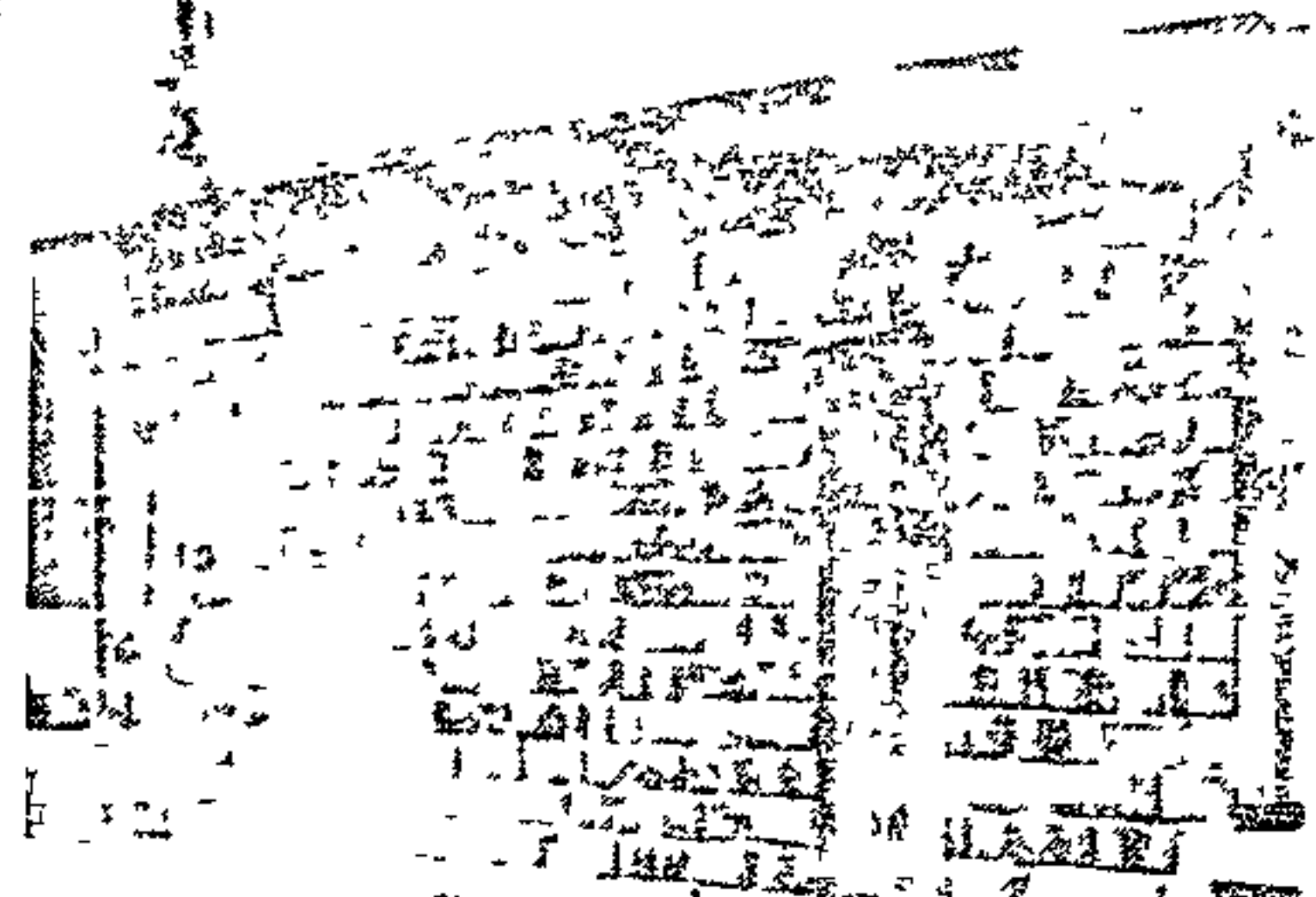
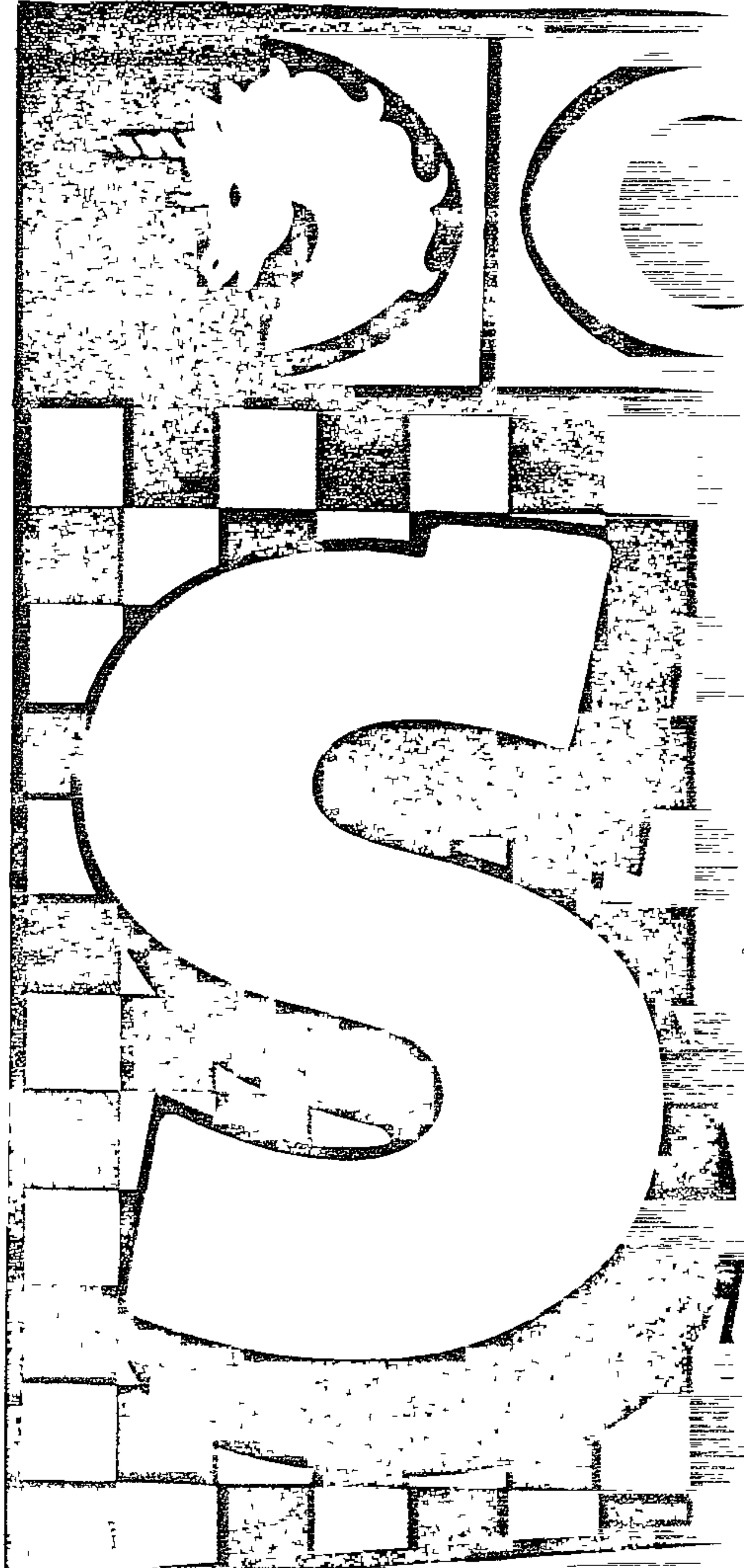
This is another example of the council spending millions on projects that in the long run will benefit a few only.

'We fail to see how the greening of the city can improve our living conditions when the very houses in which we live are falling to pieces.'

The flats in Kew Town are in a state of disrepair which no amount of greening will cover up.

'We call on the council first to spend money on repairing our houses rather than greening the area.'

YOU



Strike threat after

Cape Herald
Reporters

R10 'fine'

WORKERS at a Klapmuts brick factory have threatened to go on strike after their boss took R10 off each of their wages on Friday, "as punishment for stealing his grapes"

One of the employees of the company, Vlake Bricks said "He (the boss) lined us up, told us to tear open our pay envelopes and personally removed the R10"

"Those who refused to open their envelopes were instructed to hand back their pay"

All the workers at the plant, which reportedly

produces 100 000 bricks a day are housed on company property. On Sunday most of the 38 men and women involved in the dispute said they were prepared to strike to force their boss Mr Johan Faure, who is also the owner of the factory, to hand back their money

One of the men said "Mr Fourie's been going on about his grapes for a long time, always accusing us or the children of stealing"

"A few weeks ago he said he had sprayed the

crop with poison, and beware anyone who tried to steal

"But that didn't help because on Friday at pay time, he called us all together and said he was sick and tired of 'this messing around' with his grapes"

"He said as punishment he was taking R10 off each of our wages. He then handed us our sealed envelopes, ordered us to open it and removed the money"

Another man said he and eight others had re-

fused to open their envelopes

"Mr Faure then took back our pay, telling us we'd get it back once we agreed to hand over our R10"

A woman who worked in the factory asked "Why should we be treated like animals? Our living quarters are bad enough and we can barely come out on what we get R10 is a lot of money to us"

In a telephonic interview on Monday morning, Mr Faure said "I don't have anything to say over the telephone. I would suggest that you come out here and have a look around to see the damage (skade) these workers are causing"

Tenant: I paid others' arrears



EAST LONDON — An Mdantsane woman says she had to pay another family's rent arrears, amounting to over R100 before she could occupy two rooms

Mrs Dinah Toyile said she had just moved into the Mdantsane house but had to pay arrears of R123 60 for the period October 1981 to 1982

She said when she moved into the house she found it in a shocking condition with broken windows and burst water pipes

Mrs Toyile rents two of the four rooms in the house and a teacher rents the other two. The teacher also had to pay the arrears before she moved in during December last year, she said

MRS TOYILE
Dispatch 26/2/83

Mrs Toyile said she had been trying to get accommodation since last year and, when she had this opportunity, she was too desperate to turn it down

Mrs Toyile's employer of 21 years, Mr Eric Smith, said the incident was nothing short of bad management. He said it was unfair that she had had to pay someone else's debts

The Minister of Foreign Affairs for Ciskei, Mr B N Pityi, yesterday said he was not aware of the case but would investigate — DDR

(124) Hansard
District Six, Bloemhof Flats
Q. Col. 348-349 25/2/83
174 Mr C W EGLIN asked the Minister of Community Development

- (1) (a) How many flat units existed in the buildings known as Bloemhof Flats in District Six at the time when the Coloured families who formerly occupied the flats were evicted and (b) when were they evicted,
- (2) whether any such flat units are still unoccupied, if so, how many,
- (3) whether any of the flat units have been or are to be demolished, if so, (a) how many and (b) for what purpose,
- (4) whether the existing buildings are to be altered or renovated, if so, (a) what is the estimated cost of such alterations or renovations, (b) how many flat units will be available for occupation when such work has been completed, (c) when will they be available for occupation and (d)(i) to

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FRIDAY, 25 FEBRUARY 1983

whom and (ii) on what basis will they be offered for occupation?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) 298
During 1979 and 1980
- (2) Yes, 234
- (3) Yes
(a) 64 were demolished
(b) To create open spaces between the remaining buildings, in the interests of sound planning
- (4) Yes, the planning of the restoration work has not, as yet, been completed

124

The Cape Times, Friday, February 25, 1983 3

'No' to rates rebate on flats

Municipal Reporter

THE City Council yesterday voted against extending the 20 percent rates rebate to flat tenants

The deputy chairman of the Executive Committee, Mr Dick Friedlander, said there were valid reasons for excluding flat dwellers — and not owners of sectional title or share block flats — from the current rebate system

One was that the council could not "police" landlords who did not pass on the rebate to their tenants. Landlords of blocks which were not rent controlled could still charge the rebate by building it into the rents

Mr Friedlander questioned an across-the-board rebate to any class of property, suggesting that the council take a new look at its system.

By way of example, he said owners of houses bought for R120 000 were paying rates on property valued on a municipal level of something like R30 000.

Mr Sam Gross, the new councillor for Green Point, said he was trying "to right a wrong" with his proposal that the rebate system include tenants of Cape Town's more than 25 000 units

The rates loss could be made up from the commercial and industrial sector which, in turn, could set off the rate charges against taxable income.

All councillors had flat dwellers in their wards and were morally obliged to try to help

Councillors voted 14-9 against Mr Gross's motion

District Six: State's profit is 'negligible'

Cape Times 25/2/83 Industrial Reporter 124

THE STATE has made a negligible profit on the sale of houses it built and sold in District Six, in spite of the property boom sweeping South Africa.

In a written reply to questions by the PFP's spokesman on housing matters, Mr Colin Eglin, the Minister of Community Development, Mr Pen Kotze, yesterday provided figures showing gains of between 10 and 15 percent on the 82 District Six houses, less than a third of what developers would expect.

Mr Kotze also said the prices were not fixed by public tender, but were instead "based on costs with due cognizance of market value"

The 25 units in Blinde Street had cost an average R31 059 per unit and sold at an average R34 338. In Lymingtonslot, 40 units had cost an average R30 723 and sold for an average R34 330, while the figures for Kuyper Street were R27 286 and R31 405.

The chairman of the Institute of Estate Agents in the Western Cape, Mr Geoffrey Seeff, said it was a shame the people who benefited from what appeared to be low prices for the houses were not those who previously lived in District Six and were forced to move

Willowvale homes will be rewired

(124) E. Post 25/2/83

By STEPHEN ROWLES

THE allocation of R151 134 for the rewiring of 219 houses occupied by coloured families in Willowvale was approved after a lively debate at last night's Port Elizabeth City Council meeting

In November, the council's Community Services Committee decided to set aside the money for the rewiring of the coloured township after the City Electrical Engineer's Department had warned that the wiring was extremely dangerous

Willowvale was declared a white group area several years ago, but because there is little hope of rehousing the residents in the near future the Community Services Committee decided to rewire and individually meter the houses

The committee also recommended that an application be made to the Department of Community Development for the eventual rehousing of the residents in a more suitable area.

Several councillors expressed concern that the council would spend R151 134 — some put the figure at more than R200 000 — on the rewiring and, in only a short time,

have to demolish the houses if the people were moved to other accommodation

Opposing the committee decision, Mr Cornelius Meyer said the R150 134 was money down the drain because the residents could be moved at any time

Mr Henry Millard agreed

"These people pay so little that the existing light points are sufficient," he said

However, Mr Terry Herbst pointed out that the people of Willowvale lived in extremely dangerous conditions

"Must we wait for someone to be burnt to death or electrocuted before something is done?" he asked

Mr Solly Rubin said that even if the residents were moved in eight years time, R150 000 was not excessive if it brought security to 219 families

"This will bring a little less unrest to Port Elizabeth until such time that we can afford to rehouse the people properly"

The chairman of the Community Services Committee, Mr Ben Olivier, said the initial cost for the project would come out of the renewal fund, which was drawn from the residents themselves



Mrs MARTHA ROLLISON (left) and a relative, Miss JOAN GROOTBOOM, in the doorway of the tiny room which they share. Miss Grootboom is holding her baby, BASIL. The other children in the picture are (from left) MARSHA, JEROME and RIONA.

124 ~~124~~ E. Post
24/2/83

Tiny room is 'home' for PE family of five

By RAYMOND HILL

A TINY room behind a service station in Arcadia, Port Elizabeth, has been the home of a desperate couple and their three children, who have been on the waiting list for a council house for the past six years.

Mr Jeremiah Rollison and his wife, Mrs Martha Rollison, have five children. But they have been separated from the two older ones because the room in which they are living is too tiny for the whole family.

One of their children, Marsha, three, suffers from TB and must get regular treatment.

Marsha, Riona, eight, and Jerome, two, share the room with their parents, a relative, Miss Joan Grootboom, and a friend of the family, Miss Magdalene

Leander, 20.

Joanne, 13, and Jacqueline, 10, have been forced to stay in Willowmore with their grandmother, Mrs Martha Let. They have to stay with relatives in the northern suburbs when they visit their parents during the school holidays.

Mr Rollison, a cleaner at a motor plant in the city, said he moved into the room behind the service station in Esterhuizen Street, Arcadia, nearly three years ago.

The couple and their children sleep on the floor and Miss Grootboom, her five-month-old baby, Basil, and Miss Leander share the only bed in the room.

The proprietor, Mr Ebrahim Ismail, offered Mr Rollison the place rent-free after learning about his plight.

Problems in black housing identified

124 E. Post 24/2/83

By LOUIS BECKERLING
Business Editor

THE lack of adequate land surveys and misdirected efforts to apply First World solutions to a Third World problem account for the failure to solve the acute housing shortage among black residents of Port Elizabeth

This is the finding of the Port Elizabeth Chamber of Commerce which, says secretary Mr Tony Gilson, "will continue to lobby for the necessary changes" to remedy these problems

Mr Gilson was reacting to reports that Mr Louis Rive, chairman of the Metropolitan Black Planning Council, is to call on the Government to approve a R300-million programme for the Port Elizabeth and Uitenhage Black residential areas

"Black housing has al-

ways been a particular concern of the PE chamber," Mr Gilson said in an interview

"It is easy to ask 'What's it got to do with business?', but I cannot agree with critics like Milton Friedman who suggest businessmen concerning themselves with such matters should be jailed for wasting shareholders' funds

"Business does have a social responsibility

Mr Gilson said the question of black housing had been discussed at a recent meeting of the chamber's manpower committee, which had identified two major reasons for the lack of progress towards a solution

"In the first place there's a terrific problem in taking transfer under the 99-year leasehold scheme," said Mr Gilson

"The problem is that title deeds cannot be registered unless a very accurate diagram is prepared. Also, quite understandably, building societies are reluctant to advance bond finance in the absence of proper identification of the plot

"The problem here is one of surveys — and the cost of surveying the areas would be awesome"

"We have people living in oil drums — anything must be better than that. But there is simply too much red tape. We are guilty of trying to apply First World standards to a Third World problem"

Details of the R300-million blueprint for the improvement of the Port Elizabeth and Uitenhage black residential areas have not yet been released, though it is believed the architect of

the plan, former Postmaster-General Mr Louis Rive, is currently selling the idea to the Cabinet

Decisions regarding the plan — and the source of the finance required — are therefore expected only once the Cabinet has had an opportunity of studying the proposals

However, East Cape Administration Board chief director Mr Louis Koch has indicated that the bulk of the money is to be spent on infrastructure, rather than housing *per se*

In a recent interview Mr Koch said the R300m programme would essentially be directed at bringing serviced plots onto the market

Initial estimates were for the provision of 17 000 serviced plots at Motherwell, 5 500 at Kwadesi and Kleinskool, and 5 000 at Uitenhage

How many of the 1 126 new family housing units provided in Nyanga, as referred to in his reply to Question No 46 on 18 February 1983, were paid for by the (a) private sector and (b) Government?

†The DEPUTY MINISTER OF CO-OPERATION

- (a) None
- (b) 1 126

Mbekweni. family housing units

*41 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) How many new family housing units were provided in Mbekweni, Paarl, in 1982,
- (2) how many of these units were converted from hostel units?

†The DEPUTY MINISTER OF CO-OPERATION

- (a) None
- (b) None

* (124) Hansard Q Col. 273 ←
Langa. family housing units 274
23/2/83

*39 Mr K M ANDREW asked the Minister of Co-operation and Development

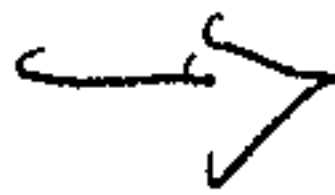
How many of the 388 new family housing units provided in Langa, as referred to in his reply to Question No 46 on 18 February 1983, were paid for by the (a) private sector and (b) Government?

†The DEPUTY MINISTER OF CO-OPERATION

- (a) None
- (b) 388

Nyanga. family housing units

*40 Mr K M ANDREW asked the Minister of Co-operation and Development



... with X

Civil giants descend on PE

SEVERAL major civil engineering and construction companies have breezed into Port Elizabeth to stake claims for projects worth about R41-million, writes Lynn Carlisle

At one stage more work was expected to materialise around the "windy city", but the "big one" construction of a ship repair facility comprising two graving docks worth at least R250 million does not appear to be a certainty for this year at least

Survey results for the ship repair dock have been en-

couraging but, further ecological surveys are needed before any design can be settled according to the Algoa Dockyard Development Company MD Henry Combe

A Port Elizabeth Municipality source told Industrial Week it has been estimated that construction of the 105mg/day Elandsjagt treatment works with ancillary services will be in the order of R18,5 million

"Tenders for the main contract, including a 27mg reinforced concrete reservoir, the laying of pipelines and road-

works are due to be opened this week," said a City Engineer's spokesman

Concor has just shaded Murray & Roberts as lowest bidder quoting R6 075 482 compared with R6 097 179 to carry out civil engineering work on services for the new Kwamagzaki township for the East Cape Administration Board (Ecab)

Murray & Roberts Civil (Cape) has just picked up the R3,5 million Potsdam sewage treatment works job and a R1,2 million contract to build a gravity sewer, rising main and pump station

Tenders are being invited to construct a bridge over the Chatty River and approach roadwork and the Ecab has set the closing date as March 4

"Construction of three prestressed concrete bridges and approach roads has drawn tenders ranging from R1,98 million (by Rintin) to around R2,6 million," an Ecab source disclosed

He confirmed that Concor had just landed a R5-million Ecab contract to provide full services for 1 500 erven in an extension of Uitenhage's black Kwanobuhle township

20/1/83

124 348

Industrial Week 23/3/83

12
20

Reasonable

units if the marginal propensity to consume was equal to 1/2. A decrease in investment will have just the opposite effect and it will decrease G.P.P. If the equilibrium point of investment and savings was at the same point as the full employment of resources, then the multiplier will not effect real income, just real income decreases. Real income cannot

(A marginal propensity to consume = 1/2 is very unlikely, it just worked with my diagram)

New policy will keep 20 000 homeless Ross

AKG 45 23/2/83 (124)

Staff Reporter

A REVISED Department of Community Development list of housing priorities will keep more than 20 000 people homeless for "a long, long time"

This was said by a Divisional Councillor, Mr N D Ross, at a council meeting yesterday. He described the new housing priorities as "bad news for the council and devastating news for people on waiting lists"

The council was told last month that approved housing schemes for income groups above R150 a month for which funds had not been allocated would no longer be a priority

Mr Ross said the council had more than 20 000 families on its waiting list. Although the new policy assisted those earning less than R150 a month, those earning more would have to look to the private sector to build

The council, he said, should look at the priorities to see what they agreed with and express its attitude to the department

The motion by Mr Ross was accepted with 12 councillors for and three against

The Divisional Council Engineer, Mr M K Botha, said it was easy to criticise the Government, but the State could not

build houses for everyone in South Africa.

The line had to be drawn somewhere and the lower income groups had to be looked at first

Mr Botha said he believed the new policy did not affect Atlantis. It was not clear whether the policy also applied to growth areas such as Atlantis, or re-development areas such as Elsie's River, and this aspect would have to be clarified

He said the council had already called for tenders for 201 economic dwellings in the Connaught Road area, Elsie's River, and the department had indicated that the council could go ahead with these 201 dwellings

Care Times 24/2/83

Incomes don't match dream

Staff Reporter

THE planners of Mitchells Plain were caught "with their pants down" when no provincial medical services were provided because of lack of foresight on the income level of the township's future residents the MPC for Green Point, Dr John Sonnenberg said yesterday

The City Council runs two thriving poly clinics, with more to come, as well as four satellite clinics

By comparison, the Provincial Hospitals' Department is running three day-hospitals in converted houses which only came into operation some months ago

Dr Sonnenberg said this "deplorable foot-dragging", since residents started moving in in 1976, was because the depart-

ment had been under the impression that Mitchells Plain would consist entirely of middle-income families owning their own homes, thus falling outside the income bracket for day-hospital services

The impression of a utopian dream of a coloured Constantia of a quarter of a million people was reinforced by the construction of the first 5 000 houses for home ownership, he said

No medical planning took place at all. Only afterwards, when Mitchells Plain began developing as a mixture of home-owners and low-income tenants, did work begin

Dr Sonnenberg said Mitchells Plain needed a hospital with 24-hour care facilities. Although he had heard that a private hospital was being built,

most people living east of the railway line were in the sub-economic group earning less than R150 a month

What made the lack of health facilities worse was the township's inaccessibility, with Victoria Hospital about 20 km away and the Red Cross Hospital 27 km

He said there were 29 000 families living in Mitchells Plain already, with 600 new families moving in each month. Most of them had been forced to settle there in terms of the Group Areas and Slums Acts

"If these people had the vote, would it have been possible for a situation to develop for a population treble the size of Somerset West and the Strand to be denied the health and hospital facilities to which they are entitled? The answer is obvious"

Shortage of student lodgings critical

By MAUREEN BARNES

THE shortage of student accommodation in Cape Town is serious for students of all races — but for blacks the situation is critical

Authorities at the University of Cape Town are desperately seeking digs for about 20 black students who have arrived from all over South Africa to begin the academic year

Dr James Moulder, special assistant to the Vice Chancellor of UCT, this week appealed to anyone who could offer board and lodging to a black student to contact the accommodation bureau at the university

Rooms

"The university rents 48 rooms in a block of flats in Guguletu for black students, but this is full, and we have some 20 students with nowhere to stay," he said

UCT, like Wits and Natal/Durban, is not really a

residential university. We have accommodation for only 20 percent of the student body compared with the universities of Rhodes or Stellenbosch which can accommodate about 80 percent of their students

"The problem is compounded by the group areas legislation which makes it impossible for black UCT students to find alternative accommodation in the proximity of the university in the ways in which white students are able to do so

"It is a deep-seated problem affecting the ability of the students to do their best in academic terms. They start off with academic problems created for them because they have been in Bantu education schools

"These problems are aggravated by the fact that they have to spend a considerable slice of each day using transport which is overcrowded, expensive and at times dangerous

"In addition, many of them find themselves in an environment which is physically and culturally simply not conducive to studying"

"Students in some disciplines need to be near the university — for instance architectural students do studio work in the late afternoon and evening — and others need access to the library

Bad effect

"These difficulties also have a tremendously bad effect on students who live, for instance, in Mitchells Plain but who are forbidden by law to try and find digs close to the University"

Speaking in his personal capacity, Dr Moulder said

"In my opinion anybody who is talking about change in South Africa but who wishes to retain the Group Areas Act, or indeed the Population Classification Act, is not being serious"

Row brewing over Land Bank's R500 000 flats

A MAJOR row threatens to develop over disclosures in Parliament of the Land Bank's expenditure of more than R500 000 on two luxury apartments

Land Bank officials will shortly be asked to answer for the expenditure — and also to explain how R11 400 came to be spent on two farewell parties for the bank's former managing director

The Opposition has stated the expenditure — disclosed in the Auditor-General's recent report — and will closely examine evidence submitted to the Parliamentary Select Committee on Public Accounts next month

A generous housing scheme for bank staff, which granted loans in 1981 totalling R6,5-million, repayable over 40 years at an annual interest rate of 3%, will also be queried

The PFP spokesman for Agriculture, Mr Errol Moorcroft, said this week "How will farmers who have had Land Bank loans refused for lack of capital, feel about this?"

He said many farmers were facing the worst financial situation since the Depression "and then one hears about how those people assisting them are spending Land Bank money"

The apartments were

BY GERALDINE FARLEY

R11 000 SPENT ON TWO PARTIES AS FARMERS FACE WORST CASH CRISIS IN HISTORY

bought for R511 801 in 1981 to provide accommodation for bank staff attending the parliamentary session

They are situated on the ritzy Sea Point beachfront, in one of the area's most exclusive blocks, and command a view of the Atlantic Ocean

One flat has two bedrooms and the other has three. Both have balconies and are carpeted throughout. Furnishing costs amounted to R38 686 and monthly rates on the properties are about R500

They are occupied by the managing director and members of his staff during Parliamentary sessions, which last for up to five months

They are vacant for the rest of the year, apart from short, intermittent spells when bank personnel are sent to Cape Town for inspections

But managing director Mr Theuns Preenaar has dismissed the view that such

expenditure on accommodation is excessive in view of the current economic climate

"I don't consider these 'luxury' flats as there is nothing particularly special about them. We made a thorough investigation and found them to be the best because of their good security"

"As the flats are vacant for much of the year, this was an important consideration. And from the point of view of an investment, they're also a good buy because the bank would get its money back tomorrow if it sold them. We're virtually staying here for nothing"

But Mr Moorcroft has lashed out at the purchase of property in such a sought-after area

"Why does the Land Bank have to go to the most expensive part of town and buy flats at such an exorbitant figure? Perfectly suitable accommodation could have been found at half that price"

In 1981, two farewell functions were held for the retiring managing director, Mr J M C Smit, at a cost of R11 403

One function was held on Land Bank premises in Pretoria for the staff of 350 and their partners. The second was held at Palms Hotel in Silverton, near Pretoria, for Mr Smit's friends and colleagues

The second function was attended by about 400 people and included a number of Cabinet Ministers

According to a bank official, the fare served at the dinner was quite "ordinary" and there was nothing lavish about the occasion

"No caviar or exotic things from France were on the menu — just a plain four-course meal, costing about R10 a head," he said

This week Minister of Finance Mr Owen Horwood spoke of the desperate plight of farmers caught in the double grip of a crippling drought and economic recession

The Land Bank, funded by the Government, made loans to farmers in 1982 totalling R6 681-million, repayable over 25 years at an interest rate of 11%

About one-third of applications for loans were turned down by the bank for lack of capital

124

S. Express 27/2/83

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— 1.00 pm

RACQUET



98

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enser
user control
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shampoo
purpose
brushes

Few bosses help blacks buy homes

ARGUS 28/2/83

124

Staff Reporter
MANY employers do not appear to know that their black employees can now "buy" a house in the Peninsula

The Uluntu Utility Company is building homes for sale to blacks at Malunga Park Guguletu

In terms of Government policy, blacks may not gain freehold rights to their property. What they obtain is the sole legal right to trade freely the sub-lease on their home

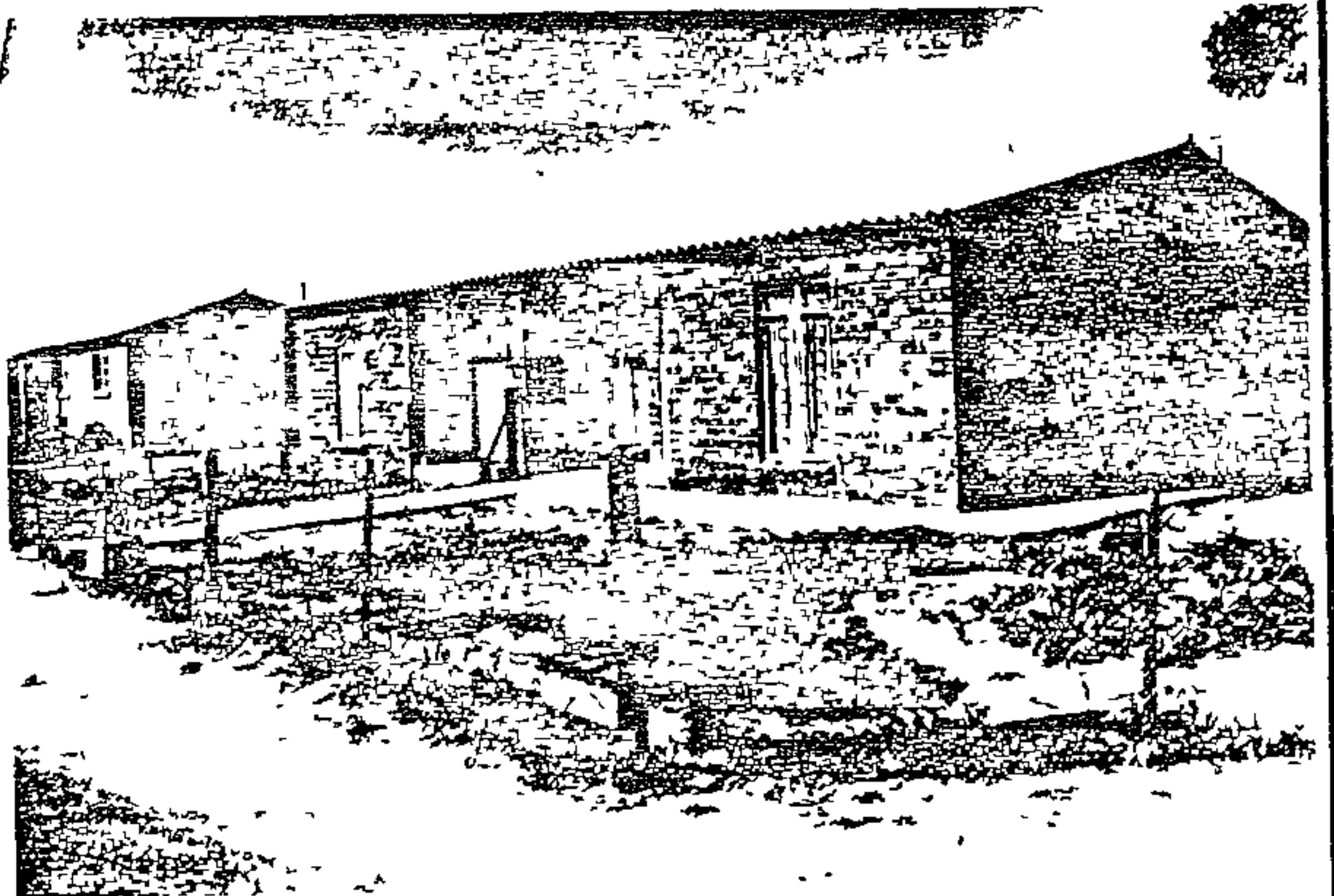
Uluntu has an agreement with the Western Cape Administration Board granting the company a 60-year leasehold on township land

No help

Uluntu is using the lease to build homes for "sale"

But buyers can expect no help from the building societies who cannot legally grant loans for homes sold on the sub-lease. And, it would seem, they can expect less help from employers

At the moment Uluntu must provide the finance for most of the homes sold. They do this at below market interest rates for the first



six years of the loan. Loans of up to R25 000 are granted

Mr Ivan van der Merwe, general manager of Uluntu, is unimpressed with local employers' response

"Whenever we sell one of our homes, we approach the buyer's employer and ask if he can assist

"We have had a good response from some, but in terms of numbers, Uluntu was hoping that half of the scheme would be financed by employers

"That has not materialised. We need to double our employer participation if we are

ever to reach our target," he said

Part of the problem lies with the buyer who is often afraid to approach the employer for a home loan

But employers should take the initiative and approach their staff, Mr van der Merwe said

A spokesman for the Cape Town Chamber of Commerce said their members had been informed of the Uluntu scheme

He said employers were prepared to assist their employees with loan deposits or guarantees to a building society. But they could not "be expected to provide

long-term bond finance"

The money for Uluntu's present housing development of 160 homes was provided not by local companies but by the three Transvaal-based giants — De Beers, Anglo-American and Barlow Rand

Their interest, R32-million, in the Western Cape springs from a sensitivity to Cape Town's squatter problem

The first 160 homes have already been taken up. Uluntu has plans to build 200 homes a year for the next three to four years

Speaker to probe speech blackout

Political Staff

THE Speaker of the House of Assembly, Mr Johan Greeff, will investigate the Salem speech blackout today

He said he expected to make a ruling at the earliest opportunity

According to reports, the Minister of Mineral and Energy Affairs, Mr P T C du Plessis, has refused to allow a speech in Parliament by the On-

Maitland landlord in court

Staff Reporter

A MAITLAND landlord today appeared before a Cape Town Magistrate on a charge of harassing his tenants

Mr Lucas Steenkamp, age not given, of 12 Hely Street, Maitland, pleaded

He said that although Mr Napier failed to pay, he refused to vacate the premises

Sarel's Miami debut washed out

MIAMI — South African rally champion Sarel van der Merwe's debut in American sports-car racing ended here when the Budweiser Grand Prix of Miami was washed out after only 27 of the scheduled 176 laps

Decisions 'must be explained'

Cape Times 1/3/83

588
124

Municipal Reporter

THE chairman of the City Council's Executive Committee, Mr John Muir, called on the Administrator last night to explain publicly — in the same way a legal judgment was justified — the reasons for his final decisions on issues affecting urban development

Speaking at a panel discussion on "Public participation in planning", Mr Muir said council decisions were overruled after years of debate, meetings and investiga-

tion without any reasons being given

Mr Muir was one of several speakers at the discussion held by the Association of Architects, Planners, Engineers and Surveyors at the University of Cape Town.

The council's job was to present the aims of the community to the planners and try to see them achieved

An important part of the process was the council's role as mediator between development and conservation, conflicting land uses, developers and

surrounding property owners, and between the recommendations of the council's technical officials and public opinions

Another speaker, Mr Etienne le Roux, a City property developer, said that the lengths the council went to to consult public opinion were extreme

"Who is the public?" he asked "Planners, architects or the man-in-the-street?"

Mr Le Roux said no-one had the right to interfere with a developer's project once the site had been acquired and planning was underway

The developer had a responsibility to shareholders, his partner and himself — not only to the community. A development had to be seen as a long-term good investment. For it to be feasible, it had to be properly planned and pleasing to the public eye

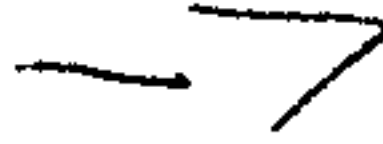
He condemned "ill-informed comment and criticism". If this were allowed, fewer and fewer buildings would be built

(124) Hansford Q 61.385
Port Elizabeth family housing units

1/3/83 386
187 Mr A SAVAGE asked the Minister
of Co-operation and Development

(a) How many new family housing units
for Blacks were built in Port Elizabeth in
1981 and 1982, respectively, and (b) what
(i) is the estimated number of persons
waiting for, and (ii) was the total cost of
building, such units?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT



MARCH 1983

386

(a) 1981—220 houses
1982—756 houses

(b) (i) 1 800 families

(ii) 1981 R1 096 804
1982 R3 817 162

Eastern Cape Administration Board, 1/3/83
grants/loans
~~240~~ Howard Q. Col. 386
189 Mr A SAVAGE asked the Minister
of Co-operation and Development (124)

- (1) (a) What amount was voted by the Government for use by the Eastern Cape Administration Board for (i) housing and (ii) infrastructural development for such housing, and (b) how much of such amount was voted in the form of (i) grants and (ii) loans, in respect of the 1981-'82 and 1982-'83 financial years,
- (2) what was the interest rate in respect of each of these loans?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

- (1) (a) (i) 1981/82—R5 000 000 in respect of housing
1982/83—R4 045 000 in respect of housing
(ii) 1981/82—R3 300 000 in respect of infrastructural development
1982/83—R11 456 538 in respect of infrastructural development
- (b) Grants—None
Loans—1981/82 R8 300 000
1982/83 R15 501 538
- (2) The interest rates vary between 1% and 9% depending on the income group

Family of eight snared up in a Catch 22 trap

ARGUS. 2/3/83 (124) ~~226~~ ~~226~~ ~~226~~

By STEPHEN NTSANE
Staff Reporter

A GUGULETU family of eight, who were overwhelmed with offers of housing material when they were trapped in a Catch 22 situation three years ago, are still without a home of their own

Today Mr Mvuyiso Gibson Ganjana, 62, his wife Noyamile and their six children live in a rented one-roomed shack in Guguletu in circumstances little better than those that aroused the public's sympathy in 1980. They sleep, eat and cook in that single room.

Wife 'illegal'

February of that year marked the start of Mr Ganjana's problems. He and his wife and their children, now ranging in age between 22 and 5 years, were told by Western Cape Administration Board officials to find board in one of Cape Town's black townships.

Mr Ganjana has lived and worked in Cape Town since 1944 and he and his children were legally entitled to live in the Peninsula under the Urban Areas Consolidation Act.

His wife, who has been in Cape Town since 1960, was not — so the only alternative was for the family to return to a homeland, where there was little prospect of Mr Ganjana obtaining work.

Many promises

When the family's plight became known, offers of help poured in. Many people promised building material for additions if Mr Ganjana could obtain the single quarters he had been promised in Langa.

That's where the Catch 22 situation came in. Mr Ganjana could not obtain a house because his wife



Mr Mvuyiso Gibson Ganjana and his wife, Noyamile, outside their one-room shack in Guguletu, where they have boarded for the past three years with their six children while waiting for a home of their own.

was regarded by the authorities as an "illegal" resident. And she could not become a "legal" resident until her husband obtained a house.

Eventually, the only boarding the family could get was a one-roomed shack in the yard of a house in Guguletu. They were then issued with a lodger's permit and were enrolled on the WCAB waiting list.

This week Mr Ganjana said "I have been on the waiting list for three years now, so I don't

know how much longer I will have to wait before I get a house for my family and myself.

"When I was told to look for accommodation in 1980 the board officials promised that I would be offered a single men's house at the Langa single men's quarters to alter and renovate for accommodation. I don't know what happened to the promise."

He said that every time he inquired about the house at the Guguletu rent office — where his

name is on the waiting list — he was told no houses were available.

Many places

"What bothers me is that unmarried girls are given houses, while people like myself with big families are made to wait long periods before they can get a house," Mr Ganjana said.

Before 1980, the couple and their children boarded — without official permission — in various homes in Langa, Guguletu and Nyanga.

"My children have nev-

er had a proper home," Mrs Ganjana said.

Last month, Mrs Ganjana's 22-year-old son, who is in his matriculation class at ID Mkhize High School in Guguletu, returned from initiation school but had to celebrate the occasion in somebody else's yard — although Xhosa tradition forbids this.

The chief director of the WCAB, Mr J S L Gunter, said there was nothing he could do because Mr Ganjana was No 352 on the waiting list.

Atlantis gets R10-million for housing, industry

ARBUS 2/3/83

Staff Reporter

ATLANTIS has been allocated R10-million by the National Housing Commission for residential and industrial development in 1983 — 550 houses will be built

Established in 1974 as a "coloured deconcentration

point Atlantis houses about 35 000 people in 5 076 homes

There are applications for 2 448 homes on the Atlantis waiting list and a further 1 570 for employees of firms in the area. Priority for the new homes will be given to those employed in Atlantis itself

Of the National Housing Commission's allocation, R5-million will go to residential schemes, including the 550 economic houses to be built for home owners in Protea Park and Robinvale

These should be finished by early 1984, said Mr Piet Burg-

er, Divisional Council of the Cape (Divco) projects manager for Atlantis

About R200 000 will be spent on completing the water supply project, already under construction

The remaining R5-million will be used for industry

124 Prince Alfred Hamlet. housing

233 Mr S S VAN DER MERWE asked
the Minister of Community Development †

Hansard Q Col. 462 -
2/3/83 464 →

463

WEDNESDAY 2 MARCH 1983

- (1) Whether problems recently arose in connection with the housing of Coloured persons in Prince Alfred Hamlet, if so,
- (2) whether any persons or bodies in Prince Alfred Hamlet approached an official of his Department in this connection, if so, which persons or bodies,
- (3) whether an official of his Department visited Prince Alfred Hamlet as a result of this approach,
- (4) whether his Department has taken any steps in connection with these problems, if so, what steps?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Representations were received
- (2) Yes, the Hamlet Action Committee via the city Council of Prince Alfred Hamlet
- (3) Yes
- (4) The matter was left in the hands of the City Council of Prince Alfred Hamlet to take the necessary steps in collaboration with the City Council of Ceres

- (4) whether the municipality of Prince Alfred Hamlet has applied to his Department for a loan for the erection of housing for Coloured persons, if so (a) when and (b) what is the amount of this loan?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) No
- (2) No
- (3) (a) None
(b) No Coloured families are living illegally in the White Group area
- (4) No

Prince Alfred Hamlet. housing

235 Mr S S VAN DER MERWE asked
the Minister of Community Development †

- (1) Whether there is a group area for Coloured persons in Prince Alfred Hamlet, if so, (a) how large is this area and (b) how many houses are situated in it, if not,
- (2) whether it is proposed to establish such a group area there, if so, when
- (3) how many Coloured families are living in the White group area of Prince Alfred Hamlet (a) in terms of and (b) without a permit,

124 Hansard Q. 61433
Cape Peninsula. housing — 434
2/3/83

42 Mr C W EGLIN asked the Minister of Community Development

- (1) (a) How many housing units for (i) Coloured, (ii) Indian and (iii) White occupation were built in the Cape Peninsula in 1982 and (b) what is the number to be built for members of each of these groups in 1983,
- (2) (a) what was the estimated shortage of housing for (i) Coloured, (ii) Indian and (iii) White families in the Cape Peninsula at the end of 1982 and (b) when is it expected that the shortage of housing for members of each of these particular groups in this area will be eliminated?

The MINISTER OF COMMUNITY DEVELOPMENT →

- (1) (a) (i) 4 494
- (ii) None
- (iii) 98

(b) and (2) The hon member in this regard is referred to the reply given by me in respect of Question 40

411a) Flats number of policemen/crime rate
14 March 1982
Mr P R C ROOGER asked the
Minister of Law and Order 2/3/83

- (1) (a) What is the ratio of members of the South African Police in the Cape Flats in relation to the (i) population figures and (ii) crime rate and (b) how do these ratios compare with ratios for areas less densely populated and with relatively low crime rates
- (2) whether steps have been taken to curb the violence and gang activities found in these areas if so what steps
- (3) whether he will make a statement on the matter?

THE MINISTER OF LAW AND ORDER

- 1) Statistics of this nature are not kept and are also not readily available
- 2) I will say
- 3) No

Animal Diseases and Parasites Act

*15 Dr F HARRIZENBERG asked the Minister of Justice †

Whether legal proceedings against any persons were instituted at the magistrate's court for the district of Messina in July 1982 for contravention of the provisions of Government Notice No R 1215, dated 25 June 1982, read with the provisions of Government Notice No 1534, dated 4 October 1963, both issued under the provisions of the Animal Diseases and Parasites Act, Act No 13 of 1956, and read with the provisions of the said Act, if so (a) what were the nature and details of each such case, (b) against whom were legal proceedings instituted in each case, (c) what was the (i) address, (ii) occupation and (iii) age of each of the accused persons and (d) what was the outcome of each case?

THE MINISTER OF JUSTICE

Yes (a) to (d) Legal proceedings were instituted in two cases. The cases arose from events on 17 July 1982 which gave rise to two counts. The first count dealt with the moving of a contaminated animal from land north to land south of the double fence in the buffer zone east of Bulke 84 in the district of Messina. The second count deals with the moving of the animal from one landed property to another in the defined area of Messina without a written permit issued by the State veterinary surgeon. Count 1 was instituted against S P Botha, a politician of Hyonoma, Messina. His age does not appear on the summons. Both counts were instituted against H J Visser, a 49 year old farmer of Esmetour, Messina. The first count was fined R20 admission of guilt and the latter R20 admission of guilt on each count.

- (1) The counts are based on regulations which were, at the relevant time, in force for only a few days
- (2) All processes of law were adhered to and justice took its normal course
- (3) Nobody attempted to conceal or withhold anything
- (4) The persons concerned conducted themselves as honest citizens by co-operating with justice when it took its course

The events again illustrate that all people in the Republic of South Africa are equal before the law and that one should make sure, if one wants to put questions that one does not choke on the poison that one wants to suck from them.

†Mr F J LE ROUX Mr Speaker, bringing out of the hon the Minister's reply, I should like to inquire from him in the light of the penal provision in section 28 of the Animal Diseases and Parasites Act concerning which provides that the penalty shall be a fine not exceeding R1 (RM) or im-

prisonment for a period of six months, why admission of guilt was accepted in this case?

†The MINISTER Mr Speaker, this authority is conferred upon the magistrate under section 57(5) and (7). I am satisfied that the magistrates who acted in this instance, on the one hand to determine the admission of guilt, and on the other hand to confirm it fully under section 57(5), carried out their duties properly. Moreover, there should have been cases in this connection which could have served as examples. I have indicated that this case arose 22 days after the regulations had been promulgated. There was therefore no other example in this connection, apart from the discretion of the magistrate himself. This is the only case that had occurred up to that moment, and, as far as I have ascertained, that has occurred since then [Interjections]

†Mr F J LE ROUX Mr Speaker, further arising out of the hon the Minister's reply I should like to inquire from him whether the discretion in this connection lies not lie with the public prosecutor or with the Attorney-General [Interjections]

†The MINISTER Mr Speaker, my reply is that I am satisfied that the functionaries acted properly in terms of section 57(5) and (7). The hon member may argue with me about the question whether those functions are carried out properly, at this stage I say they were carried out properly.

†Dr H M J VAN RENSBURG (Moskell Bay) Do you want to suggest that the contrary is true, Frank? [Interjections]

†Mr SPEAKER, Order! 1214
Mining company hostels facilities
Harrizzenberg & Co. l. 413 - 414
*16 Mr F J LE ROUX asked the Minister of Mineral and Energy Affairs † 2/3/83

- (1) Whether there are separate (a) dining room, (b) lounge, (c) bedroom, (d) bathroom, (e) toilet and (f) swimming facilities for mine apprentices of the various race groups at mining company hostels in the Republic if

not, at the hostels of which (1) mining companies and (ii) mines owned by such mining companies are there no such facilities,

- (2) whether any facilities in hostels at such mines are shared, if so, which facilities,
- (3) whether he will make a statement on the matter?

THE MINISTER OF MINERAL AND ENERGY AFFAIRS

(1) and (2) Yes Apprentices of the different race groups are trained at various mines, but according to information available there is only one mine at which mine apprentices of the different race groups are housed together in a hostel, namely at the mine of Harmony Gold Mining Company Limited, Virginia.

On other mines where training facilities exist apprentices of the different race groups are housed in separate hostels, living quarters or even away from the mines.

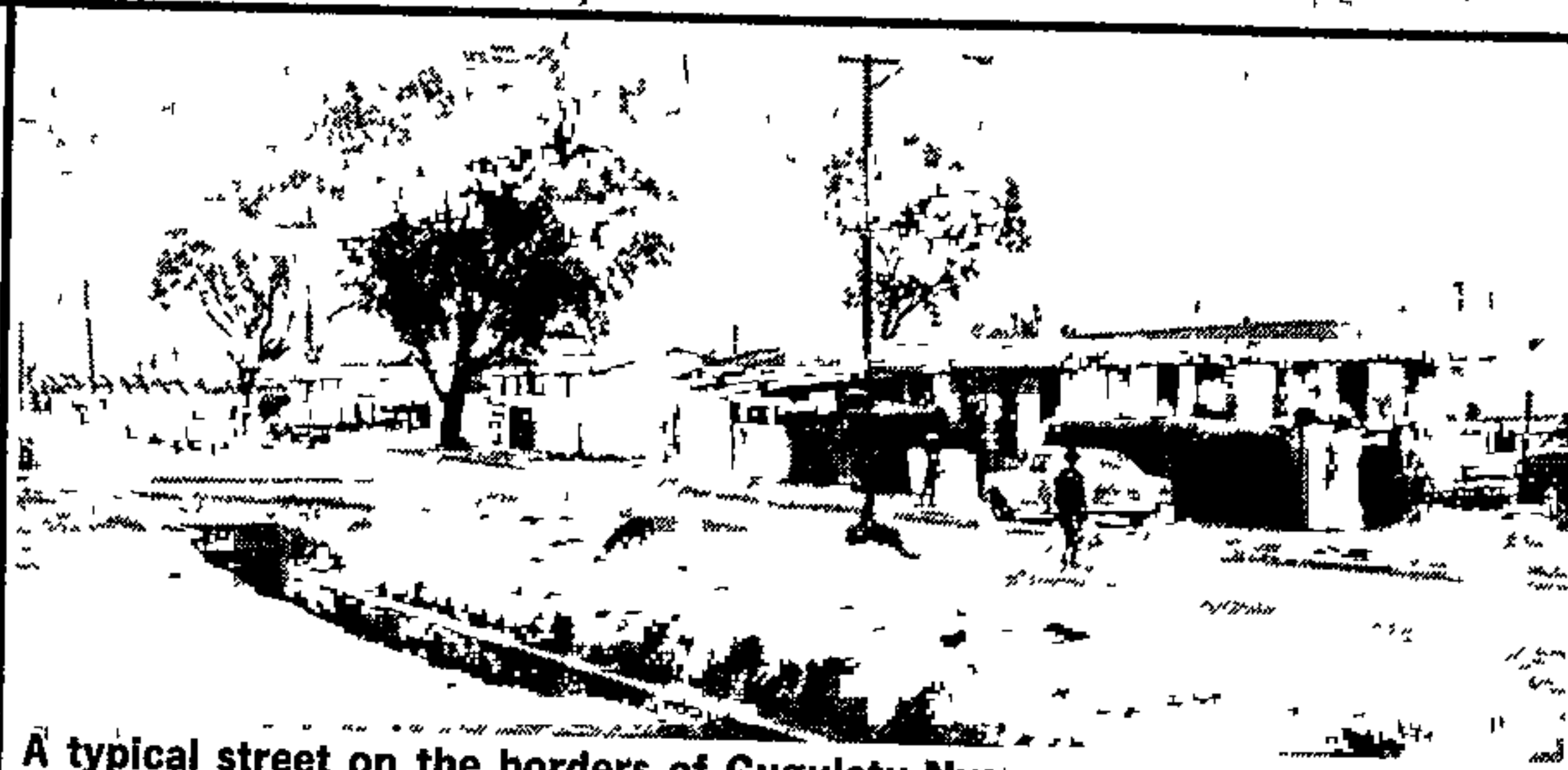
In the hostel on the Harmony mine the occupants are housed in single rooms and the dining room, lounge, bathroom and swimming facilities are shared. I am informed that steps have now been taken to designate separate toilet facilities for Whites and Non-Whites.

(3) A complaint regarding the sharing of change house facilities at a certain mine is at present being investigated by the Attorney-General and the matter is therefore sub-judice. After this investigation has been completed, the general question of the sharing of facilities on mines will be considered.

P. W Botha Army combat School

*17 Mr J H HOON asked the Minister of Community Development †

Whether farms have been purchased with a view to the extension of the site of



A typical street on the borders of Guguletu-Nyanga



New houses go up in the Uluntu project in Guguletu

(124) (R24) ROOM 3/3/83

A great new way to get housing going

UTILITY companies provide one way of tackling the housing shortage, and the Uluntu Utility Company in Cape Town provides one example of the way in which such a company can go to work.



Utility companies can be formed in terms of Section 21 of the Companies Act to develop housing on a non-profit basis with both public and private money. LIN MENGE reports

The Western Cape black townships are sad places. Only some 160 new houses have been erected in the past six years ... excluding the elaborate resettlement scheme, New Crossroads, at Nyanga.

Because blacks in the Western Cape are not allowed 99-year leasehold, there is little home ownership or improvement, and little employer-built housing.

In this depressed and insecure society, Uluntu offers blacks the strongest form of home ownership in the Western Cape - a 60-year leasehold right which the owner may sell, or cede to his heirs.

Mr Ivan van der Merwe, housing manager of the Urban Foundation (UF) for the Western Cape, showed HOMEFRONT Uluntu's first scheme - Malunga Park - now under construction in Guguletu.

The UF, together with community leaders, established Uluntu

With 10 houses being started a month, the 161-house development, on 6 ha, should be complete by mid-1984.

Work on a second development, involving more than 200 plots - some in Guguletu and some in Langa - should start before the end of the year

Malunga Park offers a range of housing options:

- Flats: these are rented by the University of Cape Town from Uluntu for R40 a month per student.

Four to six students share a unit, including bathroom and kitchen, and sleep two to a bedroom.

Uluntu plans more flats for singles, because houses may be sold only to families

- Starter houses: 40, two-bedroom-plus-bathroom shell houses will be built by four



University of Cape Town students share these new flats at Malunga Park

black contractors whom the UF is helping to train. These will be the cheapest houses in the scheme, costing some R13 000 each, including ground, and leaving the owner to add rooms and provide floor covering, inside plastering and painting when he can afford to do so

- Three-bedroom houses for R18 000, larger three or four-bedroom houses up to R28 000 and houses costing more than R30 000 built on double plots

All these can be built by Uluntu's contractor, by private contractors or through a self-help scheme.

The black contractors who will build the starter houses also lay the foundations for the self-help houses, which are then built by the owner or his own contractor.

Double plots cost R8 000, single plots just under R3 000 or R4 000. The scheme uses the zero building line ... that is, building on the boundary on one side to give more living space on the other side. Applicants go through an

"interview and design" system. A modular plan is used to work out costs easily and quickly - a system developed by the UF at Khutsong and Katlehong in the Transvaal and expanded and adapted in the Western Cape.

Who can afford to buy at Malunga Park? Only the 13% or so of people who earn R350 to R600 a month, says Mr Van der Merwe.

The other 87%, a recent survey shows, earn less than R350 a month. Although Uluntu works on the 25%-of-income rule for monthly repayments, it includes in that income not only the salary of the head of the household, but also a percentage of the income of others in the house, depending on the kind of job and earnings

Thus the full income of a teacher-wife might be included, but only a percentage of a domestic servant-wife's income.

- TOMORROW: How Uluntu is funded

more here posib

A.D. and equilibrium

any economy away x to x1 and equilibrium.

so the UY rises from

Many Port Elizabeth families are in dire straits

3/3/83
E. Ross



124



Exploitation and poverty in wake of the recession

By SHIRLEY PRESSLY

A FAMILY of seven — a husband, wife and five children who had fallen on hard times were living in a car in the backyard of a house in Sidwell when their plight was brought to the attention of a social worker.

Mrs Marieta Kemp, a social worker with the Afrikaanse Christelike Vrouevereniging, who has been appointed a community worker with the society from April 1, said in an interview that it was not uncommon to find families living in cars

She said that the economic recession, with its resultant cut-down on overtime work, shorter working weeks, redundancies and layoffs had contributed to a flood of applications to the ACVV for relief help.

Mrs Kemp, who worked in the Sidwell area, said some people lived in "desperate circumstances" in the suburb.

She said that in the past people had looked down at the Community Development flats in Algoa Park. But today this accommodation was sought after and the flats were fully occupied

She said that the family which had been living in a car in a backyard in Sidwell had returned to Port Elizabeth after trying fruitlessly to obtain work and reasonable accommodation in the Transvaal

The breadwinner in the family was awaiting his first payout from the Unemployment Insurance Fund. The four younger children were placed in boarding school as a temporary measure until the family could find its feet again

She said many applications for relief aid were from families where the breadwinner was awaiting UIF payouts

Others were from families who just could not cope financially. They did not have the money for their rent and for food for their families

She said it was pitiful to see how many trekked to the Reef with the false hope that jobs were plentiful there and that the streets were lined with gold

They returned disillusioned and even worse off than when they had first left Port Elizabeth

Others trekked from the north down to Port Eliza-

both lured by a fantasy that accommodation was cheaper and more plentiful at the coast and that the cost of living was lower

They were soon disillusioned and ended up taking a room with a family, often in Sidwell. Families "doubling up" in one house and sharing the kitchen and bathroom seemed more common there than in other suburbs

In several homes in Sidwell the bathroom was outside, and she said she had visited rooms without electricity

She knew of small families who paid between R110 and R120 a month for a room in a house

Mrs Kemp said she strongly suspected that some landlords stayed rent-free subsidised by the tenants they preyed on. The tenants had no alternative but to pay exorbitant rents because of the shortage of municipal accommodation and Community Development housing

Two families she knew of had lived in garages in Sidwell

She said several homes she had visited in Sidwell were hopelessly overcrowded

One woman with two small children was living in a room with a bare cement floor. The babies were sleeping on the floor

People who drew disability grants and women with maintenance grants could not even afford the rent for municipal housing or the Community Development flats

Mrs Kemp said there was a desperate need for more sub-economic accommodation in the city

Once families had better living conditions, it would be easier for social workers to help them rebuild their lives

Depressed surroundings encouraged people to turn to alcohol and drugs as an escape. Abuse of alcohol then led to a further crop of problems in the family relationship and the quality of the home life

"It's a vicious circle," said Mrs Kemp

Hot and cool on the homes scheme

ARGUS
4/3/83
124

By TOS WENTZEL
Political
Correspondent

GOVERNMENT acceptance of the principle of home-ownership by deciding to sell 500 000 State-owned houses was today welcomed by the Opposition and other bodies, but it warned that more new houses would have to be provided.

The Government's midnight announcement of the scheme, which starts at the beginning of July, described it as "unique in our history of promoting home-ownership"

Mr Colin Eglin, MP, the Progressive Federal Party's chief spokesman on housing, said his party had been advocating the home-ownership principle for years

While much of the detail still had to be worked out there could be no doubt that the proposed sales would give to hundreds of thousands of city dwellers a greater sense of security than they had had before

Monitored

But Mr Eglin had some words of warning "The on-going demand for houses on a renting basis will vary considerably from area to area

"This varying demand will have to be monitored very carefully to ensure that the supply of letting accommodation does not fall below the demand. If the finance cost of purchasing a house turns out to be significantly higher than the cost of rentals the scheme will collapse, both for economic reasons and because of resistance from residents

"The home-ownership scheme hinges on the recognition of the permanence of urban blacks. Laws relating to this issue have not yet been sorted out. This becomes an urgent priority which the Government must tackle without delay.

"While the proposals will bring home-ownership within the reach of many more people it will not in itself increase the number of homes. The scheme must go hand in hand with a crash pro-

gramme for building new and more houses

"Unless the Government does this a tremendous tension will develop between the new class of home-owners and the hundreds of thousands of homeless"

According to a report by a Staff Reporter, the scheme was enthusiastically welcomed today by Mr David Curry, president of the Association of Management Committees.

Campaign

Community associations and Assocom have in the past few years campaigned for homes to be sold, but subject to certain conditions

These are that the homes should first be repaired by the councils before they are sold, that they should be sold at prices people could afford and that the cost should be relative to how long people have stayed in them

Mr Curry said today that the association had during the past five years repeatedly made this request of Government... "because it is really amazing what home-ownership can do for communities"

Upgrading

In Stellenbosch and Port Elizabeth where homes had been sold to tenants, homes were upgraded, in some cases almost beyond recognition

His association had always believed that selling the homes would create greater stability in township communities throughout the country.

The chairman of the Cape Town City Council Housing Committee, Mrs Eulalie Stott, called the decision the "death knell" to low rental housing

"This is the most short-sighted policy to adopt in a country which has a large number of people with low incomes and little prospect of improving their incomes in the near future," Mrs Stott said.

"There is no intention of providing sufficient money to provide housing for the tens of thousands in need. So those lucky enough to have a home will be getting it at give-away prices while

the countless thousands who need a home will have either to build their own or go without since the old stock low-cost housing will no longer be available to them

Once sold

"With the shortage of housing and inflation, anyone in the low-income areas knows only too well that once they sell their home it is no longer possible for anyone with an income of under R650 a month to be able to afford to buy it again"

Mrs Stott emphasised that she favoured home-ownership, and that the council was proud to have provided the option of either ownership or rental.

The executive director of the Urban Foundation, Mr H J Steyn, said the decision "is one of the most dynamic and positive steps in recent years" towards black home-ownership, stabilisation of communities and recognition of the permanence of many previously regarded as temporary sojourners

"The most significant aspect of the Government's decision is the opportunity it affords for self-reliance, self-sufficiency, freedom of choice and the recognition of the dignity of the individual through the pride of ownership, humble as it may well be," Mr Steyn said.

Shortfall

Mr Steyn said the most significant problem highlighted by the scheme was the existing shortfall in housing, coupled with the relative inability of a large proportion of the population to afford conventional housing

Another problem was the effect of the proposed rent increases on those unable to afford to buy their homes

Mr Windsor Skweyiya, a member of the Urban Foundation and chairman of the Uluntu Utility Company, which is working toward greater home-ownership in Cape Town's black townships, said he was "very disappointed" that the Western Cape had been excluded from the dispensation

● See page 7.

By SHIRLEY PRESSLY
SIDWELL is to be frozen within a month and will be rehabilitated, according to the regional representative of the Department of Community Development, Mr A C Verwey

Plan to freeze Sidwell for rehabilitation project

E. Post
4/3/83

124

He said an application for the freezing would be laid before the Minister of Community Development, Mr S F Kotze, for his signature and then advertised in the Government Gazette

A State committee for Sidwell would then be appointed and a rehabilitation project — as opposed to an urban renewal scheme — would get under way

"The whole area will be looked at," Mr Verwey said

He agreed that Sidwell was in dire need of attention

Mr Verwey said that the department was busy surveying 174 plots in Algoa Park which would be made

available for purchase by families earning less than R800 a month

He said 90% bonds would be available from the Department of Community Development, in keeping with the new trend to provide serviced plots for people who required subsidised housing

The chairman of the Sidwell Ratepayers Association, Mr Stanley Schultz, said that the long delay in reaching a decision on the future of Sidwell, and the long wait for it to be frozen, had resulted in a deterioration in the suburb

Property owners had

been reluctant to spend money on improving their properties because of the uncertainty regarding the future of the suburb

Speculators had bought houses and allowed them to deteriorate to such an extent that some might have to be demolished

Mr Schultz said he hoped that a combined effort by the authorities would result in a suburb where people could live comfortably and yet still be near their work

A social worker with the Afrikaanse Christelike Vrouevereniging, Mrs Marieta Kemp, was reported in the Evening

Post yesterday as saying that some people were living in "desperate circumstances" in the suburb

In the report Mrs Kemp was quoted as saying that Sidwell needed urgent attention from the authorities

It was a mix of industrial, commercial and residential areas, with its resultant problems

In particular, she said there was a dire need for more and improved recreational facilities

She pointed out that the nearest swimming bath was at North End and children had to cross busy

streets to reach it There was no cinema in the suburb or in the immediate vicinity

● The Director of Housing for Port Elizabeth, Mr Mick Molyneux said there was a shortage of white municipal housing in the city He described the waiting list as "considerable"

This accommodation was restricted to families earning under R650 a month

He said that from now on subsidised housing would only be built for people earning under R150 a month

2

2

3

(124) Hansard Q. No. 487
99-year leasehold system
4/3/83

*5 Mrs H SUZMAN asked the Minister
of Co-operation and Development

Whether he is considering extending the
99 year leasehold system to the Western
Cape, if not, why not, if so when?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

The Western Cape is a Coloured labour
preferential area and on account thereof
the introduction of the 99-year leasehold
system is not now under consideration

P.T.O.

Move to sell 775 homes in EL

(124) P. Disputis 9/3/83

EAST LONDON A campaign to sell 775 municipal houses to white coloured and Indian tenants was launched two weeks ago. The city's director of housing, Mr Ken Martinsen, said yesterday.

Mr Martinsen said any tenant wanting to buy the municipal house in which he or she was staying would get assistance from the municipal authority.

"We arrange loans through the Department of Community Development — no problem."

The tenant would have to put down a deposit of about R300 and the capital repayments would be a little lower than the rental — although the new owner still has to pay rates and be responsible for repairs.

"We have started approaching commerce and industry also to help those staying in municipal houses to buy," he said.

"Obviously it would be in the interests of a firm to help an employee own a home. Home ownership is a great stabilising factor."

"It also helps develop a community because people who own their homes have to look after them and this helps lift the general standard of the area."

Mr Martinsen said he could not comment on the government's announced home-ownership plan or the 40 per cent discount that would be offered to buyers, because he had not seen any instruction from the government on the matter — DDR.

Asked to react to a government announcement on Thursday that 500 000 state-owned houses will be sold within the next year, Mr Martinsen said it had long been council policy to try to sell municipal houses to tenants.

"We have been pushing hard to sell municipal houses," he said.

Two weeks ago we sent out letters to all our tenants telling them they had the opportunity to buy their own houses.

At present 118 white 466 coloured and 191 Indian houses are up for sale at prices between R9 500 and R23 000.

Mr Martinsen said that apart from a number of sub-economic houses, it was municipal policy to try to sell municipal-built houses.

"The very poor will always be with us so by keeping some houses on our books we can be sure of always being able to help these people."

"But if we keep all our stock on our books it just starts growing and growing and then we have to start employing extra officials to look after it all and the whole system becomes unwieldy and bureaucratically cumbersome."

"We want to keep our department as tight and as efficient as possible so we want to get stock off our books," he said.



Ship that changed its name from Thorswave to Irinoula

Ship changes name

LONDON — A Panamanian-owned ship, the Thorswave, entered the port here and disappeared only to surface under a new name, the Irinoula.

The ship was, however, mysteriously abandoned, a local switch, a local vessel said.

The ship was sold by Panamanian owners after being transferred to new owners, a shipping concern

operating out of Panama the same day," Mr Jim Fish said.

Within hours of the transaction, the ship's name and crew had been changed — the letters, Thorswave were painted over and the new name emblazoned on the bow, and the all-Norwegian crew had been flown home.

The new crew, made up primarily of Greek seamen, are expected to arrive by next week,

although a few of them are here already.

The master of the renamed vessel, Mr Stamatios Pepes, said yesterday he "knew nothing" of the business transaction, but was "simply here to sail the ship."

"The change of ownership and name is one of those things which happen all the time on the continent, but is perhaps a little bit strange for East London," Mr Pepes said — DDR.

SHIPS

IRINOULA — In port last night at F... at G...
 Yesterday Raimol PE to K corner Ageos (M) from PE to G...
 Yesterday Raimol (1122)
 Jewon from Kuwait lev from Agaba to the Leila from PE to L the high seas to N...
 In port last night Mkuze, Harvest Elita Clin, Hsin Hwei 16,

Atlantic, Zim Sydnev Berg Ilha de Luanda Suzukana Maru

DURBAN — In port last night Agios Nikolas SA Morgenster Malange Chrysanthi GL, West ern Nav Chuabo Ulysses El Conquistador Faethon Kavo Peraitis Thor I Ville de Mahebourg Gemini Friendship, Franky Ned Nagova SA Sukumbi Mkuze Pamela Global Star Raimol Ange Pacific Balsa Cape Hustler Tugela Africa, Rini Okpo Pioneer Trinidad President Queson Sea Gull Anastasios

PORT ELIZABETH — In port last night Aspasia Leila Ridge, Andalucia Star Carrier, Breede

TIDES

MARCH				
	High		Low	
	am	pm	am	pm
5 Sat	0727	1938	0059	1333
6 Sun	0809	2028	0135	1415
7 Mon	0915	2239	0224	1530
8 Tue	1130	—	0437	1841
9 Wed	0058	1304	0652	1934
10 Thu	0146	1350	0738	2007
11 Fri	0218	1424	0812	2036

MOON			
March 6	Last Quarter		
March 14	New Moon		
March 22	First Quarter		
March 28	Full Moon		

Up 67

Down 122

Same 349

1425	SelMin	—	—	825	Goldstein	175	180	175	CP	450	—	450	DoCP	540	600	—	Kanhym	1050	—	1050	GenOpt	340	—	—
5700	SNTTrust	1525	1550	1550	Gohope	305	320	—	Frencor	175	—	175	Svltan	675	—	—	Picfood	—	600	—	SADrug	160	170	160
	Tweefnt	950	1050	975	Ginnakr	1550	1600	—	HLH	690	710	700	SABias	—	410	—	Pregrp	1850	—	—	Printing Publish			
	UCI	—	2100	2100	Group5	320	—	—	ICH	1450	—	—	Svenmil	46	50	46	Tisugar	680	—	—	Atpers	175	180	—
1550	Vogels	370	—	375	Gypsum	300	—	—	Lonrho	150	—	150	TEJ	45	—	45	Tisugar	2675	2700	—	EPnews	300	—	—
550	WitCons	750	1000	—	Masnite	335	340	335	Lucern	60	62	60	Veka	—	40	38	rigoats	—	—	—	MathAsh	200	—	230
2725	WitDeep	—	3100	3100	Natven	45	50	45	Lucorp	25	28	27	—	—	—	—	Furn	2675	2700	—	Vdrland	50	55	52
3525	—	—	—	—	Otis	180	200	200	Malbak	450	—	—	—	—	—	—	—	—	—	—	—	—	—	—
1220	Krugerrand	—	—	—	Porthid	30	—	—	15pcccd	8000	10000	—	Altech	—	3500	—	Amrel	—	960	—	Steel Allied			
450	KR	540	545	540	PPcemnt	—	—	1100	12 25cd	9000	10000	—	Altron	1300	—	—	Alcol	—	8 00	800	Culnan	300	350	350
4975	DoQtr	—	16000	16000	Toncoro	440	—	450	Mertru	—	75	—	Asea	500	—	500	BS	—	220	—	DO11 25Cd	9000	—	—
3625	DoTenth	6500	—	6500	Yorkcor	305	—	—	Messina	460	—	450	Hicable	—	—	65	Beares	325	—	330	Dunswal	95	100	97
1875	—	—	—	—	Investment Trusts	—	—	—	MandR	950	965	950	LHM	175	185	180	Bradlow	300	—	—	Hiveld	520	530	520
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5600	Do11 5Cp	—	265	—	ComFund	—	800	—	Picbel	320	—	—	Do9CP	72	—	—	Eienne	—	600	—	Stores			
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—	Botand	—	—	455	IndSeie	460	465	460	Picbur	970	980	975	—	—	—	—	Alcol	—	8 00	800	Checkers	640	—	650
365	Frebank	—	145	—	InvClub	200	210	210	Protea	285	—	285	—	—	—	—	Beares	325	—	330	DO	550	590	600
200	Hillsam	300	—	—	IssandInv	5250	6000	—	14pcccd	10700	—	—	—	—	—	—	Bradlow	300	—	—	DO	85	—	90
—	Iclcl	210	220	—	Natsel	—	570	—	Rennies	820	—	—	—	—	—	—	Duros	220	—	220	Clicks	700	710	710
—	Nedbank	1160	1200	1175	Bernica	150	155	150	RentmBelg	165	—	—	—	—	—	—	Eienne	—	600	—	CNA	1180	1200	—
—	Sageltd	420	440	—	UnandLond	1425	—	—	Sinciar	65	—	65	—	—	—	—	Gallo	435	—	—	Cokicor	125	130	130
—	Sarb	8300	8500	8500	Property	—	—	—	—	—	—	—	—	—	—	—	Montays	90	100	—	Edgars	—	—	12900
—	Stanbic	950	—	950	—	—	—	—	—	—	—	—	—	—	—	—	Ocmn	—	55	—	DO	2200	—	—

Times 5/3/83 (124) Cape Herald

GATES ANGER KEW TOWN RESIDENTS



● A City Council official inspects the gates which have sparked off an uproar among the residents of the blocks of flats in Kew Town.

STEEL gates, built by the City Council at the entrance to the staircases of two Kew Town blocks of flat for the "protection of residents," has drawn an angry response from the very people it is supposed to protect.

Residents complained to Cape Herald shortly after the gates were put up last week "We don't want these gates. We were not told they were going to be put up and we can see no reason for it."

One set of gates which was put up at Block Five on Tuesday, was broken on Thursday morning and residents have accused the Cape Town City Council of wasting money which they could have spent on repairing the flats.

"If they are worried that the staircases are not safe, they should build staircases on the outside of the building," residents said.

The Kew Town community organisation, Build A Better Society (BABS) has in fact already approached the City Council to build staircases on the outside of the building.

The present stairwells are a constant source of worry to the residents because the skollies hide in the dark corners and molest the people who use them.

Mrs Marie Gordon said: "We don't know if these gates are meant to lock us in or lock bad

By RYLAND FISHER

elements out. Whatever the reason may be, these gates will cause more problems.

"They broke down the walls around the blocks because it did not look nice. Now they built these gates which are even more of an eyesore," she said.

For Mrs Lilian Hendricks, the gates are an added safety hazard for the children.

MAINTENANCE

"Already we have to be so careful when our children play on the steps. These gates will probably only be removed once some children have hurt themselves," she said.

Mrs Loretta Bezance said she was more worried about the maintenance of her house.

"We have so many problems with the conditions of the houses that it is very difficult to understand why the Council can still waste money on these silly gates," she said.

According to a City Council spokesman, the gates at Blocks One and Five were for the "protection of the residents" and would serve as an experiment before any further gates were put up.

"Each resident will get a key to the gates and this will stop vagrants from sleeping on the steps. The housing branch intends going back to the residents later to find out if the gates served any purpose," he said.

124

Mixed reaction to housing move

By JANE ARBOUS
Municipal Reporter

THERE was mixed reaction yesterday to the announcement that 500 000 houses built with State funds are to be sold at discount prices. But the scheme raises little hope for thousands of coloured and black families waiting to rent homes on the Cape Flats.

The government move solves none of the City Council's major problems. With 20 000 families on the rental waiting list and 10 000 on the home-ownership waiting list, the majority will only get a house if they build themselves.

The chairman of the Housing Committee, Mrs Eulalie Stott, said no additional housing would be provided for those in need.

If the new scheme spelled the death-knell of State-subsidized housing, then the vast majority of low-income earners would never have a house unless they elected to build for themselves in terms of the self-help policy.

She said what the government was doing by selling existing stock at heavily-discounted prices was passing on the capital benefits to those who already had a home.

"It's economic nonsense



Mrs Eulalie Stott

to sell a house for next to nothing and then not replace it, or when you cannot replace it under R18 000."

The City Council had always promoted home-ownership and fought the Group Areas Act which had once turned blacks out of homes they had owned, giving them no choice but rental accommodation in black townships whatever their income.

"If you really believe in home-ownership anyway, why not sell it outright and not have 99-year leaseholds, and include the Western Cape?"

Mrs Stott said that to date, the council had built 22 000 home-ownership houses and 44 000 rental dwellings with gov-

ernment aid. Whenever anyone left a home-ownership house, it sold for much more because of inflation and the critical housing shortage. For instance, houses bought at Mitchells Plain several years ago costing about R14 000 were now changing hands for between R20 000 and R26 000.

Nobody in need of subsidized housing could ever afford those houses again, she said, while the stock in old housing estates was lost forever to those on the waiting list who could only afford low-rental accommodation.

"The only thing the new government scheme does is to take the responsibility of maintenance away from the authorities."

Mrs Stott said the only way to provide housing for all in need was to inject millions of State rands at subsidized interest rates. Houses should then be built and a rental set according to cost and maintenance. If a family could not afford to pay that, they should be able to apply for a subsidy — the lower the income, the greater the subsidy.

Arrangements

The vice-chairman of the Housing Committee, Mr Norman Osburn, said the success of home-ownership encouragement depended on the financial arrangements which would have to be examined closely by the council.

There were certain township procedures and service connections before ownership could be allowed — many of the townships built for low cost were not built to the standards necessary for a home-ownership scheme.

"While we encourage home-ownership, the move is solely aimed at generating finance for the State — it will not give us new houses. Our main worry is the shortage of homes. The need is incredibly great and the overcrowding in the townships is alarming."

Council act after complaints

Cape Herald
5/31/87 (124)

THE Divisional Council has acted after complaints from an Ocean View woman who said the "new" house she moved into recently was in dire need of repairs and a general cleanup

Mrs Colleen Whittern of Callisto Way had listed the following complaints

- Several walls were dirty and needed painting,

- Three window panes were broken,

- The staircase banister was loose,

- The back fence was broken,

- A number of floor tiles were broken,

- Bathroom tiles were broken off,

- Dirt was strewn throughout the house,

- There were heaps of rubble in the front and backyards

She said she had not been told of the condition of the maisonette when she went to pay the deposit for the house

Cape Herald wrote a letter to the Divisional Council and last week the Secretary, Mr W R Viver, replied

He said in a letter "The questions of redecorating the unit and the replacement of damaged fixtures and fittings have been dealt with on the identical basis as applied to all other purchasers"

He said the Council had found and acted on the following defects

- defective water closet

- broken window pane

- hole in front door

- rubble in the back yard

"The defects are only attended to after the tenant moves into the dwelling as the Council, from experience, found it to be uneconomical to do such works while the dwellings are unoccupied as in most cases the vacant dwellings are further vandalised"

"The defects have been rectified by the Council but no redecorating work such as repainting is undertaken by the Council because the dwelling is sold grossly below market value and no additional repair costs have been included in the sale price as determined.

"The Council has treated Mrs Whittern's application most sympathetically and has afforded every opportunity to obtain this property," he said

Cape Herald 5/3/83 (124) (185)

Boost for Atlantis residents

By **Leslie Abrahams**

A measure of financial relief has been granted to residents of Atlantis, who in future will have their electricity supply subsidised.

The move follows sustained representations by the areas' management committee through the Divisional Council of the Cape to the Decentralisation Board.

It was the committee's contention that like the areas' industrialists, the residents should also qualify for the power supply subsidy.

An accumulated subsidy for the period April to October last year was reflected on the consumers accounts for the first time this month.

The move has seen some consumers receiving no accounts this month.

EXPECTED

While residents in the area are likely to spend less on electricity in future, they are at present also spending less than expected at retail outlets in Atlantis.

This came to light when the management committee met representatives of traders in the area last week.

An unsatisfactory bus service was cited as a

possible reason for the local consumers low spending.

Members told of shoppers having to wait for long periods for bus connections to their homes.

The joint meeting examined various ways of

drawing customers to the shopping complexes in the area. One such venture is a competition with grocery hampers as prizes.

The large number of lay-outs at the shop-

ping complexes also appears to be a problem.

The complex was being used as a toilet at night, the meeting was told.

Problems related to service at individual stores — which could also be a contributing factor to the lower than expected turnover at the complex — were also discussed.



Smasher!

● ANDREA Savio's a real smasher. When she's not modelling she helps her dad run his business — demolishing old buildings!

Homeland plan for Indians slammed

By Leslie Abrahams
IN the aftermath of the Indian Reform Party's decision not to take part in the Government's constitutional programme, the possibility of Indians becoming part of the KwaZulu homeland was mooted in Parliament last week.

The suggestion put as a constitutional alterna-

Cape Herald 5/3/83 (107) (158) (204)

IT!

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CORATED

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T SET

SAFETY GATES

By MAUREEN BARNES

STEEL GATES which could have turned Kewtown flats into a fire trap have been ripped out by vandals.

But had they been installed and padlocked as planned, they could have turned the four-storey blocks into infernos if a fire had broken out

There is no other means of escape from the building.

The gates were installed by the Council as an experiment to prevent vagrants and skollies from using the internal staircases of the blocks as hideouts

Two keys

They were to have been locked and each tenant would have been given two keys to open the padlock.

A spokesman for the Cape Town fire department said that the matter does not fall under the department

"It is a building matter which comes under the City Engineer's Department," he said

Mrs Sheila Mulder, acting-director of the Cape Town City Council's housing branch, said this week that the Council's housing committee had decided to erect the gates to try and "protect the residents from hooligans"

"The Council gets many complaints from tenants in the flats who are terrorised by skollies who congregate on the staircases," she said

Problem

"We don't have the same problem in blocks of flats in other areas where the staircases are built on the outsides of the buildings.

"It would, unfortunately, be too costly to modify the Kewtown blocks but we are anxious to try and help the tenants in any way we can.

"The housing committee asked us to try out the idea of the gates, and we thought that three blocks would give a fair cross section of reaction.

"After consultation with tenants in one of the blocks who thought it a good idea — three sets of gates were ordered

"Two sets were delivered and installed last week and were immediately vandalised. They were repaired and again vandalised, so the third set was not installed.

Mrs Mulder said that the plan had been to install the gates, then to consult with each tenant in the three blocks as to ways of operating them

"We were going to give each tenant two keys, but before the gates were padlocked, would have to discuss with them how the new system would operate."

She admitted that the fire hazard had not been taken into account.

"But we were rather worried about the security of the keys, and this was one of the points we were going to raise with the tenants," she said

"We were afraid that hooligans might get hold of a key, lock themselves into a block and terrorise the tenants who could not be rescued easily"

Mrs Mulder said that no further attempt would be made to re-erect the gates until instructions are received from the Council.

Report

"Before any further action is taken we will be submitting a report to the Council's housing committee"

Reliable sources said that the gates were the brainchild of City Councillor Solly Yach, but despite repeated telephone calls, Mr Yach was not available for comment this week.

Several tenants of the flats said that they were not happy about the gates.

"There are many young children who are left alone in their homes — how could you expect them to find padlock keys to get out if there was a fire," said one.

"The gates turned the flats into a prison, and how could we have visitors if they couldn't get in," said another.

Mrs Eulalie Stott, chairman of the Housing Committee has promised to "look into the matter immediately"

"If the gates could not be opened from the inside without a key, they would certainly constitute a fire hazard and would be totally unacceptable," she said

A 'FIRE HAZARD'



Children of residents of the Kewtown flats play around the gates which were vandalised as soon as they were installed.

...ve different race classifications in terms of the Population Registration Act are living at present in the area of Woodstock bordered by Albert Road, Church Street, Victoria Road and Greatmore Street, if so, how many such families are living there?

The MINISTER OF COMMUNITY DEVELOPMENT

The Department is not in possession of the required information

Woodstock: Coloured persons

418 Mr S S VAN DER MERWE asked the Minister of Community Development

How many Coloured persons are at present resident in the area of Woodstock bordered by Albert Road, Church Street, Victoria Road and Greatmore Street in terms of permits issued under the Group Areas Act?

The MINISTER OF COMMUNITY DEVELOPMENT

4 Families

Cape Peninsula: plots

419 Mr S S VAN DER MERWE asked the Minister of Community Development

How many vacant residential plots are available to (a) Whites, (b) Coloureds and (c) Indians in the Cape Peninsula at present?

The MINISTER OF COMMUNITY DEVELOPMENT

- (a) 10 839
- (b) 3 646
- (c) 242

Woodstock: residential land

421 Mr S S VAN DER MERWE asked the Minister of Community Development

(1) Whether any residential land in the area of Woodstock bordered by Albert Road, Church Street, Victoria Road and Greatmore Street was transferred to Coloured persons in the latest specified period of three years for which figures are available, if so how many plots were so transferred,

(2) whether these transfers were effected in terms of (a) permits or (b) exemptions under the Group Areas Act?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) 4
- (2) Yes, 4



X (24) 7/3/83
Western Cape: group areas

Hansard Q. Col. 524-526
413 Mr S S VAN DER MERWE asked the Minister of Community Development:

(a) What is the total area of the group areas for (i) Whites, (ii) Coloureds and (iii) Indians in the Western Cape and (b) how many dwelling units are there in each such group area?

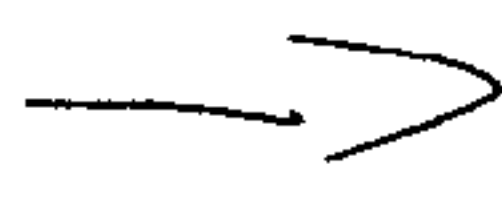
The MINISTER OF COMMUNITY DEVELOPMENT

- (a) (i) 75 213 ha
- (ii) 27 950 ha
- (iii) 763 ha
- (b) the information is not available

Woodstock: race classification

414 Mr S S VAN DER MERWE asked the Minister of Community Development

Whether any families whose members



By JIMMY MATYU

DAMAGE estimated at about R15 000 was caused when fire gutted two houses and seven backyard shacks in the White Location in Port Elizabeth at the weekend.

It is believed the fire was started by a candle left burning on a pressure stove in a backyard shack.

School books and school uniforms of seven children were among the many items destroyed

More than 20 people were left destitute, some having only the clothes they were wearing.

Others, like Miss Gladys Zibi, managed to salvage only a jersey, skirt and pair of shoes.

All have moved in with friends and relatives while rebuilding from scratch

Three fire engines prevented the blaze from spreading to two other nearby homes.

According to Miss Sindiswa Ntshiba, of Block 4-E-3, the fire began at her

20 left destitute after PE homes gutted by blaze

backyard shack She had left a burning candle on a pressure stove which was cooking.

"I was told there was a police van outside looking for a man I was scared of this man, who had threatened to assault me, and ran to the main house While I was hiding in the bedroom I smelt something burning," she said

Miss Ntshiba said she ran out to the backyard and found her shack and others already engulfed in flame

Mr Patrick Jama, of Block 4-E-3, said the fire started while he was listening to the radio

"We heard shouts of 'fire'

and ran to our backyard We found the backyard kitchen ablaze and, as we started fighting the flames and removing some items, another alarm was raised that it had spread to my house," he said

Mr Jama, whose family was left in the clothes they were wearing, ran back and found his house an inferno

"It would have been suicide for anyone to try to save something We stood helplessly and watched," he said

"I would estimate our loss to be about R6 400 We need help now"

Mr Boyce Ntshiba said he had lost "about R4 000"



Mr. Stjepan Mucet, there are only a few dollars of the those dollars left the American products, in other words, the products are already related

Question 2

11

Montgomery

Warning on houses for blacks

CAPE TIMES 8/3/83 124

Staff Reporter

THE executive chairman of the Urban Foundation, Mr Jan Steyn, yesterday warned that the inadequate provision of housing for African people in the Western Cape was a "major cause of instability"

Giving evidence to the economic affairs committee of the President's Council, he called for the 99-year leasehold housing policy for urban blacks to be extended to the Western Cape

'Discriminatory'

However, the 99-year leasehold system was in itself a "discriminatory mechanism" and should only be seen as "an intermediate step towards freehold title access for all Africans" on a national scale

He said there were thousands of "legal" urban Africans permanently settled in the Cape, and thus there was no legitimate reason for their exclusion from the new national housing policy announced in Parliament last week.

The economic affairs committee is currently investigating measures which inhibit the effective functioning of a free-market system in South Africa

Mr Steyn said the coloured labour preference system applied in the Western Cape could be seen to be a direct cause of instability.

The formal proclamation of the Western Cape as a "coloured labour preference area" in 1962, meant there was far stricter control over employment of Africans in the Cape than elsewhere in South Africa

An analysis of the measures showed that the main aim of the policy was to restrict the entry of African labour to the Western Cape so preference could be given to the coloured people

"A result of this process is that since then, little attention has been given to the extension and planning of services for blacks or to the planning and development of social and physical infrastructure of



Mr Jan Steyn

black residential areas in this region"

The provision of houses for Africans in the Western Cape had dropped off sharply since 1966 and the housing shortage has now taken on "serious dimensions".

This was manifested through, for example, the number of squatters in the Cape — a far higher population than in the rest of the country

"An absence of proper planning, inadequate land acquisition and considerations which fly in the face of the economic determinants have created conditions of marked instability in the black urban areas in the Western Cape," he said

Recommendations

He asked the committee to recommend to the government that, with regard to blacks in the Western Cape

- "Urgent attention be given to appropriate planning for housing development,
- "That suitable land be acquired for this purpose as a matter of urgency, and
- "That a housing programme based on the principles contained in our national housing policy be launched as soon as possible".

CAPL Trinks 8/3/83★

The C

Housing plan 'is madness'

124

Staff Reporter

THE Cape Areas Housing Action Committee (Cahac) says it is appalled by the government's announcement that 500 000 State-owned houses are to be sold

In a statement issued yesterday by its general secretary, Mr Trevor Manuel, Cahac said the announcement that "500 000 tenants will be forced to buy the houses they presently rent" was a "sick joke in view of the feelings of tenants about their ability to own homes and the fact that over three million workers are presently unemployed"

The decision was a "clear move by the government to dump all the responsibility for their financial problems into the laps of the workers" Such an attempt in the present economic climate was "absolute madness"

"While we know that a few tenants would like to make use of this opportunity, the vast majority cannot.

"Cahac cannot and will not deny tenants their right But we see a major difference between the demand coming from the people and one being forced down on them.

"We wish to warn the government at this point of the chaos that the implementation of this decision will bring to the country

"The provision of housing is the responsibility of the State and the State must make more finance available for houses These responsibilities cannot be wished away"

Money Supply
Monetary Policy of the Reserve Bank
5 methods
Monopoly Banks

Diamond of a self-help housing idea

R211 (124) ~~318~~
9/3/83

(124)
9/3/83

LOANS of 90%, in the form of building materials, at 9% interest. that is what people who cannot afford to borrow at the outset from building societies and banks will be able to borrow from local authorities and administration boards to house themselves through self-help projects

How does this work in practice? A pilot scheme, which is likely to be adopted in coloured and black townships elsewhere, has been started in Kimberley

It is based on the self-help scheme pioneered by the Urban Foundation at Kutsong in the W Transvaal

HOMEFRONT talked to Mr Martin Kruger, chief director of the N Cape Administration Board (NCAB)

NCAB's self-help scheme has been launched in Galeshewe and is aimed at rehousing the shackdwellers from the "horrible" Old No 2 Section, which dates from the diamond digging days and is to be replanned

Since the scheme started last October, 48 houses have been completed, 108 families are currently involved and another 1 000 are on the waiting list

Because they are using their own labour and bulk-bought material, these self-builders get a R9 000 township house for little more than R3 000

The same house would cost R25 000 to build in a white suburb in Kimberley

"We go to the individual shackdweller and discuss with him the possibility of building for himself if we lend him the materials," Mr Kruger said

"If he is interested, we look at his finances. He must deposit at least R200. Otherwise, we encourage him to start a savings account

The R200 is used towards administration fees. Any surplus is returned to the participant in the form of extra material, such as bathroom tiles. The average (90%) loan required is R3 000

To repay that amount, plus services, the participant will need to earn about R300 a month. The interest rate is 9%

NCAB, which borrows the money from the Government at the same rate of interest, issues the loans in the form of building materials, which they buy in bulk and by tender to cut costs

Then the participant, and



By LIN MENGE

his wife, must play the "housing game"

"We have a housing model, about one metre square, and on that we can 'build' houses and instal furniture," said Mr Kruger.

"We first 'build' his shack for him and then draw it in squares on paper, to help him judge dimensions on a plan"

Next, the house the couple say they want is built on the model, and demolished. They must then build it themselves

Thus they do, forgetting doors and passages, but they get it right in the end. Then the costs are worked out per square metre

The model is designed in such a way that, if the desired house is too expensive, a room can be removed to reduce costs and added on when the owner can afford it. Doors, roofs and large and small windows are standardised for quick costing

Once the plan is finalised, a start is made on the site

"We peg out the foundation, he digs it, we mix the concrete and put in the foundation and draw up the first couple of corners so he can fill in the walls

"He takes down his old shanty and erects it on the new site and lives there so that he can look after his materials. When the house is finished he must break down the shanty.

"We give people six months to build, but we haven't enforced this yet because a mixture of self-build and private contracting has developed

"People who have acquired experience of doing ceilings or plastering now contract to do it for others"

Mr Kruger said NCAB was negotiating with building societies for bonds

Participants have to agree to take out bonds on 99-year leasehold as soon as they are able, so that their loans can be transferred to the building society, thus freeing money for others

Stands, all serviced for indoor water and sewerage, are separately charged when he takes leasehold. Electrification is under way

Building materials are issued in stages, following inspections. These are strict, to meet building society specifications

A. H. WILSON

Rehousing plan ⁽¹²⁴⁾ during redevelopment

Cape Times Municipal Reporter 10/3/83

WALMER Estate residents affected by the area's redevelopment plan will be temporarily rehoused and given the chance to move back to their original homes.

This assurance was given to the City Council at a meeting with Department of Community Development officials after allegations of harassment of residents.

A report before the Town Planning Committee yesterday said it had been agreed that residents would be rehoused within the suburb. Some would eventually be relocated outside the area, but only at their own choice.

In order to disrupt the community as little as possible, the department intended rebuilding and renovating the area by about six dwellings at a time. The possibility of renovating the existing commercial building on the corner of Coronation and Chester roads for temporary housing would be investigated.

Development of the complex of homes for the aged in Chester Road would be started as a matter of urgency to allow temporary housing during renovation.

The proposed road closures along Victoria Road would only be implemented once the road link between Pine Road and Beyers Road had been constructed.

Clamp on KTC scheme details

ARBUS 10/3/83
124
Staff Reporter

THE Department of Co-operation and Development in the Western Cape has put a clamp on details of the 2 500-site self-build scheme at KTC announced by the Government three weeks ago

The Chief Commissioner of the department, Mr Timo Bezuidenhoud, said yesterday that all he could say at this stage was that "the whole matter of accommodation is being discussed at a very high level"

Inquiries to the Administration Board regarding KTC were all referred to Mr Bezuidenhoud

The Minister of Co-operation and Development, Dr Piet Koornhof, announced in Parliament three weeks ago that 2 500 sites would be made available at KTC for a self-build scheme

His announcement came after violence erupted at the site when board workers, supported by police, demolished about 1 000 makeshift shelters

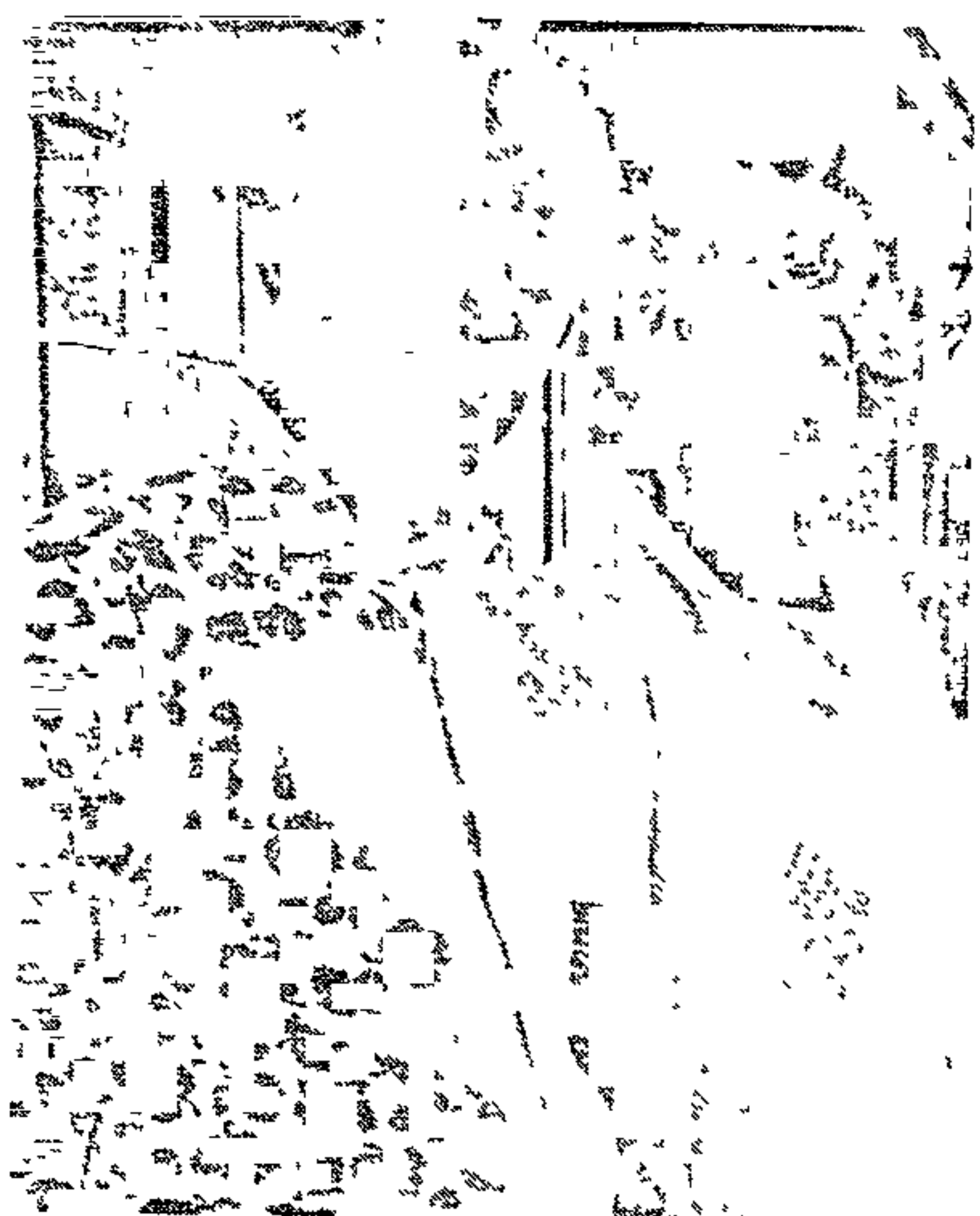
Since then, the shelters of people remaining on the site have repeatedly been torn down and the materials burnt. Police and Administration Board officials again raided the camp yesterday

As bulldozers move in, families ask . . .

Where do we go to from here?

Cape Herald 12/3/83

124



● Mr Francois du Plooy and his wife Wilhelmina outside their Sarepta home which is to be demolished after 20 years to make way for a new housing scheme.

"WHAT will happen to our teacher if her house is demolished? And where will we find someone else to teach us?"

These questions are being asked by about 35 small children who daily attend madressa classes at the house of Mrs Moumeen Britow, 66, of Sarepta Way, Kuilsriver

Mrs Britow's house is one of two which will have to make way for a new township planned by the Kuils River municipality

The families were given notice to leave the houses before the end of last year, but they have been staying on in the hope of a reprieve. But they realised their hopes were dying when the council did not accept their last rent payments

40 YEARS

"I have lived here for more than 40 years and I don't want to move now. Where do they want me to go?" asked the energetic old woman who has developed a hatred for the bulldozers which will eventually come to run down her house. Already roads are being laid all around her house for the

planned 82 houses to be built on the site

"On Tuesday they came to break down my house," Mrs Britow told Cape Herald last week

"I fetched my bible and asked the man if he would demolish a house where whole families were living. The man left without doing anything"

Mrs Britow a well-known figure in Sarepta, said she "lived for the community"

SERVICE

"I have always believed that my people come first. I have spent my life helping others. This madressa, for which I don't get a cent, is part of my service to the community," she said

A few metres away from the Britow house, the Du Plooy family faces the same problem

Their son Stewart on Thursday made a last desperate appeal for the 17-member family to stay on longer

"The magistrate told me there was no way he

could help me. He said the municipality had the legal rights to demolish the house whenever they wanted to," he said afterwards

SQUATTERS

"Where do we go now?" asked his father, Mr Francois du Plooy. "We have lived in this house for almost 20 years. Do they want us to become squatters?"

Mr du Plooy said the plots on which his house was built, had belonged to the Department of Community Development. It had been taken over by the local council

The secretary of the Kuilsriver municipality, Mr J W Terblanche said the houses would be demolished to make way for the new scheme

"We would have renovated the houses if it was worthwhile. We will be humane with the people, but we can't promise that we will provide alternative accommodation," he said



● Mrs Moumeen Britow with some of her madressa pupils outside her house which is to be demolished.

HOMES FOR SALE PLAN

Cape Herald 12/3/83 ~~124~~ 124

SLAMMED

THE vast majority of tenants would NOT be able to buy the homes they presently rent and would be forced to pay high rents when the Government's latest housing plan comes into effect.

This was the reaction from the two biggest organisations dealing with housing in the Western Cape, the Cape Town City Council and the umbrella civic body, the

Cape Areas Housing Action Committee (CA-HAC), to the Government's announcement that 500 000 state-owned houses would be sold by July

The announcement was made last week by the Minister of Co-operation and Development, Dr Piet Koornhof, the Minister of Community Development, Mr Pen Kotze, and the Minister of Education and Training, Mr Dama Steyn

The Ministers warned tenants who did not buy their houses within one year from July, that they could face major rent increases

APPALLED

A Cahac statement said they were "appalled" at the Government's announcement

"The announcement reads like a sick joke in view of the feelings of tenants about their ability to own homes and the fact that more than three million workers are presently unemployed, with more to follow

"This decision is a very clear move by the Government to dump all responsibility for their financial problems into the laps of the workers

"Firstly, they hope to relieve themselves of the burden of maintenance

By RYLAND FISHER

move to ensure 'stability'

"It is clear that that the State needs such 'stability' to force their constitutional proposals down our throats

"However, to suggest that such stability could be obtained either by denying State responsibility for the provision of housing or by holding a gun to the heads of tenants, is in itself a major contradiction

"We know that a few tenants would wish to make use of this opportunity, but the vast majority cannot. Cahac cannot, and will not, deny tenants this right, but we see a major difference between the demand coming from the people and one being forced down on them

"We wish to warn the Government at this point

of the chaos that the implementation of this decision will bring throughout the country

"We emphasize our earlier demand that the provision of housing is the responsibility of the State and that the State should make more money available for housing. These responsibilities cannot be wished away"

Mrs Eulalie Stott, chairperson of the City

Council's Housing Committee said the majority of low wage earners would never have a house until they build themselves, which they could not afford

DECISION

She said the Government's decision was the "death knell" to cheap housing

"This is the most short-sighted policy to adopt when so many people have low incomes. There is no intention of providing enough money for housing for the tens of thousands in need," she said

TREBLE

"Secondly, they hope to treble their income from housing by absorbing the full rentals into their own coffers (Presently they receive about a third of what people pay)

"Thirdly, they hope to improve the consumer market by way of the purchases tenants will be forced to make when they need materials for maintenance. Such an attempt in the present economic conditions is absolute madness

"The Government also threatens tenants that they will suffer major rent increases if they do not accept the State's decision and makes reference to the need for this

Home buyers refuse to sign contracts

124 E. Post 12/3/83

By WAYNE ASHER

PEOPLE in Booysen Park, who have waited years to buy homes of their own, are refusing to sign deed of sale contracts

They say they are not being given a chance to study the contracts properly and are dissatisfied with workmanship

They claim the department will not allow them to take the contracts home and they are being asked to sign for the houses *voetstoots*

Mr Mick Molyneaux, director of housing in Port Elizabeth, said "They have bought the houses and they must sign"

He said he had referred the matter to the Northern Areas Management Committee and he hoped a meeting between various parties could be arranged soon

Mr A Bosman, chairman of the Booysen Park Civic and Ratepayers Organisation, told Weekend Post the

first 150 of the 600-plus homeowners in the suburb were supposed to start signing the contracts at the housing department offices last Saturday

"The department opened its offices especially in the morning and asked 150 people to come in

"But only about 25 residents went in And when some wanted to take the contracts home to study them, officials refused point blank to let the contracts out of the building

"We don't have time to study the contracts properly — how can we sign them?"

"Besides, there are certain basics with which we disagree

"The houses are being sold 'as is', or *voetstoots* as the contract says In other words there is no warranty on what we are getting

"And there are already many complaints about the way the houses have been built"

Mr Bosman said floors

were uneven, doors were not fitted properly and walls and roof tiles were cracking

"They are also unhappy with the fact that the housing department has refused to repay their R300 deposits on the houses until they have signed the contracts"

He said the people of Booysen Park were facing a dilemma

"On the one hand they are reluctant to sign the contracts because of the reasons I have stated But on the other hand these people are afraid of losing their houses Up to now they have been sharing houses with other families"

Mr Bosman said Booysen Park Civic and Ratepayers' Organisation members were working directly with the housing department

"We have nothing to do with the Northern Areas Management Committee These people claim to represent us, but they don't really know what's going on in the community"

Avenues for housing expansion

124
E Post
12/3/83

INADEQUATE housing is without doubt one of the most crucial problems confronting businessmen in Port Elizabeth today. Short-term profits cannot be guaranteed in the long run if the situation is not improved.

Under the circumstances a group of PE businessmen has launched a non-profit-making company to provide an effective avenue in which the private sector can participate in solving the problem of housing.

The company, Urban Villages Incorporated, is currently negotiating "a number of important housing avenues", including

- Housing on serviced land acquired by Urban Villages in the prime township of Cleary Estate (Bethelsdorp, Extension 10)

- A large-scale housing project of 3 120 units at Kwadwesi "which is being negotiated with the strong support of the East Cape Administration Board and the local Community Council and which has already received approval in principle from the Minister of Co-operation and Development, Dr Piet Koornhof".

Mr Derek Cleary, former director of housing for the Port Elizabeth Municipality, is the general manager of the new company (which was established at offices in Brister House, Main



By Louis Beckerling
Business Editor

Street, Port Elizabeth, on November 1 last year)

According to the company chairman, Mr Pat Watson, Urban Villages has now secured "adequate operating revenue to enable it to expand its development programme" and is making its expertise available to companies wishing to establish housing for their employees — white or black

"We have the expertise in housing and we're offering to remove this burden from the shoulders of motor companies, textile companies, and the rest. Their job is to make cars and cloth, not put up houses, and we're offering them the opportunity of getting on with their

business while we put up houses."

There are several ways in which businessmen can participate in the Urban Villages' initiative, says Mr Watson

- They may purchase the ground on which the proposed house or cluster of houses is to be developed

- They may provide the finance for the installation of services

- They may provide collateral security by way of building society investments, in order that their employees can be granted bonds

Mr Cleary emphasised that Urban Villages was an association incorporated not for gain but with the object of "providing and promoting amenities, community services and facilities for all race groups, particularly in the Eastern Cape"

As such, a number of benefits were offered by Urban Villages

Such a utility company "does not take advantage of boom demand conditions which occur with regular frequency. By maintaining a constant price structure or formula for their homes this approach is of significant importance to buyers, particularly during the past few years of great demand"

As an approved utility company Urban Villages is

exempt from payment of income tax and this saving is passed on to the home purchaser

By operating as a continuous or on-going organisation the wasted costs of a 'stop-go' policy are avoided

"This approach can only be adopted if a large-scale development is undertaken over a fairly long period and the reduction in cost is also passed on to the purchaser

"Since a utility company has a large element of freedom of action it can experiment in the field of housing and town planning which ordinarily would not be the case

"Garden cities in Cape Town, for example, introduced the concept of grouped housing, the zero building line, life-cycle housing and a new approach to high density housing in South Africa with the fullest support and encouragement of the authorities concerned"

As directors are unpaid and have no direct financial interest in the company and there are no shareholders' dividends to pay, the company's activities are not directed at optimum profit realisation

Instead the ability to improve amenities and raise the quality of life becomes the overriding consideration

try again.
(24) C. Wines 11/3/87

A STATISTICAL item on
eviction notices con-
tained in a Divisional
Council housing agenda
last week gives some in-
sight into the current
housing problems

In 1982, 50 853 "eject-
ment" notices were
served on tenants in
council housing estates
Just over 31 000 final no-
tices were served, with
409 actual evictions.
About 750 people vacated
their homes without
notice (obviously without
paying their due bills)

The figures point to two
related factors — the in-
creasing financial
squeeze on tenants who
are finding it hard to
keep up with their rents,
and the fact that many
wait until the last mo-
ment (when final notices
are served) to pay up

I also know that local
housing authorities in the
Peninsula show admira-
ble restraint when it
comes to actually forcing
out people who are in ar-
rears

□ □ □



By SHIRLEY PRESSLY

THE dilapidated municipal house in Military Road in which Mrs Alice Lehmann lives has not had maintenance work done on it for almost a decade

That is if one discounts minor electrical repairs and some essential plumbing done because the bathroom floor had warped so badly the pipes twisted.

A gaping crack spans almost the entire length of the front room wall

There are also structural cracks inside the house

Paintwork is peeling off the ceilings

Mrs Lehmann's plight was spotlighted by the Port Elizabeth Child Welfare Society

A divorcee, she lives with her 11 year-old son, Paul, who is mentally handicapped

The back garden is very small and bounded by a sheer cliff Mrs Lehmann has a washline strung half-way up the cliff and has to climb to get there

The low-lying property is prone to flooding

Because drainage is poor, water seeps through the kitchen door and down the passage in heavy downpours

The guttering at the back of the house — above the kitchen door — was ripped down by Mrs Lehmann because it was completely rusted and had begun to fall

This has compounded the drainage problem

Water gathers in stagnant pools which she clears by hand

She does so because Paul enjoys playing in the water. Mrs Lehmann believes it could be a source of disease.

Why does Mrs Lehmann

A decade without maintenance for decrepit PE municipal home

continue living there?

She claims she has little choice, her rental being R64 a month

Her income is the maintenance she receives from her ex-husband and what she gets from a single care grant

She cannot work because she does not believe she can leave Paul in the care of a domestic worker

Mrs Lehmann, who admits that she is feeling the strain of looking after her child, has been trying since 11 days after his birth to get Paul admitted to an institution

He is affectionate, but demanding

The social worker in charge of the case has submitted a report to the Department of Health and Welfare strongly recommending that Paul be committed to a training centre

Mrs Lehmann said she was first told that Paul could be admitted when he was seven years old. Soon after his seventh birthday she was told that the centre could not take him any more

She had been trying without success since then to get him admitted to a training centre

Electrical wiring in the house also does not appear to be up to standard. A length of plastic coated electrical wire is fed from the main electrical board in the passage through to a light switch on the wall of a

nearby bedroom which is occupied by Paul

It is easy for Paul, an inquisitive child who likes to touch everything, to pull the wire out of the light switch

This wire was strung up by an electrician from the municipality more than a year ago who said at the time that "it was only temporary"

The lights in the passage and on the front verandah do not work

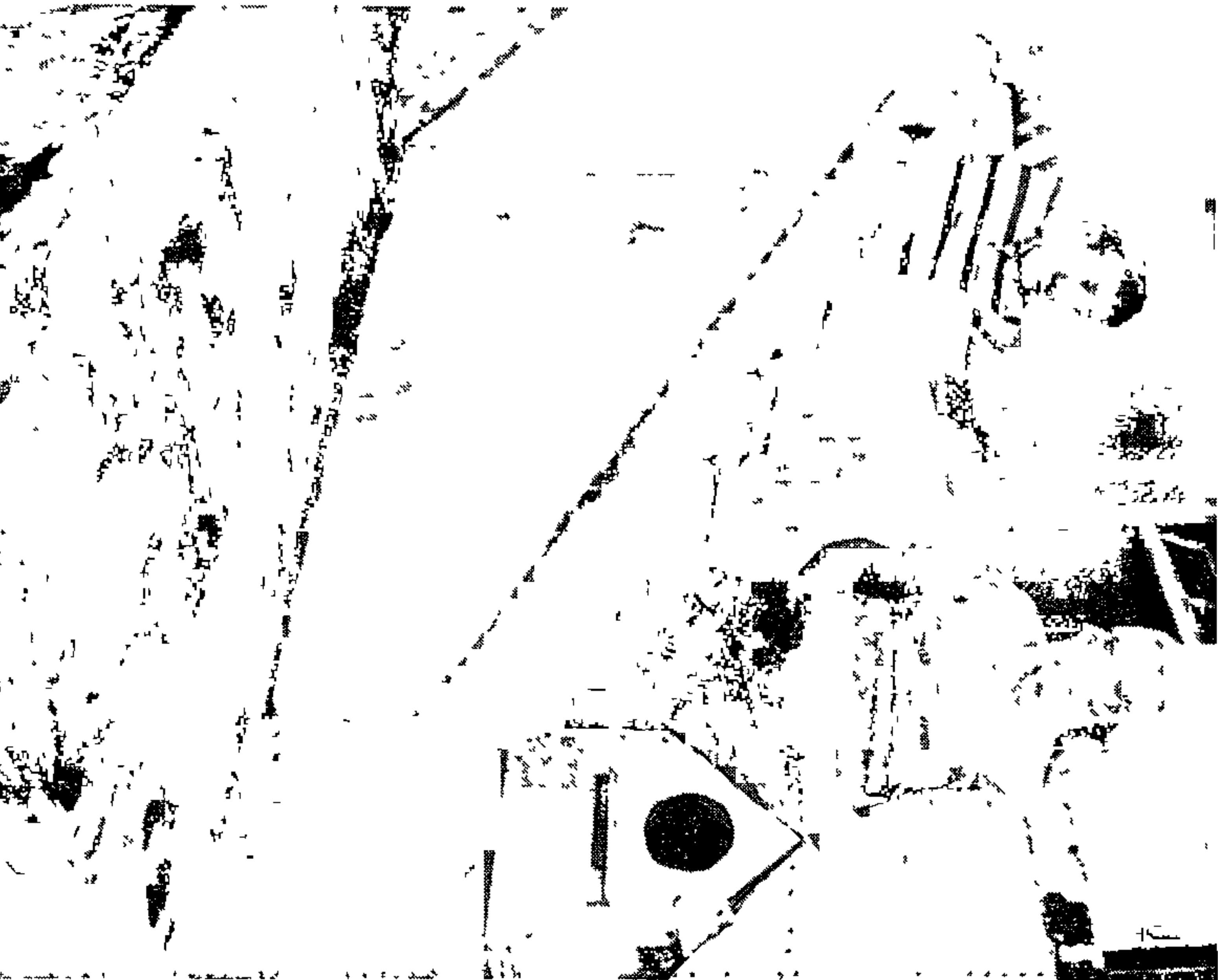
The Director of Housing for the Port Elizabeth Municipality, Mr M F Molyneux, said the property was an expropriated property and tenants were expected to carry out their own maintenance — that was why they paid such low rentals

The tenants were responsible for all repairs other than repairs caused by structural defects. The municipality would attend to structural defects

Mr Molyneux said he would send a maintenance inspector to compile a report. But the municipality would not spend any money on repairs because the property is one of those due to be auctioned

Mr Molyneux could not say when it would come under the hammer.

He said the housing department would try and assist Mrs Lehmann to find alternative accommodation if she applied to the department personally.



Mrs ALICE LEHMANN and her son, PAUL, 11, outside their municipal house, which is in a state of disrepair

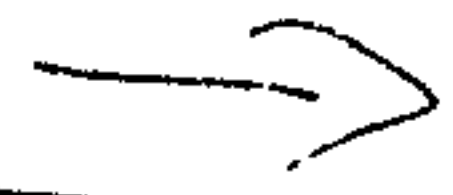
Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

(124) Hansard
 Walmer Township
 329 Mr A SAVAGE asked the Minister
 of Co-operation and Development
 14/3/83
 Q 647 - 644

What amount was spent in respect of the Walmer Township, Port Elizabeth on (a) items of a capital nature and (b) the maintenance of (i) housing and (ii) other buildings in 1981 and 1982 respectively?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

	1980/81	1981/82
(a) Capital		
Compensation property		
Improvement overhead electricity mains	0	R 945
Improvement Victory Hall	0	R 136
(b) Maintenance	0	R1 232
(i) Housing		
— Buildings	R3 678	R4 113
— Electricity	R 347	R1 879
— Plumbing	R 663	R1 200



643

MONDAY, 14 MARCH 1983

644

(ii) Other buildings

— Victory Hall	R 402	R 337
— Offices	0	R 194
— Bottle Store	R 345	R 29
— Walmer Higher Primary School	R 78	0
— Walmer Crèche	R 34	0

man is SA visa

Government turned down
Horau, the former
in the Seychelles, to
attend his niece's
campaigning against the
Rene in the Seychelles,
last year when Pretoria
exiles
and made a request two
to the Republic to attend
of the Assumption in
the Department of the
President James
to topple the Govern-
in the abortive attempt
the Seychelles Gov-

Post Reporter

OLD MUTUAL is to make R16 million available for housing and improvements to services in various black and coloured townships in the Eastern Cape

It will be invested at market rates in stock of the National Housing Commission

The commission would make the money available to the Eastern Cape Administration Board for specific projects

The loan will provide people in both the higher and lower income groups with an opportunity to acquire home ownership with a choice of design

Provision will also be made for self-help building programmes in many districts in the Eastern Cape

The financial and administrative director of the Urban Foundation, Mr Tony Van Ryneveld said he was

R16 million East Cape housing plan

124 E Post 14/3/83

especially pleased at this development in the Eastern Cape where it is sorely needed

The idea of the package programme had originated with The Urban Foundation which had also played a major catalytic role in bringing together the ECAB, community representatives and an organisation called Urban Villages

Old Mutual's managing director, Mr Frans Davin,

said the development would ease the critical housing shortage. It was also an affirmation of free enterprise

Private entrepreneurs would be permitted to become involved in aspects of the scheme

The loan has been welcomed by ECAB's director, Mr Louis Koch. Most of the 74 townships under ECAB's jurisdiction were seriously overcrowded, he said

The intention was to
● Spend R8 million on the provision of services and houses in Kwadwesi in PE

● Provide approach services at a cost of R4 million for Motherwell in PE

● Provide basic services for low technology self-help housing projects to be developed in 19 black townships in the Eastern Cape at a cost of R3 million

"This is a highly commendable gesture from private enterprise which should pave the way for other companies to follow" he said

The chairman of the Port Elizabeth Community Council, Mr W Maku, said he was delighted with the news that the transaction had been concluded and would thus greatly contribute to the improvement of the housing situation, one of the main concerns of his council

ath, violence r weekend

SSLY
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el Henn said Mrs Windvogel, 23, who near the Wedgwood Club, was wounded stomach by a 45 bullet walking behind A group of 22 were taking part in a shooting competition at the range
Windvogel was taken to ambulance to the Stone Hospital where she was removed by the section. It died afterwards. Her condition satisfactory
Port Elizabeth murder robbery squad has an attempted murder Police are also

PE has new children's library



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(124) C-Times
15/3/83
**Chamber wary
of house sell-off**

Municipal Reporter

THE Government's crash home-ownership programme would lead to increased demand for rented accommodation — a situation which would have to be carefully monitored and satisfied to avoid squatting, the Cape Town Chamber of Commerce said in its latest newsletter.

In a front-page editorial, "In the cause of home-ownership", the Chamber said that important account of the need for adequate rental accommodation would have to be taken.

While it strongly supported the principle of home-ownership and welcomed the decision to sell off 500 000 State-owned houses to lower-income earners of all races, the Chamber said the scheme would not solve the housing crisis.

Before the private sector could become more involved in assisting employees to buy homes, employers and purchasers would have to be assured that the asking prices were reasonable.

The scheme would be placed in jeopardy if the monthly loan interest and redemption charges were much higher than current rental payments.

The government's decision to sell the houses also raised the question of the blacks' position in the Western Cape.

The Chamber believed they too should be granted the right to buy their own homes on the same terms and conditions elsewhere in the country.

A critical housing shortage existed in the Peninsula and many blacks with the right to live there permanently were forced to live in crowded rented accommodation.

Although the new Crossroads housing provided a measure of relief, it fell far short of what was needed. The recent offer of 2 500 sites at the KTC camp for a controlled self-build scheme was "meaningless" without a secure basis of tenure.

"Who in his right mind would spend his money, time and effort building a house for his family on land that is not his?"

R16m

boost to black housing

Staff Reporter

THE URBAN Foundation has succeeded in gaining an additional R16-million injection into National Housing Commission funds earmarked for blacks.

Announcing the deal in the City yesterday, the managing director of Old Mutual, which is providing the funds, Mr Frans Davin, and the foundation's administrative director, Mr Tony van Rynveld, said the loan would be used for housing and improvements to services in various black and coloured townships in the Eastern Cape.

Interest rates

It is the third loan of its type in recent months. The insurance giant is to make the funds available at market interest rates to the commission, which will in turn provide subsidized money to the Eastern Cape Administration Board for specific projects in the region.

Various home designs are to be offered to both higher and lower income groups and provision is also to be made for self-help building programmes.

Sanlam and the Soweto Council have previously provided similar funds and the Old Mutual contribution now takes the total made available since last October to more than R43-million.

Given the immensity of the country's black housing needs, the loans so far are regarded as a "drop in the ocean", but the entry of private enterprise into the field is seen as having far-reaching growth implications.

Sanlam has intimated that it would be prepared to follow up its R15-million contribution last year if others agreed to participate in the scheme in a process which should see a significant swing from the current position where the government shoulders about 90 per cent of the black housing finance burden.

In contrast, the State provides only about 10 percent of the funds for white housing over interest rates has hampered the flow of private sector funds to the National Housing Commission, but this stumbling block is being overcome, according to the manager of Urban Foundation, Mr Chris Du Plessis.

Loan ¹²⁴ could ~~20~~ spell ^{E. Post} jobs for ^{15/3/83} E Cape

Post Reporter

THE building of housing projects and improvements to services which will follow the granting of a R16-million loan to the National Housing Commission by Old Mutual, are likely to create hundreds of jobs in the Eastern Cape

The president of the Master Builders' Association, Mr Des Masters, said that while unemployment was not a pressing problem in the building industry, an injection of cash into building projects would stimulate employment

Long-term building contracts would also afford builders the opportunity of training staff on the sites

About R8 million of the Old Mutual loan would be spent on providing services and houses in Kwadesi. The utility company, Urban Villages, would spend R6,5 million on internal services and houses here

About R4 million would be spent on approach services for Motherwell, and R3 million on providing services for self-help housing projects in 19 black townships in the Eastern Province

Urban Villages' general manager, Mr Derrick Cleary, said today the East Cape Administration Board (Ecab) — to which the money would be made available by the Housing Commission — would still have to ascertain the terms of the loan

He could not say whether the money had been deposited or not

Mr Cleary said he knew of three very successful self-help projects — at Constantia in Kroonstad, at Kutsong in Cartonville, and at Sebokeng in the Eastern Transvaal — from which ideas could be obtained

No one from Ecab was available to comment

Council releases homes for sale at a discount

124

E. Post

15/4/83

By STEPHEN ROWLES

THE Port Elizabeth City Council has decided to release houses in McLeanville, Kensington, Ferguson and Forest Hill for sale in terms of a discounted sales scheme designed to make available 80% of council houses for private ownership

The scheme was announced earlier this year by the Minister of Community Development, Mr S F Kotze

Houses in the sub-economic areas of Valley Road, Hoy Township and Lea Place will be retained as rented properties by the council

This was decided yesterday by the council's Community Services Committee after it had considered a report on the implementation of the scheme by the Director of Housing, Mr Mick Molyneux

The chairman of the committee, Mr Ben Olivier, said today the houses would not be put up for sale immediately.

"The council will have to overcome problems such as water and sewage connections, and some houses will have to be individually surveyed," he said

The committee decided no flats would be sold at this stage and houses sold in the northern areas would depend on the recommendations of the Northern Areas Management Committee.

(124) C. Times 16/3/83
State tenants 'can't afford to buy houses'

Municipal Reporter

THE majority of tenants in Peninsula housing estates could not afford to buy their homes, the residents association for four townships said yesterday.

The secretary of the association which officially represents Bokmakierie, Bridgetown, Silvertown, and Kewtown, Mr L Kannemeyer, yesterday condemned the government's new home-ownership scheme in which 500 000 state-owned houses are to be sold

The government was forcing tenants to buy the houses by threatening to drastically increase rents
The majority of tenants

could barely afford the present high rents

The association called for united action to protect the living standards of residents from the government's attempt to "divide and exploit"

● A City Council pilot home-ownership scheme in Hanover Park and Heideveld is faring badly

Only 33 out of 325 houses have been bought by tenants over the first six months since the scheme was announced

Nearly 70 percent of the tenants have shown no interest in buying the houses which are priced between R7 500 and R14 500

*Missing the
credibility point*

Private Information

*Information Implications
Market Implications
~~Implications~~*

tenants

RENTAL BOARD, SEPTEMBER 10, 1968

No-win dilemma for property owners,

● From Page 1

viewed claimed the Rent Board had "no teeth" and did not serve the interests of either the tenant or the landlord.

Mrs Daisy Strydom, of Barry Street, occupies a neat, semi-detached house with an inside toilet. Her husband put the toilet inside their bathroom and the house is neatly painted although there are visible signs of damp.

When they moved into the house 19 years ago there was not even a tap in the kitchen. All the interior repairs have been done by themselves.

Her husband has also

erected a neat fence and knocked down the wall of the front verandah which was crumbling.

Their home is comfortable and very neat — but only because they have done the work themselves — and they pay R5 a month more than their neighbours.

Mrs Strydom said it was a struggle to get the owners to do any repairs to the property.

But she had no real complaints because the rent was reasonable.

Mrs H van Greunen lives

in another house belonging to Florida Enterprises in Sidwell with her husband and brother. She pays R90 a month. She showed me how water had leaked from the ceiling down the flex on to the shade of an overhead light in the main bedroom. The shade was discoloured brown by the water.

She said she had complained to the agent and a workman had been sent to fix the leak but she had not yet been able to tell if the repairs were effective because it had not

rained since.

She said they were prepared to spend money painting and improving the house but balked at painting the exterior. They were prepared to paint the outside themselves if the owners provided the paint. But they had been told the owners "could not afford it".

Her neighbour, who did not want to be identified, said he was prepared to fix up the interior if the owners did something about the exterior. But he was not prepared to waste his money if

the owners were not prepared to spend any money.

A property owner in Sidwell, who telephoned the Evening Post but was not prepared to give his name, said the Rent Board was inhibiting maintenance and improvements to homes in Sidwell by their uneconomic rental determinations.

He had been receiving rentals of R34,75 for houses in Sidwell with no bathroom or hot water. After adding bathrooms he received rentals of R60 and

R55. It was not an economic proposition to let these houses at those rentals.

He had sold his properties and now owned only two two-bedroomed homes for which he received a rental of R96,75 and R112.

He said he had been surprised to read that people paid R100 and R120 a month for a room in a house in Sidwell. "I don't even receive that for a house in the area. It appears that some tenants are making money by exploiting others," he said.

Another landlord claimed that some shacks in the backyards of houses in Sidwell had been declared uninhabitable by the Rent Board but the tenants accommodated out-of-work relatives in these shacks in contravention of the landlord's instructions.

A spokesman for the Department of Community Development pointed out that he had several three-bedroomed flats available in Algoa Park. The rentals were determined on a sliding scale for incomes rang-

ing from R150 to R650.

But people who earned less than R150 were not excluded from these flats. Their applications would be considered on merit.

Port Elizabeth's City Electrical Engineer, Mr Charles Adams, said the onus was on the owner of the house to ensure the safe use of electrical equipment.

He said the council's responsibility ended at the metering point and that they had no responsibility for inspecting houses.

"We only inspect houses when requested to do so by tenants," he said.

The chairman of the Port Elizabeth City Council's Utilities Committee, Mr J K "Boet" Erasmus, said people had been overloading plugs for years.

He said the practice could not be stopped because periodic searches were not conducted.

"Nothing is done unless really bad conditions are brought to the council's attention or if there is a fatality," he said.



A group of student squatters at the University of the Western Cape discuss demands they are presenting to the university authorities for a greater say in the running of their hostels. Behind them is one of the tents they erected to house between 70 and 80 homeless students.

124 BWP
C. Times
16/3/83

70 homeless students erect tents at UWC

Staff Reporter

A MINI squatter camp has sprung up at the University of the Western Cape (UWC) as between 70 and 80 homeless students unable to find space in overcrowded hostels resorted to tents yesterday as an alternative form of accommodation.

Four tents were erected next to the hostel at midnight on Monday and six more were expected to go up last night.

'Needs not met'

"We will not move until our demands are met. They will have to call the army to take us away," one student said.

The Rector of UWC, Professor Richard van der Ross, said last night that no action would be taken against the students. "The tents are a reminder to us that there are still students whose accommodation needs have not been met and we will keep working to satisfy those needs," he said.

There has been an ongoing accommodation problem at UWC and students have been squatting in the rooms of friends.

Hostel matrons have conducted dawn "raids" to evict squatters and members of the committee representing the squatters have allegedly been threatened with expulsion.

Dr Van Der Ross denied the expulsion threat, but said the matrons "probably regard it as part of their duty to see if

there are people illegally in the rooms."

A spokesman for the students, Mr L Hine, said "The hostel committees and the Students' Representative Council are not interested in adventurously creating a climate of conflict — we are interested in a stable academic community.

"But the administration is forcing us to take this stand because of their intransigence in not allowing homeless students to squat in the hostels."

The students demanded that the hostel committees be autonomous and that they be free from interference from the administration in their decisions and their activities.

'Too left-wing'

They said this demand was directly related to the banning by Professor Van der Ross of the hostel committees' orientation week programme for first-year students because it was "too left-wing."

Professor Van Der Ross said this claim was "ridiculous." He had banned the programme "not because it was too left-wing, but because of very unpleasant happenings behind closed doors."

However, the students said the rector had used the excuse of isolated acts of violence, which had been condemned by the SRC and the hostel committees, to clamp down on the programme because of its political content.

the helicopter
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 back and pelvis,
 s Marian Van
 f, 32, also of
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Friends

Quinton, who
 ed to save the
 man from the
 then ran for
 utenant Ken
 he helicopter pi-

group voyage

Staff Reporter

A FLEET of five Cape-based cruising yachts leaves Table Bay on Saturday for a group voyage to the island of St Helena and back. The round trip — more than 4 000 miles — will probably take the leaders about six weeks, inclusive of a week on the island.

When the cruise was originally planned, about a year ago, more than 40 Cape yacht owners expressed an interest in joining the cruise. Many of them, who sailed smaller yachts, planned to return on the island supply ship, the St Helena, and some intended to have their boats shipped home as deck cargo.

The ship was, however, commandeered for service in the Falkland Islands during last year's emergency, limiting entrants to those able to complete the return trip, and the number of yachts taking part in the cruise dropped to five.

The fleet will consist of two large craft, Imberhorne and Xanthe, (both yachts are about 16 m long), the 14,5 m Dios Amigos, and two 14 m boats, Meander and Video 1.

Pelagic fish inquiry

Political Correspondent

THE scientific committee of inquiry on pelagic fish has asked interested parties to make submissions to it or to give evidence.

Interested parties can obtain details of the commission's terms of reference from Dr R Crawford or Mr P Shelton at the Department of Sea Fisheries, Private Bag X2, Roggebaai, 8012 (telephone number Cape Town 211480). Dr Alant can be contacted at 458311 or the House of Assembly, P O Box 15, Cape Town, 8000.

Rifleman killed

PRETORIA — Rifleman Andrew Matthews Smit, 18, has died in a landmine explosion in the operational area, SADF headquarters in Pretoria has announced.

He is survived by his father Mr M J Smit of 53 Amethyst Drive, Sunnyside, Newcastle and his mother Mrs S J Broad of 82 Woodland Way, Torpoint East, England — Sapa

Housing bonds 'within days'

(24) AR6WS
 16/3/83

By TOM HOOD
 Property Editor

FOR the first time in 18 months building societies can now give loans to house buyers within days.

"If a building society cannot give you a loan within two months try another society," says the president of the Association of Building Societies, Mr Peter Richardson.

The societies' funds have improved dramatically since November and now the only factors governing applications for mortgages are the quality of the house and the qualifications of the borrower.

CHECK

A check on Cape Town offices shows building societies have enough mortgage money to be able to grant a bond within two or three weeks.

One man needing a R90 000 bond to buy a house in Constantia had the cash in nine days.

In line with the improvement in fund availability, demand for property is strong.

Building societies advanced R2 800-million in

the past 10 months, an increase of R800-million on the corresponding period ending in February last year.

That represented 94 000 houses against 78 000 houses previously.

In the past 10 months R668-million was given by societies for the construction of new houses a figure that represents 20 000 new houses.

In past recessions, the building industry fell away and lost manpower, Mr Richardson said in Cape Town yesterday. But this time it had not happened.

"We have supported the building industry in trying to keep it together. When the next building boom comes the industry will be in better shape to cope with it."

Strong quake

TOKYO — A strong earthquake shook central Japan today, injuring two and suspending train services, police said.

The tremor's epicentre was about 20 km underground in Shizuoka, where it measured 5,6 on the Japanese scale — Sapa-AP



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**SASKO
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**COFFEE
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127 Sowetan 17/3/82

Ovab lands R6-m housing bonanza

A LOCAL building society has granted R6-million to the Orange Vaal Administration Board (Ovab) towards housing developments in Sebokeng township, it was announced yesterday.

first time in the history of the administration board that such a large sum would be loaned to them

"This money will be used to develop new housing schemes in the Sebokeng and the Vaal area. It will provide a choice of housing types for the purchasers"

A PRO for Ovab told The SOWETAN yesterday that it would be the

SUPER

124

An agreement possible says flats' lawyer

Post Reporter

NONE of the tenants of the Oslo Flats in Humewood, who were this week informed that they have five days in which to pay rent arrears of R750, has yet contacted the owners in an attempt "to reach an agreement" on the payments

This was said today by Mr F R de Villiers, a shareholder of Oskil Properties (Pty) Ltd, which owns the block. He is a partner in the legal firm of Creese, De Villiers, Schoondraadt and Jooste which acts on behalf of the company

He said it was "normal practice" to give tenants between five and seven days to pay rent arrears

Mr de Villiers said it was also "common practice" for tenants who received a letter of this nature to contact their attorneys who would assess their financial position and ability to pay

A monthly payment was normally agreed upon which was "reasonable" to both parties", he said

"It has always been and still is the intention of the directors of Oskil Properties to reach such agreements on the payment of arrears — and to date no one has contacted us in an attempt to do so," Mr de Villiers said

The flats' agents, Syfrets Trust, had also been instructed to refer any inquiries from tenants to the firm of attorneys

In determining the increase to be applied for for the flats — the rental of which had been R130 — Oskil Properties instructed a firm of quantity surveyors to evaluate the building "on a replacement value less depreciation in accordance with a recognised formula"

An application to be allowed to charge R320 rent was then lodged with the board. The increase was based on the assessment of the quantity surveyors. A rental of R280 was granted

The original hearing was due on November 26, but

this was postponed until February 17 at the request of the Rent Board

Soon afterwards the attorneys warned the tenants in a letter that they would be liable for increases in rent with retrospective effect — to enable them to make adequate provision, Mr De Villiers said

On February 25 the Rent Board fixed a determination in terms of which tenants were ordered to pay R280 a month with effect from November 1

Tenants in the block, which was built in 1928, are unhappy with the increases and worried about eviction

One said that when she had first moved "just after the war" the rental had been £9 (about R20) a month

Another said the increase was too high as the flats, although well situated, had no built-in cupboards, pelmets, burglar proofing, kitchen or bathroom fittings or stoves

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

	Internal	External
(1)	(2)	(3)
6	65	
Examiners' Initials		

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
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Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

54 1/2 %

EVERY CANDIDATE MUST enter in the number of each question in the order in which it has appeared; leave columns (2) and

Abuse of right to subsidised PE homes is claimed

(124) E. Post 17/3/83

Post Reporter

A REPORT in Tuesday's Evening Post which highlighted the appalling conditions under which some people are living in Sidwell sparked off several telephone calls from people who formerly lived in municipal houses in Kensington and Holland Park

These callers, who have since moved to the western suburbs, claimed that while they were living in the subsidised houses they knew of households where the combined annual income of the household was as much as R20 000 a year

They claimed that these families could afford to drive luxury motor cars and buy expensive skiboats, with high powered outboard motors

The callers complained that several homes in Kensington and Holland Park were being occupied by people who could well afford to live elsewhere and make the accommodation available for people whose need was greater

There is no municipal accommodation for whites available at present. The Department of Community Development has a few three-bedroomed flats available

Mr Ben Olivier, chairman of the Port Elizabeth City Council's Community Services Committee, said he would not deny that it could not happen that people who could afford accommodation elsewhere were living in these areas

But he said every year the Housing Department asked employers to submit the earnings of the breadwinner for the past year. He said the wife's earnings and the

earnings of any children in the family who were employed were not taken into account

If these earnings — over a period of a whole year — exceeded the limit then the tenant would be given notice by the municipality

Extra earnings, mostly through overtime work, over a short period which pushed the salary up for a few months were not taken into account unless they were consistently made over a period of one year

"The Jaguars, Mercedes and skiboats one sees parked in these areas do not always belong to the breadwinners," he said

"The obvious is not always the truth"

Mr Olivier pointed out that a pensioner occupying one of these houses might have children still living at home who earned good salaries and could afford to buy expensive cars and skiboats. But they would not be staying there forever and would move out when they acquired their own homes

"It could happen that subsidised housing is being abused but I would not say it was the norm," he said

On a tour of Kensington today an Evening Post reporter came across one expensive skiboat parked in a backyard

There were a fair sprinkling of late model sedan cars, mostly made by the car factories in Uitenhage and Port Elizabeth. There was also a representative selection of jalopies. There were two Mercedes. One house had four cars parked in front of it — all late model, fairly pricey cars

Internal	External
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R16-m for E Cape housing

124
Sowetan
18/3/73

R16-MILLION is to be made available by the Old Mutual company for housing and improvements to services in various black and colourful townships in the Eastern Cape, the Urban Foundation has announced.

A joint Press statement by the managing director of Old Mutual, Mr Frans Davin, and the financial director of the Urban Foundation, Mr A J van Ryneveld, stated that the money would be invested in the National Housing Commission

The loan will be used to provide people in both the higher and lower income groups with an opportunity to acquire home ownership with a choice of design.

Mr L Koch, the chief director of ECAB, said the board was responsible for the development of 74 black townships scattered throughout the region. Most of them were confronted by serious over-crowding, sub-standard services, and a shortage of serviced sites for new housing developments.

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EVENING POST, FRIDAY, MARCH 18, 1983

Shock homeland housing backlog revealed

Political Correspondent

CAPE TOWN — A report advising the Ciskeian Government on future development strategies has revealed appalling housing backlogs in the area and has urged that greater emphasis be placed on informal housing methods.

The report by Stellenbosch University's Institute for Planning Research highlights the growing burden Government agencies are being forced to carry on maintaining State-subsidised housing.

The survey of subsidy costs for low-income housing in the report provides an interesting background to the recent South African Government decision to sell 500 000 State-owned housing units.

A shock finding of the report was that 80% of urban Ciskeian households were unable to afford economic housing of the standard type. It also revealed that occupancy rates of 1,9 to 2,9 people a room and in some cases up to 15 people a unit was common — a dangerously high occupation rate.

Key aspects of the Ciskei housing policy proposals were that "guided self-help owner building should be encouraged", opportunity should be given to "the establishment of settlements and neighbourhoods reflecting varying

socio-economic status", "there should be a relaxation of bureaucracy to allow for varying degrees of completion of self-build schemes" and a housing bureau should be established.

The report called on the private sector to undertake a building market with the Government's role limited to "areas where the individual cannot help himself".

Alternative financing procedures and frameworks should be adopted in order to provide the widest range of housing relief possible. This may include loans for building materials in self-help building schemes.

The report called on the community to be involved at all levels in decision-making regarding housing and pleaded for flexibility in determining the criteria whereby households could afford buildings.

By providing loans for the buying of building materials the manufacturing industry in the areas would be encouraged and more building artisans would emerge.

Sketching the background to the housing crisis in the Ciskei the reports called for larger urban settlements because of a number of factors which made them more cost effective.

Under existing financing procedures for conventional

houses erected by the South African Development Trust and costing R7 000, a "gift" of R3 840 was made to the purchaser of a house over the total redemption period. The rental on houses erected by the Government showed a similar pattern.

For a house costing R3 500 on a serviced site costing R3 500 the current rental was subsidised to an extent of R44,97 a month.

The result of the subsidy system was that virtually no return was generated on capital outlay that could be ploughed back into producing more houses.

A further problem was the rate of increase in building costs which would fail to provide housing for the lower income groups. The present backlog was significant and "gross overcrowding" was found in some areas. At current rates of building it would take 10 to 15 years to reduce just the present backlog.

The main problems identified in the providing of housing included the lack of income of households, the shortage of finance, the effects of inflation, the effect of subsidies, the current approach which put too much emphasis on quality in low-cost housing and the low level of return on investments.



Protest over halt to Booyesen Park plan

124
E-Post
18/3/83

All answers
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Number

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Paper No (to be)

By RAYMOND HILL
COLOURED community leaders plan to meet the Minister of Community Development, Mr Pen Kotze, and the Minister of Constitutional Affairs, Mr Chris Heunis, to protest against the halting of the building of houses in Booyesen Park.
Mr F L Erasmus, chairman of the Finance and Staff Committee of the Northern Areas Management Committee said: "We want to be part of the deputation that is going to see Mr Kotze about the Booyesen Park issue"

"Mr Kotze gave the Management Committee the assurance that building operations in the new suburb would not cease. The latest announcement has come as a surprise to me"

The deputy chairman of the Northern Areas Management Committee, Mr Willie Dietrich, described the Government's plans to stop the building of more houses in the newly developed suburb as a "tragedy"

"Coloured housing is going to be set back tremendously because of the Government's new policy, especially in Booyesen Park," he said "We were told that the building of houses in Booyesen Park would be an ongoing project until about 40 000 homes were built"

Mr Charles Julies, national leader of the Free-

dom Party, said he would raise the matter with the Minister of Constitutional Affairs, Mr Chris Heunis, in Cape Town on March 31 when a delegation from his party is to have talks with Mr Heunis about the Government's new constitutional proposals

Referring to the effect that the Government's new funding of housing would have on the development of Booyesen Park, Mr Julies said "We were all watching the progress that was being made in the new suburb. It is difficult to believe that the Government cannot afford to continue with the building project there. Something must be radically wrong somewhere along the line"

Mr Erasmus, Mr Dietrich and Mr Julies also criticised the Government's policy of giving financial assistance for homes only to people earning under R150 a month

Port Elizabeth's Director of Housing, Mr M Molyneaux, said a special deputation would interview Mr Kotze after Easter

He said houses already being built at Booyesen Park would be completed. Representations would be made to Mr Kotze for the building of about 230 other houses there

The Government's new policy on the funding of housing gives priority to the servicing of land

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	Internal	External
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Examiners' Initials		

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2/13/83
(24) post
**'Tenants
must pay
rates**

Post Reporter

PEOPLE who refuse to sign deeds of sale in Booyesen Park are still responsible for the payment of monthly rates

This was pointed out by the Deputy City Treasurer, Mr E D Landsberg, who said any landlord was legally entitled to "load" the rent to recover the rates

All tenants in Booyesen Park receive regular monthly rates accounts ranging from R15 to R17

Occupants there who refused to sign deeds of sale because of defects in the houses have complained about having to pay rates

Mr Landsberg said accounts for rates were often posted separately to each tenant

It was not unusual for people who were not property owners to pay rates, said Mr Landsberg

Pensioners critical of rents

Staff Reporter

DOZENS of pensioners called TELELETTERS yesterday to plead for the retention of rent control.

"The old people, who were the foundation of our society, must be protected," said Mr L Fowler of Kenilworth "We would have white squatters on Rondebosch Common if rent control were abolished"

Mr C Lategan, Kraaifontein, said "Rent control should only be abolished once all pensioners have been registered and they have been found proper accommodation by the government For a flat-owner to loose out is unfair, but it is just as unfair for a pensioner to loose out."

The owner of a rent-controlled premises, Mr S Stavrou (junior) of Kalk Bay, said "Eight years ago I was forced to retire for health reasons and I

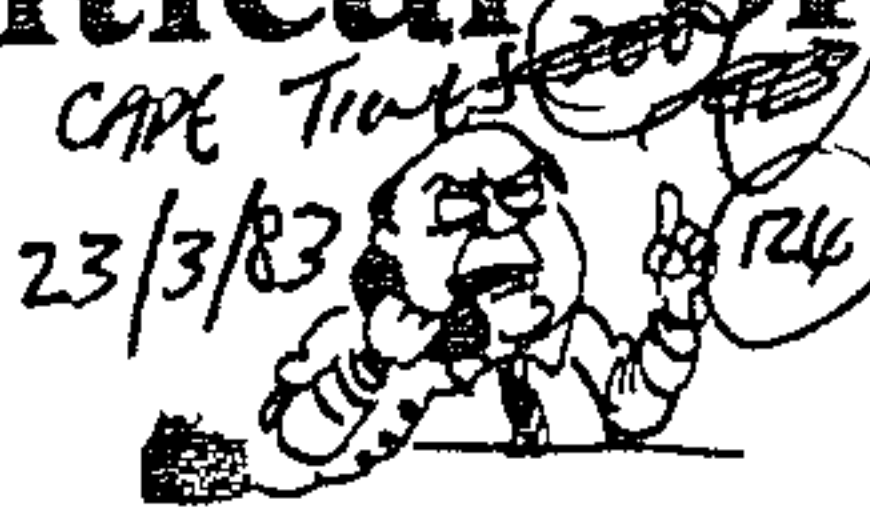
bought a block of flats in Vredehoek which I hoped would finance my family and me

"The tenants are not struggling, some of them even own property. My maintenance costs are just as high as those of newer blocks I am in a worse position than some of them"

Mrs D Sadur of Sea Point said "The abolition of rent control has not increased the supply of flats except for some new high-priced units The outlook for insecure tenants has never been worse"

"I am a widowed pensioner," said Mrs M Heyns of Claremont, "and they have just put my rent up so that it is more than my pension Fortunately my son is able to help to me What if he decides to get married?"

Adding that he was speaking on behalf of



many people. Mr D Diesndor of Sea Point said "Last year the government sent a delegation to America to study rent control, are they still sleeping? Many of us are living on borrowed time"

Mr G Slaughter of Wynberg said he and his wife had saved for their retirement, but were uncertain if it would be enough "Why do we have to suffer this when we contributed to the country all our lives?"

Mrs K Stephens of Rondebosch said "I am a widow and have been in my flat for 23 years Who on earth would want to buy property at 67? All the old-age homes are full One can't sleep at

night for the worry"

"I think the fault lies with the government," said Mr L Conway of Kenilworth "They should introduce further tax incentives to encourage entrepreneurs to build"

A flat-owner, who said his sole source of income was from two blocks of flats he owned, said "My statistics show that 90 percent of tenants earn far more than the minimum level specified in the rent-control agreement Originally the measures were introduced to protect people earning below a certain level"

Mr J Andrué of Sea Point said rent control should not be abolished while there was an accommodation shortage

If anyone would like to comment on issues relating to this column they are welcome to phone TELELETTERS at 41 3361 - ext 219

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'Too late to turn the Sidwell clock back'

By SHIRLEY PRESSLY
A PORT ELIZABETH man who owns three houses in Sidwell which he rents out claims it is not a worthwhile investment to own residential property in the suburb, especially if the owner has to maintain the "property"

Mr J "Hansie" van der Merwe, of Cotswold, said he had read with interest and sympathy the Evening Post reports on the plight of some tenants in Sidwell, a suburb which is a mix of industrial, residential and commercial property. He was also interested to read that Sidwell was to be "frozen" and rejuvenated by the Department of Com-

munity. Development through a standing committee still to be appointed.

"My opinion is that they should stop wasting everybody's time and money and give the entire Sidwell rights for business and light industry."

He said the area had already been so spoiled by encroaching business and industry that there was little point now in trying to halt the process and make it an attractive residential area. Mr Van der Merwe said

it was too late to turn back the clock in Sidwell. The suburb had already been spoiled and it would be the most sensible solution to throw the entire suburb open to business and light industry.

He said there was a dire need for ground for light industry. This would create more job opportunities and give the economy of the city a much-needed boost. Mr Van der Merwe said he and his wife had completely renovated a house in Sidwell Avenue which

had merely been a shell when they started work on it.

For three months they devoted every weekend to working on the house. Mrs Van der Merwe supervised the small labour force on weekdays while her husband was at work at a nearby car plant.

"There was not even a tap in the house when we started work on the property, which had been declared a slum and uninhabitable," said Mr Van der Merwe. Some of the wooden

floorboards had been chopped out for firewood. He carted away two truckloads of rubbish from the back garden, including old fridges and stoves which had been dumped there.

The couple did most of the work themselves, with the exception of items such as re-wiring and specialist plumbing. "There is no way we can hope to recover the money we spent on the house," said Mr Van der Merwe. "For instance, we had to have sash windows especially

made."

The combined rental from Mr Van der Merwe's three houses is less than what most tenants pay in Central for a single renovated cottage.

"The uncertainty about what is going to happen in Sidwell is badly affecting the area," said Mr Van der Merwe. "The Government helps the farmers. When are they going to help the unemployed?" "The best thing that could happen would be if

Sidwell were given a non-residential zoning. Then the home-owners could sell their properties at fair prices and be able to build or buy in other areas.

"As matters stand now, one is lucky to get R28 000 for a house in Sidwell, especially if you don't have a bond on the property." Mr Van der Merwe said he believed those fighting for Sidwell to remain a residential area should reconsider the position and look at the situation objectively.

R12,5m housing tender awarded

Drappele 12-4

March 1983

EAST LONDON — A R12,5 million tender has been awarded for 1 000 houses and 901 serviced plots in Buffalo Flats.

The holder of the city council's housing portfolio, Mrs Elzabe Kemp, said the tender — awarded to LTA Construction — was the biggest ever awarded by the municipality

Funding for the scheme will come from the Department of Community Development, which has promised to spend R23,5 million on development of Buffalo Flats extensions two to seven over the next four years

The Minister of Community Development, Mr Pen Kotze, announced during a visit to the city last year that R2,8 million would be spent on the scheme initially with R1,3 million going towards the establishment of an infrastructure for the area

Coloured families living in Braelyn 6 — part of Duncan Village — were told they would be given preference when the houses were built. At the moment there are 2 200 coloured families on the housing waiting list, according to Mrs Kemp

"We hope to make these houses attractive enough to buy," Mrs Kemp said last night

The municipality will provide an advisory service for plot owners on how to build their homes and will supply building materials at cost price

"This scheme has taken years to get off the ground and now that it has come about I am extremely thrilled," Mrs Kemp said — DDR

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In a seven-hour operation, while a heart-lung machine kept the patient alive Dr Devries implanted the artificial heart

For the remainder of his life, Dr Clark was tethered by two 1,8 m hoses to the 170 kg heart drive unit

Although the Jarvik-7 represented the last chance of life for him, doctors had emphasised it was experimental. Consent forms warned that the implant could bring pain and repeated surgery and problems with the artificial heart would likely cause his eventual death

On December 4, two days after the implant surgery, Dr Clark underwent an operation to repair ruptured air sacs in his lungs, attributed in part to severe emphysema from which he had long suffered — Sapa-AP

Building begins on first 200 KTC sites

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24/3/83
1211

Staff Reporter
WOOD and iron structures mushroomed on the KTC site yesterday as the first 200 people allocated building sites began erecting their homes

The building follows the announcement five weeks ago by the Minister of Co-operation and Development Dr Piet Koornhof, that 2 500 sites would be allocated to KTC people to live in controlled self-build units

Hundreds of people have been living in the open waiting for permission to build

Those who have not been allocated sites are still living in the open in two camps on the site. Their plastic shelters

have been repeatedly demolished by the authorities

The first 200 sites were pegged in an area with basic services

People who were given site numbers by the Administration Board started building yesterday. It is not clear when the remaining 2 300 sites will be allocated and to whom

There was a strong police and Administration Board presence at the site throughout the night and the day

An Argus reporter and a photographer were told to leave the area

One of the first women

to erect a shelter at KTC before thousands of people left overcrowded houses in the townships and squatted on the site was Mrs Sybil Dwangu

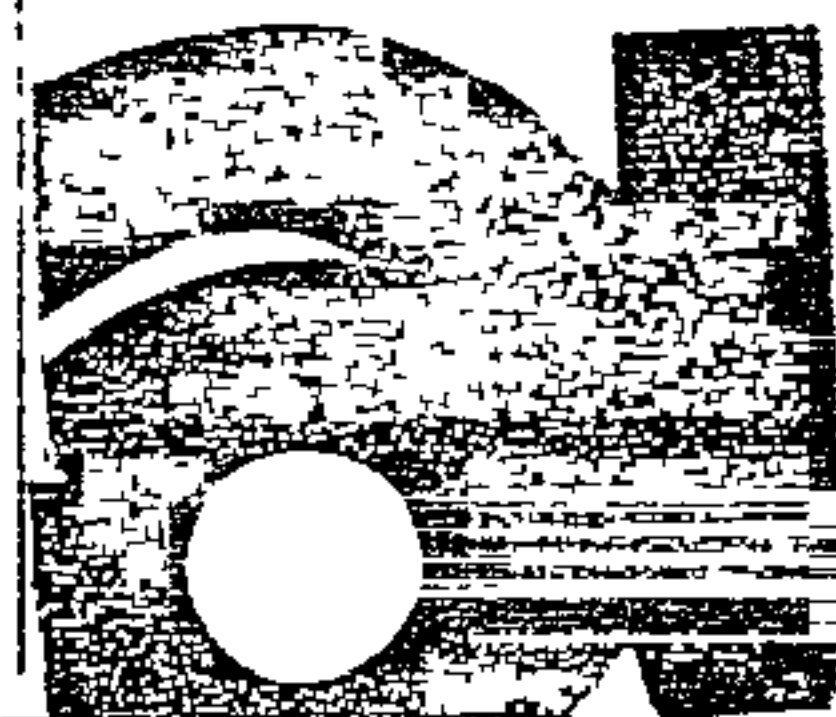
She began building a wood and iron structure on a site allocated by the board yesterday

"At long last I have a house for my children. We took the sites with open hearts because we were suffering. But we are still thinking about the others in the open camp," she said

Mrs Dwangu said many of the KTC people had lost their jobs when they were arrested in a raid on the site and had to miss work while in jail waiting for their cases to be heard

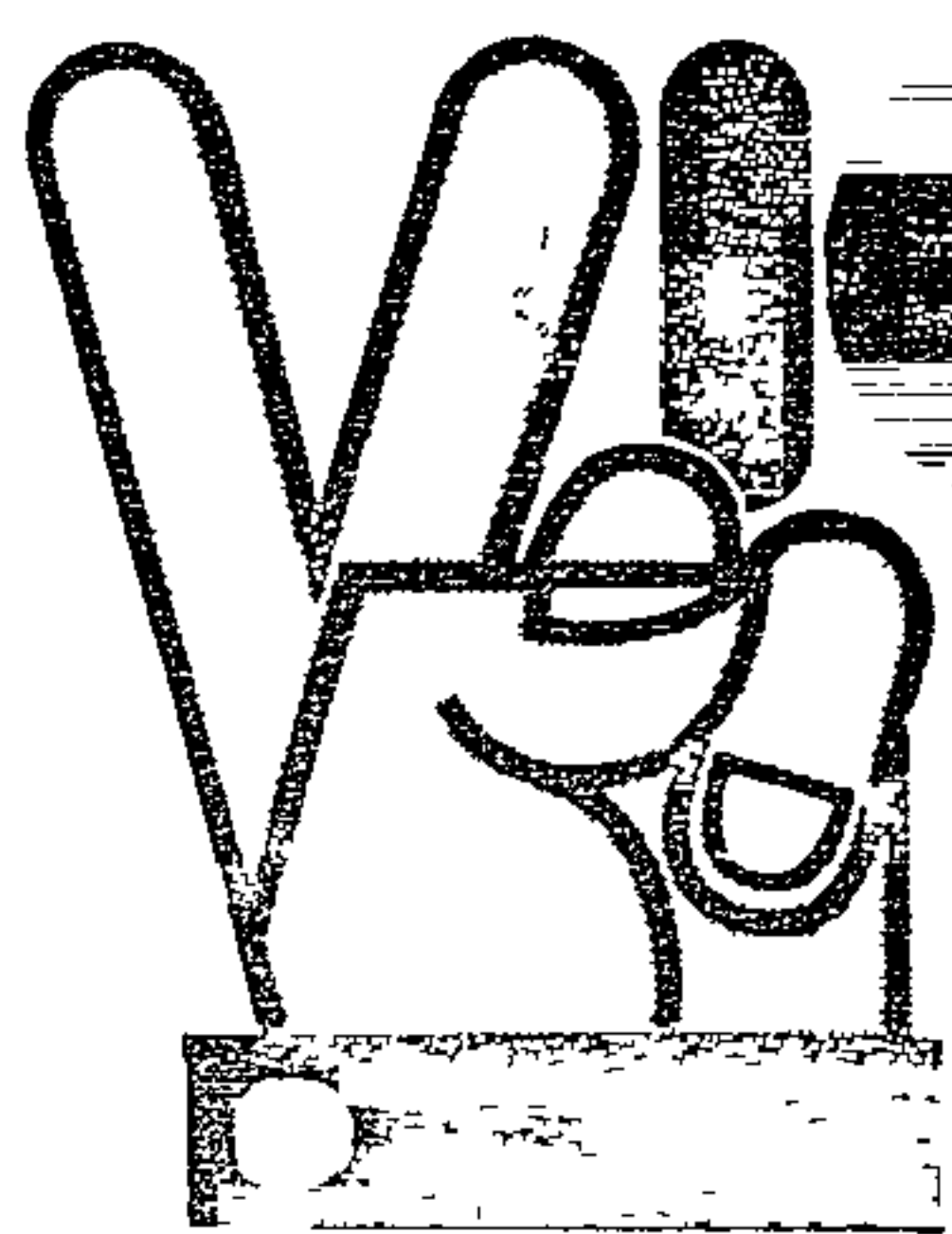
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Cape Times Newscolour Alvin Andrews

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3 claim to have seen UFO

Own Correspondent
FAST LONDON — A mysterious, floating unidentified flying object (UFO) was sighted over Southernwood yesterday morning by three people. The UFO was approximately 150 metres above ground and tumbled end over end, moving in the direction of Cambridge, they said.

The UFO was described as being "about three metres long cylindrical with a 1.5-metre diameter and blue-grey in colour". Mrs E Radue, of Beau Vallon flats in St George's Road, Mr CJ Grobler, of Cambridge, and a dentist, Dr LD Swart, claim to have seen the mysterious object.

CAPE Times 25/3/83, 124

'Don't panic' call to tenants

Staff Reporter

MR COLIN EGLIN, Progressive Federal Party MP for Sea Point yesterday urged tenants in rent-controlled flats and houses not to panic or be misled as a result of a recent press report that suggested that the report of the Parliamentary Select Committee on Rent Control "would be the death knell of rent control". In a statement, Mr Eglin, PFP spokesman on housing, said "The interim report of the select committee is expected to be tabled shortly. Until it is tabled, the public would be well advised not to jump to any hasty, and possibly wrong, conclusions."

Mr Eglin was reacting to a newspaper report yesterday which speculated on a possible decision by the committee appointed 10 months ago to "investigate the desirability of removing rent control". "I certainly would not support any measure that would destroy the security of rent-controlled tenants unless and until I was satisfied that the government had ensured that there was adequate and suitable accommodation at rentals which people living in our cities — and particularly older people — could afford. "As soon as the report is published and the government has indicated its reaction to the select committee's recommendation, I will be holding public information meetings in Sea Point."

crack of dawn



"Of course I'm liberal. As far as I'm concerned they can open Muizenberg beach tomorrow"

Bond bonanza

PRETORIA — This week's R10 000 tax-free Bonus Bond Bonanza prize has been won by the holder of certificate 2 108 295 074, bought at the Witbeek Post Office in Roodepoort, the Treasury announced in Pretoria yesterday — Sapa

The platteland vrooms in

By JOHN VAN DER LINDEN
CAPE TOWN'S hell drivers will have to give it stick when they meet the Loeriesfontein flash, Mr Paul Kleyn, who will "give them a go" at the Cape Showgrounds at Goodwood tomorrow night. Mr Kleyn, who regards himself a jack-of-all-trades, last week met a former stock-car champion who seemed convinced that the up-country "japs" drove nothing faster

than a tractor in top gear. Duly inflamed by the ace's snide remarks, Mr Kleyn told him he would take on Cape Town's best in his own "Bokwa" (goat cart) in which he has been roaring around his backyard for the past few years. "Man, I may not win and my car will probably need more than just a band-aid and a kiss to make it better, but I will be there to defend the platteland's honour," the hardy Mr Kleyn said from Loeries-

fontien (North-West Cape) yesterday. He said he and a friend, Mr Nico Nel, 46, had done "a bit of racing" against each other and they hoped to get a few more enthusiasts together to form a club. "If I do well at Goodwood, this could boost our plans and then I hope the professionals will visit Loeriesfontein to give us some competition." He refused to divulge technical details of his

1975-model 3,8 Chevy, but admitted that he knew the difference between a spanner and a plough. "It will give me a great pleasure in letting the Cape drivers find out for themselves what makes it tick," he said. He admitted there was no official Loeriesfontein track but said there was plenty of veld. His racing colours would probably be khaki, as this went well with his velskoene and hat, he said.

ESS BRIEF

415,50 (close) 654,80 831,30

2 Racing	8	Aircraft	21	Court Roll	21	Radio	21	The Facts correction service, 41-3361 (Mon to Fri) Cape Times, Box 11, Cape Town (Registered at the GPO as a newspaper)
9 Classified	14-21	Burger	7	Crossword	12	Sport	27, 28	
21 Look at today	21	Business	22, 23	Editorials	12	Transport	25	
		Column	8	Horoscope	21	Women's	9	
		Comics	15	Parliament	4, 5	World Report	6	



own Correspondent
PRETORIA — It would be a sad day for South Africa and for the underprivileged section of the population if the SA Council of Churches were declared an "affected organization", the president and a more...

covered He said the aged had long since been demolished and the scene of the incident converted into a log dump for the sawmill. A community health nurse told the court she had counselled Kay for several years for emotional and physical problems for several years. Kay had a speech defect, poor social skills, and a more...

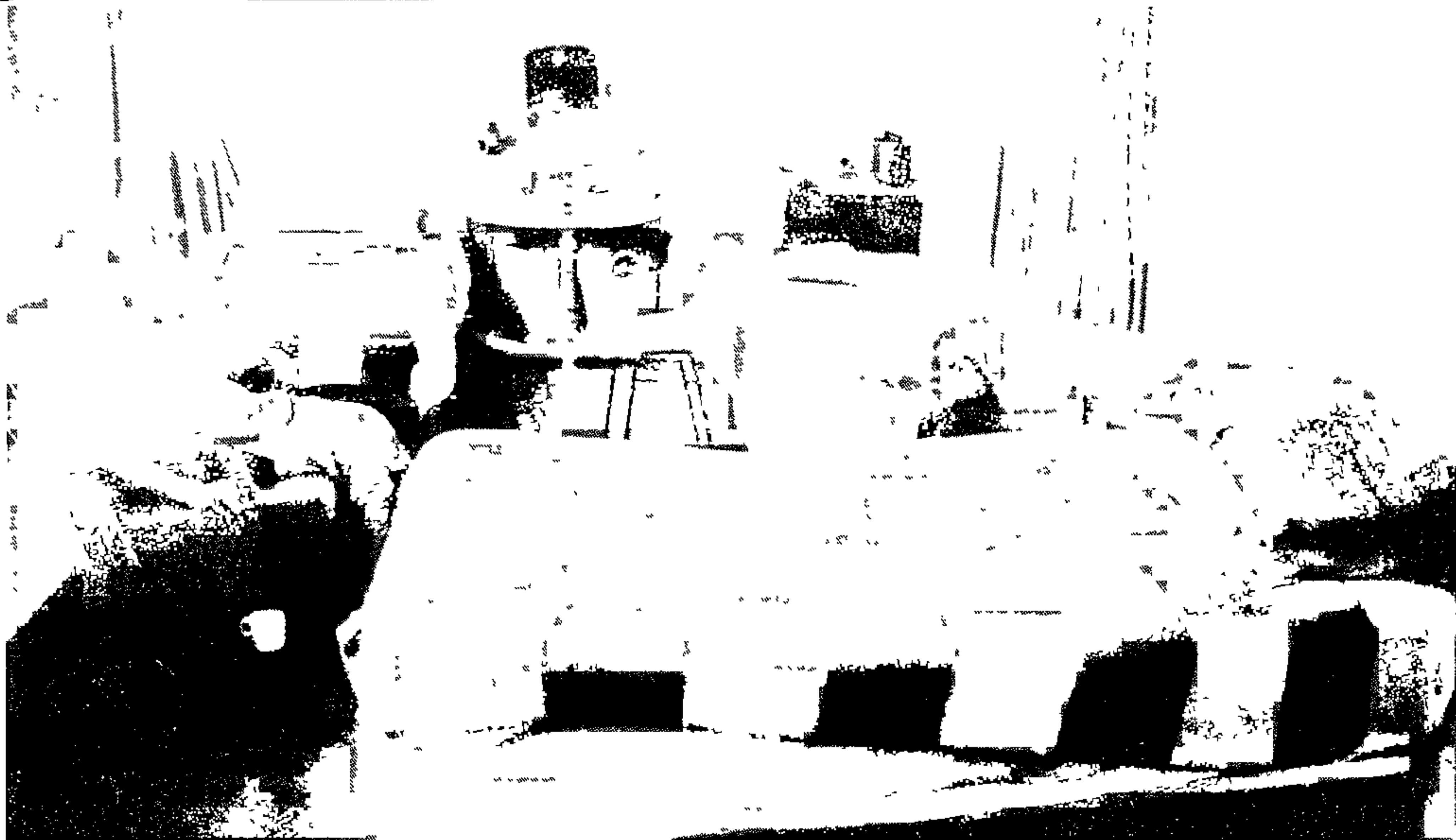
But instead Kay and Gloria had watched the delivery through a crack in the door. Kay, now an invalid pensioner living in a caravan park, told the inquest she had seen her grandmother take a baby from her mother's body. She had seen her grandmother take a baby from her mother's body.

The packed courtroom in an interview with Mrs Walters had heard that Gwen Radford had been deserted by her husband and, with her two children, was living in a house with her mother. Mrs Walters said she had agreed to let Gwen Radford have a Greek baby. It's not the town. They don't like Greeks in nice, people would talk. But instead Kay and Gloria had watched the delivery through a crack in the door.

Police said she had hurriedly left her home in a nearby town. The court was told that in an interview with Mrs Walters had confessed to the murder and to burying the body. In a separate interview with police, Gwen Radford said she had agreed to let her mother "get rid of" the baby in 1959.

SA FOR

Large vertical advertisement on the right side of the page, featuring a large 'P' logo and various text elements, including 'Hulet' and 'a go may be hap'.



**New
haven
of rest
for
two**

Left. Two of the old people who are cared for at The Haven relax in their new home, which will be opened by the Bishop of Port Elizabeth tomorrow

By LINDA GALLOWAY

A HOME for the aged and infirm is being opened in the Walmer Township tomorrow by Bishop John Murphy, Roman Catholic Bishop of Port Elizabeth. It is the first planned construction since the Government announced the township's eventual demolition.

The home, built by the Society of St Vincent de Paul, replaces a tin and iron shanty "haven" and has been constructed with the approval of the East Cape Administration Board.

One of the society's members, Mr John Molyneux, had the idea for building the home from polystyrene after seeing tests done at a factory. He explained to Weekend Post this week that the construction was a revolutionary concept, which should be investigated with a view to black housing.

The slabs of polystyrene

Tin shanty replaced by a comfortable new house

124 305 E. Post 26/3/83

are glued together, meshed in chicken wire and plastered with cement, producing walls of considerable strength. Polystyrene is also used for the roof and floor, surfaced with asbestos sheeting and cement respectively.

"It is second to none in certain essential properties," he said. "It has exceptional insulating value, both as regards heat and cold."

"If set upon a firm base it has a surprising ability to support load. It is waterproof and light, inexpensive, and it's available in virtually any thickness."

"It does not burn — it

melts when a naked flame is applied, giving off carbon monoxide well within regulation limits."

The society has been active in the Walmer Township for 30 years, taking groceries to needy families.

"On their visits, members became aware of certain isolated people, bed-ridden with no family to feed them or attend to their basic needs, starving to death in bed linen that was never washed or changed," said Mr Molyneux.

"There was this old man living in a corrugated iron tank on its side, no bottom or top, the ends closed with scraps of sacking and loose

bits of planking.

"We gathered these people together in a shack which we called The Haven, where we found someone to care for them."

"Then the Walmer Centre of Concern, who knew we were visiting people in the township, invited us to their annual meeting, where we asked them what was the most pressing need of the township."

"They said it was a home for the uncared-for aged, and so the idea for The Haven was born."

"We were going to pull down the room the old people were in and rebuild it, but the East Cape Adminis-

tration Board offered us a plot where a house had burnt down, on condition that we replaced only what we had already, and we went ahead with our plans."

The house is in the shape of a cross, which Mr Molyneux says is purely incidental.

"Working on the fact that there would invariably be more women than men, we added a room which can be converted into another bedroom and found that the building was a perfect cross. That, to my mind, was a sign that our work was blessed."

The shell of the building

took just 20 days to complete, and then the floors, also reinforced polystyrene, had to be laid.

The seven residents moved in during the first week of January.

Nearly all the material for the building was donated by companies in the area, including paint, door frames and a portable toilet.

The haven has been named after Mr Paddy McNamee, who has been a regular visitor to the township for 30 years and who was instrumental in gaining acceptance of the plans for The Haven.

**Home
for
aged
in need
of
care**

Right. The Haven, the home for uncared-for aged in Walmer Township, built from polystyrene.



Plea for tenants

in

arrears

E. Post 29/3/83

By JIMMY MATYU

RETRENCHED workers in arrears with their monthly rentals have been advised to refer their plight to the chairmen of their wards

The chairman of Zwide ward 15, Mr Johnson Pisan, said representations could then be made to township superintendents

The issue was raised at a recent meeting of the ward chairmen and the executive committee of the Port Elizabeth Community Council

"We will appeal to the superintendents or township managers to grant these people an extension of time until they are employed again, including those who might have by now received final notices of eviction," he said

The meeting, chaired by vice-chairman of the council, Mr Norman Khaulela, also criticised superintendents who ordered the demolition of backyard shacks without considering the plight of the families

"These shacks accommodate an overflow in the family houses, particularly in the old McNamee Village, are too small and there is an acute shortage of houses"

Mr Pisan said complaints by Zwide residents about poor workmanship on their homes — cracked walls, no ceilings, no floors and gaps under doors — were also discussed

"Many tenants are of the opinion that they were allocated houses before they were properly finished off," he said

124
 Nyanga
 29/3/83
 Hansard Q Col. 834 - 836
 450 Mr K M ANDREW asked the
 Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Nyanga in respect of (i) adult (aa) males and (bb) females and (ii) children
- (2) what is the date of such estimate
- (3) how many (a) houses are, (b) single quarter beds are and (c) other specified accommodation is available in Nyanga,
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Nyanga?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 48 554 (estimated)
- (b) (i) (aa) 14 222
(bb) 7 484
(ii) 9 848
- (2) 31 December 1982
- (3) (a) 3 576 houses
(b) 7 956 beds
(c) Nil
- (4) (a) 2 rugby fields
3 soccer fields
(b) Nil

835

TULSDAY, 29 MARCH 1983

836

Guguletu

451 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Guguletu in respect of (i) adult (aa) males and (bb) females and (ii) children
- (2) what is the date of such estimate
- (3) how many (a) houses are (b) single-quarter beds are and (c) other specified accommodation is available in Guguletu,
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Guguletu?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 84 301 (estimated)
- (b) (i) (aa) 23 496
(bb) 19 296
(ii) 26 509
- (2) 31 December 1982
- (3) (a) 7 523 houses
(b) 7 557 beds
(c) Nil
- (4) (a) 3 soccer fields,
1 rugby field
(b) 2 swimming baths

(aa) males and (bb) females and (ii) children

- (2) what is the date of such estimate,
- (3) how many (a) houses are (b) single-quarter beds are and (c) other specified accommodation is available in Langa
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Langa?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 33 627
(b) (i) (aa) 14 444
(bb) 4 677
(ii) 4 506
- (2) 31 December 1982
- (3) (a) 2 203 houses
(b) 11 941 beds
(c) Nil
- (4) (a) 1 soccer field
1 rugby field
(b) 1 swimming bath

Langa

452 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Langa in respect of (i) adult

~~340~~ (127) ~~293~~ Housand
Mbekweni, Paarl 29/3/83
Q Col 833-834
449 Mr K M ANDREW asked the
Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Mbekweni Paarl, in respect of (i) adult (aa) males and (bb) females and (ii) children,
- (2) what is the date of such estimate
- (3) how many (a) houses are, (b) single quarter beds are and (c) other specified accommodation is available in Mbekweni,
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Mbekweni?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 13 900 (estimated)
(b) (i) (aa) 5 840
(bb) 2 647
(ii) 2 913
- (2) 31 December 1982
- (3) (a) 622 houses

MARCH 1983

834

- (b) 3 200 beds
- (c) Nil
- (4) (a) 1 soccer field,
1 rugby field
- (b) Nil

Q Cape Peninsula settlement/housing
 Col. 891-893 30/3/83
 *21 Mr A VAN BREDA asked the
 Minister of Co-operation and Develop-
 ment †

Whether the problems in connection with the settlement and housing of members of the Black communities in the Cape Peninsula were recently investigated by the Government, if so, what decisions have been taken as a result of the investigation?

†THE MINISTER OF CO-OPERATION
 AND DEVELOPMENT

Yes

As a result of a recent investigation in loco by the Honourable the Prime Minister, myself and others the Government has laid down specific guidelines regarding the settlement of and township development for members of Black communities in the Cape Metropolitan Area for purposes of guide planning and execution by the departments concerned

- (a) The uncontrolled influx of Black people to the Cape Metropolitan Area must be countered as far as possible by means of creating significant avenues for employment in development region D, in which Transkei, Ciskei and the Eastern part of the Cape Province are included. Such creation of employment opportunities should go hand in hand with meaningful development in the physical, economical and social fields
- (b) It is the Government's conviction that the Western Cape as the traditional place of residence and employment of the White and Coloured communities should be retained as such and the importance of the development of Atlantis as the Northern hinterland for the Coloured community is again confirmed
- (c) It is necessary for the orderly development of the Cape Peninsula that provision be made for the consolidated housing needs of the Black

people in the Metropolitan Area of the Cape. For this purpose the development of the Drift Sands/Swartklip area to the East of Mitchell's Plain should be undertaken without delay and funds will be made available to ensure that the development of the residential area can be started as soon as possible, on an imaginative scale. To promote these objectives no further filling in between or increasing of the density of the existing Black residential areas in the Cape Peninsula (including Mfuleni and Kaya Mandi at Stellenbosch) should take place

- (d) With the development of the new Black residential area not only will the provision of housing be concentrated upon but the emphasis will also be placed on community development to stimulate the orderly and voluntary settlement of the Black community of the Cape Peninsula in that area
- (e) As space for residential development in the Cape Metropolitan Area is very limited, special attention will, with the development of the new Black township at Drift Sands/Swartklip, be given to higher density accommodation to ensure the optimal utilization of the limited space
- (f) With a view to best utilization of the available funds, the standard of housing to be provided will have to be controlled strictly to ensure that it will fit into socio-economic circumstances. In this connection methods (including the possibility of sectional titles) will have to be investigated to ensure the optimal and planned utilization of the Drift Sands/Swartklip area as Black residential area for the Cape Peninsula

Mr K M ANDREW Mr Speaker, arising out of the hon the Minister's reply, may I as regards this investigation ask him whether any further progress has been made in relation to the remaining 2 300 site-and-

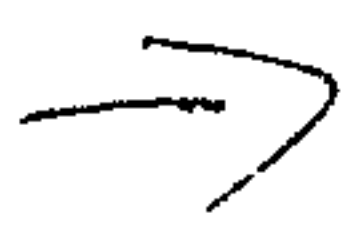
service sites that he announced were going to be established about a month ago?

The MINISTER Mr Speaker, I have given a very important reply which heralds a completely new era as far as this question is concerned in the Cape Peninsula. To my humble view, it was one of the most important replies to a question that has been put to me in my lifetime in Parliament. I am serious about this. If the hon member did not understand it, I cannot help it. Therefore, the question he is now putting to me, will be viewed against the background of the announcement I have just made in Parliament.

(124) Hansard Q Col 882-883
30 Dunrobin, Sea Point exemption from rent control 30/3/83

Mr C W EGLIN asked the Minister of Community Development

- (1) Whether the flat situated at 30 Dunrobin 35a Kloof Road, Sea Point has been exempted from rent control if so (a) when was the exemption granted (b) what is the (i) name and (ii) address of the owner of the flat and (c) (i) when (ii) to whom and (iii) on what grounds did the owner apply for exemption
- (2) whether he investigated the needs and financial position of the (a) owner and (b) tenant of the said flat if so what were his conclusions in each case,
- (3) whether the (a) Cape Town office of the Rent Board or (b) regional representative of his Department was asked to submit a report on this application prior to a decision being taken by him, if not, why not, if so, what was the purport of the report,
- (4) whether he consulted any other persons on this matter, if so, what persons
- (5) whether the owner of this flat has (a) purchased and/or (b) sold any other rent-controlled flats in Dunrobin if so (i) what other flats and (ii) at what price in each case?



883

WEDNESDAY,

†The DEPUTY MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes
 - (a) 11 March 1983,
 - (b) (i) Mrs E D Malan,
(ii) 25 Baring Street, Worcester,
 - (c) (i) 20 January 1983
(ii) The Hon the Deputy Minister of Community Development,
(iii) owner applied for relief owing to the tenant's refusal to honour an agreement, to the effect that the tenant would rent the premises in question for only six months, whereafter the owner would again take occupation,

(2) to (5) are not applicable in view of the grounds of the application

FAMILY OF 6 LIVE IN CARAVAN

THE HOPES of a Rylands family finding a home were dashed this week — after four months of living in a tiny caravan.

By MAUREEN BARNES

Mr Soobromoney Chetty and his wife, Gladys, and their four young daughters moved to the caravan in December after they were evicted from their home for rent arrears.

Since then, the vehicle, which was loaned to them by Mr Chetty's employer, has been parked in the garden of a friend in Rylands.

It has no washing, toilet or cooking facilities, and the family have to travel to Salt River several times a week to bath. The nearest public toilet is 200 metres away at a shopping centre.

In January, their plight was revealed in the Sunday Times.

Not selected

Mrs Chetty said "We understood that we would probably get a Gatesville council flat, but after the housing committee meeting last week we were told we hadn't been successful.

"I am desperate. My youngest daughter, six-year-old Yvonne, who has a

thyroid problem requiring constant hospital treatment, has developed a cough and I am worried about her in winter.

"Already, it is getting dark and cool when the children return from the bath house at Salt River."

"It isn't good for them to get cold after their baths, and it will get worse as winter comes."

Although a social worker called their case "a very deserving one" and took it up with the Department of Community Development and the Rylands Management Committee, the Chetty's plight was not considered serious enough to warrant the allocation of one of the three flats available.

Chairman of the Rylands Management Committee the Rev Edward Mankam said the housing committee considered "over 60 families for the three available flats".

"Some of the people had been on the waiting list since 1968.

"The housing position for Indians in Cape Town is critical.

"There are no homes for them and none are being built. And, the Indian people are not permitted to live in coloured or black areas.

"Eight years ago, we were promised 215 houses in Rylands Ext

5, and although the project got as far as the tendering stage, it was stopped due to lack of funds.

"We were supposed to get 177 homes at Cravenby Estate, but nothing has happened there, either.

"The only accommodation which has been built were some flats at Gatesville, which were used to house people who had been turned out of their homes in District Six.

Mr Mankam said it

was difficult to gauge the exact number of Indian families on housing waiting lists.

"The Department of Community Development, the City Council and the Divisional Council all have housing lists.

"There are 1 200 names on the department's list alone."

Two bunks

Meanwhile, the Chettys live in the cramped caravan, which has two small bunks at night.

Mr and Mrs Chetty sleep on the floor and the four girls share the beds.

In spite of the difficulties, the family manage to remain neat, clean and smart. But, Mrs Chetty is becoming afraid.

"Mr Sam, who lets us park the caravan in his garden, plans to build on the ground, and has to make a start soon.

"When we leave here, we don't know what will become of us."

Mrs Gladys Chetty and daughter, Vanidha, 11, who have been living in a tiny caravan since December with four other family members.



Degree/Diploma/Certificate if you are registered (e.g. B.A., B.Sc.)

Subject... ECONOMICS
(to be copied from the heading)

Paper No.....
(to be copied from the heading)

NOTE CAREFULLY

1. Enter at the top of each page of the block on this cover question you are answering
2. Blue or black ink must be used for answers. The use of a ballpoint pen, Red or green ink, underlining, emphasis or which pencil may also be used
3. Names must be printed on the cover (e.g. graph paper) where the examination book(s) are used

Any dishonesty will render the candidate ineligible for the award of the certificate.

Elderly tenants stunned by big rent increases

Staff Reporter

CAPE TOWN'S flat tenants, especially elderly pensioners, fear they will "end up on the streets" as rents in many city blocks soar

At least eight women pensioners, all "protected tenants" in their 70s, had the rents of their Duncan View flats in Brooklyn raised by 155 percent this month

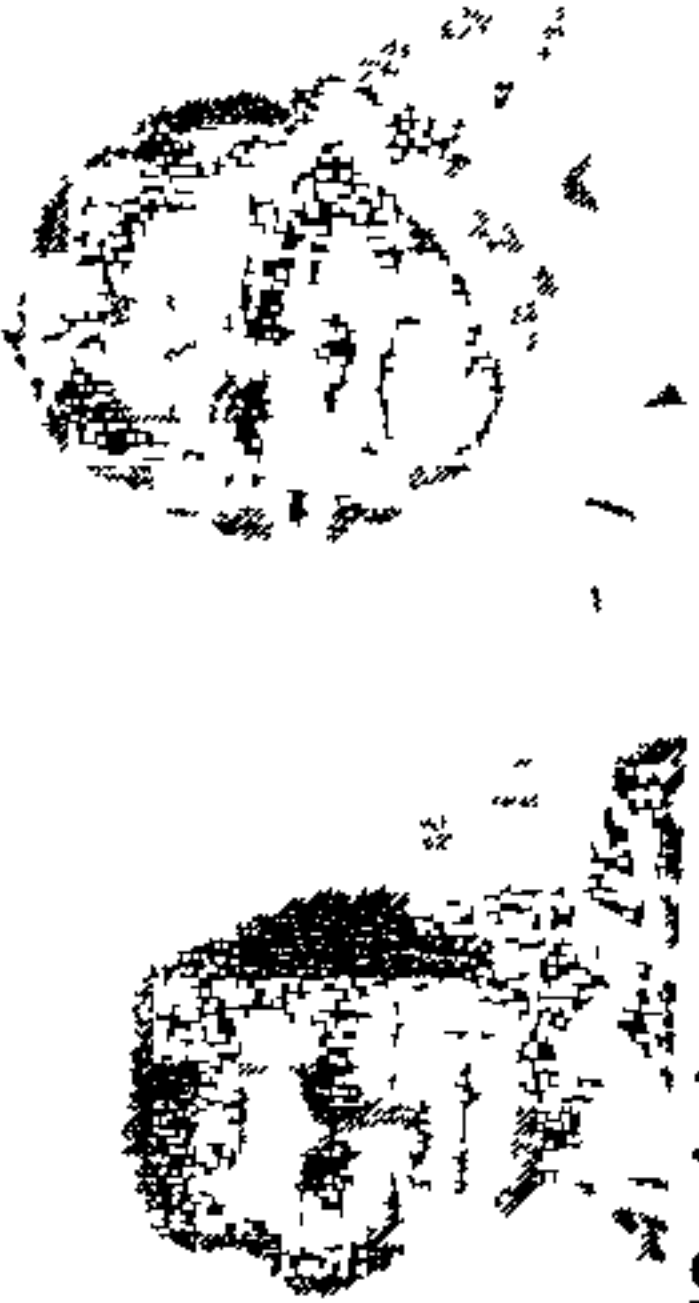
They said they had had to find R318 in back rent to cover the increases for

their small, one-bedroomed flats from January this year

While they are classified "protected tenants" — because their monthly income is lower than R360 — they can remain in their flats only if they meet their rentals

They alleged that their rents had been increased from R45 to R115, while some "unprotected" tenants were paying only R105

Most of these women have a monthly income



TWO of the eight Brooklyn pensioners who have had their rents raised by 155 percent. Mrs D Oxham, left, and Mrs M Watkins.

of R145 and not one brings in more than R200. For many, these increases leave them with about R23 a month from their State, or other pen-

sions to pay for groceries, water, electricity and medication

At a meeting held at their flats this week the pensioners drew up a letter they will send to the Minister of Community Development, Mr S F Kotze, calling on him to help them in their plight

They said they feared they would "end up on the streets" because they could not afford the increases, and did not know where they could go

A tearful Mrs M Watson, 76, said she had walked the streets to find other accommodation

"But there is nothing," she said. "Even if there were vacant flats, the rents are soaring everywhere and all the flats in the area have waiting lists the length of my arm. On my monthly income of R138 I could not afford a flat — even if I could find one"

(Turn to Page 3, col 4)

Big rent increases hit elderly tenants

(Contd from Page 1)

"I have lived in this block for 10 years. Why can't they just leave me in peace and take pity on us," she said

Mrs E McCarthy, 74, who has lived at Duncan View since 1959, said she was desperate and, like her friends, had heard that rents for most other flats in the area were being increased

"I do not have a family. I can turn to for help," she said

Mrs D Pool, 74, said she was slightly better

off than most of the others because "at least my children can assist me with a little food now and again"

"TO SURVIVE"

The youngest of the affected residents is 56-year-old Mrs E de Villiers, who does not yet qualify for a State pension. She receives R128 a month, leaving her R3 for food, electricity and water

"Every day I walk to Milnerton to look after children in order to survive, because I cannot af-

ford the 80c busfare," she said

Mr L Rabinowitz of Broil Estate Agents, which controls the building, confirmed that the rents had been increased, but said it was a Rent Board determination

"The rents of the unprotected tenants will go up way above that which the protected tenants have been told to pay"

"They all received letters of notification last year that an application for rent increases had been made to the Rent Control Board

"What do they expect? Why should businesses have to subsidise old-age pensioners? That is the job of the State. It is for purely business reasons that these rents have had to be increased," he said

At the rent-controlled Van Riebeeck Hof A flats in Knysna Road Milnerton, residents have been given six-month eviction notices — which expire at the end of the month

Some of the tenants have already moved out but seven tenants have refused to budge

'State wants to distance itself from the problem

AK6 45 7/4/83
413
124

This is the second of a two-part series in which Professor David Dewar, researcher and Planning, looks at the implications of the decision by the Government to sell 500 000 of the rented housing stock. Today he offers an explanation as to what may have led the Government to take this far-reaching decision.

THE decision by the Government to sell 500 000 of its rented stock to tenants appears to have strong political overtones, says Professor Dewar.

Tenants have been told they won't be evicted if they do not buy, but that their rents may be increased.

This decision has been met with a contrasting response from local authorities, community and political leaders. It has been decried, variously as being a "sick joke" in that nobody would be able to afford to buy the homes, to a "wonderful thing" that will give everyone a chance to own a home.

Professor Dewar says "The way it looks at the moment, and you can see it in the concept of the whole movement that has been occurring in housing policy with self-help and that stuff, that the State is trying quite hard to distance itself from the housing problem."

"The major thrust behind this seems to be a straight political thing, that the State is trying to distance itself, so that it doesn't have a direct area of confrontation over the housing issue, which is incredibly highly politicised through the country.

"The way this is done, and the consistent path throughout has been, that the State is without question trying to switch its area of attack

from the lowest income groups, from the people who have the greatest need, to much higher up the income scale.

CO-OPTION

This has to be seen in the light of the kind of movements within the Presidents Council. The tricky word that is being used is co-option there is quite a strong element of that."

Professor Dewar said there seemed to be two major reasons for this housing policy shift. The first is that there are strong competing claims on national finance and there is a strong school of thought that housing is not a productive kind of investment and therefore the State should be cutting back, and moving out it

The other reason was that it was consistent with the general policy direction greater attention was being paid to stable middle class. The people with these 500 000 homes would undoubtedly fall into this category."

AGGRAVATED

Professor Dewar said that with the energy that was being used by this the real housing problems would be aggravated. He has, as a researcher at UCT Problems Research Unit, extensively searched housing problem both in Africa and South Africa. The unit recently published a search paper on housing problems in the issue of the selling of rented stock wa

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State wants to distance itself from the problem

REC 45 7/4/83

124

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The other reason was that it was entirely consistent with the general policy direction that greater attention was being paid to create a stable middle class. The people who bought these 500 000 homes would undoubtedly be moving into this category.

AGGRAVATED

Professor Dewar said that with the amount of energy that was being used by this initiative the real housing problems would be aggravated.

He has as as a researcher at UCT's Urban Problems Research Unit, extensively researched housing problem both in and out of South Africa. The unit recently published a research paper on housing problems in which the issue of the selling of rented stock was raised.

Rapid rise in prices of Peninsula houses, flats

By TOM HOOD
Property Editor

PRICES of houses and flats in many parts of the Peninsula have jumped by at least ten per cent so far this year

Demand for property, fuelled by easier-to-get home loans at lower bond rates from building societies and banks, could see price levels rising between 30 and 40 per cent for 1983, forecast estate agents

Agents say many houses and flats are being sold for cash

In many cases buyers have already sold houses, while other people are liquidating their investments with financial institutions as interest rates drop, and putting their cash into property

"A 10 percent increase is a tremendous rise. Buyers seem to be throwing caution to the wind. Sometimes the selling price is higher than the asking price," said Mr

Geoffrey Seeff, chairman of the Cape and Western branch of the Institute of Estate Agents "But this situation must correct itself"

"Where several buyers are interested in a house, what amounts to a private auction is often conducted among buyers to see who is prepared to pay the highest price," he said

Land prices, too, are rocketing, says Mrs Sheila Saff of Saffs Property Place Table View plots that sold for R5 000 to R6 000 a year ago are now going for R12 000

But rising prices are discouraging people from selling, in the hope of getting more later, and there is a shortage of houses to sell

Spec houses planned by builders are being snapped up before a brick has been laid, she said

In Sea Point, a flat bought for R46 000 six months ago has been resold for R74 000, says Mrs Socky Cohen of Lifestyles

A man who bought a two-room flat for R35 000 two months ago sold it again for R50 000 after repainting and renewing the carpets

The buyer of an old house, bought for renovation, changed his mind and auctioned it a week later for a profit of R12 000

"Anything below R80 000 is showing a big appreciation because very little is available," she added "Property priced above R100 000 is not rising so fast"

Another agent sold four semi-detached houses in Vredehoek for between R45 000 and R48 000. Their municipal valuation was only R3 200

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A R4,7 MILLION contract has been awarded to provide services for the huge black township of Motherwell, north of the Swartkops River, and work is to begin immediately. The township will eventually hold 17 000 homes.

Next year work is due to start on a R5 million bridge crossing the river to link the township with other black areas and Port Elizabeth's industrial zones

The twin projects will establish a vast labour pool alongside the new industrial estate at Markman, paving the way for the city's prosperity in years to come

Markman, offering the only remaining sites for heavy industry, lacks attraction at present because of its isolation from sources of labour

Eventually the Motherwell-Markman complex is to be linked with a cross-city arterial terminating at the PE Drive-In in the western suburbs

Mr Louis Koch, Chief Director of the East Cape Administration Board and chairman of the Regional Development Advisory Committee, told Weekend Post "The first contract is worth R4,7 million and it is to provide fundamen- services — streets, stormwater drains, sewage and water reticulation — for 2 150 sites

"The duration of the contract is 20 months starting now, and work must be completed by the end of 1984

"The contract will be in four phases — with 500 sites in phase one, which must be ready within six months.

"We have already got approval, but no funds allocated yet, for loan application to provide each site

with wet core construction consisting of a toilet, bathroom and kitchen. The first phase is a self-help scheme and the occupier will do his own construction from then on

"We are satisfied there are many people there capable of securing their own finance and we are working on a survey of this type at the moment

"To begin with the area will be linked into a temporary sewer to Markman Township but eventually a permanent sewer arrangement will be made

"The loan application to provide wet core plus electricity has been approved and the total amount of this loan is R17,7 million. We hope to complete the whole of phase one by July, 1985

"Motherwell in its entirety provides for about 17 000 sites. We will not wait until phase one is completed before starting further work — we want to dovetail the stages so that we have an ongoing development

"But other development will have to follow after the main sewer has been provided, because we can't link any more development into the temporary sewer. A storm water canal must be built as well

A spokesman for the Port Elizabeth Municipality, which is responsible for the cross-city arterial known as the Bramlin-Markman road, said "We have included this project within the fourth interim trans-

port plan which runs from July 1, 1983, to June 30, 1988

"Construction is due to commence during the 1984-5 financial year, subject to funds being available

"We will have to go flat out to obtain all the necessary design approvals to meet that deadline

"The preliminary design has been approved by the appropriate Government department, but we have still got a long way to go

"Consultants are due to be appointed shortly to undertake an environmental impact study

"As soon as this has been satisfactorily completed we can proceed with the basic planning and identify the land requirements"

First the R5 million bridge across the Swartkops River will be built, immediately upstream from the rail bridge, and this will probably be a two-lane carriageway to start with, expanding to possibly six-lane in the end

This will link with the new road already built from Deal Party into Swartkops village

"That is all we propose to build at the moment," he said "The next stage would be the construction of the section north of the river from the bridge to the Allow's road

"The section through Zwide and on to the PE Drive-In is for completion in the long term, possibly towards the end of the century"

BY CLIFF FOSTER

R4,7m start for township

124

E. Foster

9/11/83

Unemployment causing hardship in Atlantis

NIGHT MOVES

*Cape Herald
01/14/83*

124

TO AVOID

MANY Atlantis families, unable to keep up with the cost of living in the area, are moving out at night to avoid rent, bills of up to R500.

This claim was made by an unemployed man who himself faces eviction because he cannot pay his rent arrears of more than R260

Mr Norman Neer, 32, of Alacrity Street, Saxon Sea, said the number of evictions could be blamed on the rental system used in the area

"Normally one's rent is calculated at a third of one's earnings. But no provision is made for the unemployed. Even though I am unemployed and have no regular income except unemployment benefits, I am still expected to pay the old rent. And I am no different from the hundreds of other people who are unemployed in Atlantis," he said

Mr Neer said his rent is R29,07 a week

BURDEN
"This was already a heavy burden when I was working, but now it has become even worse. Whenever I draw unemployment benefits, the cheque has to go to the Divisional Council un-

RENT BILLS

By
Ryland Fisher

But even those cheques don't help. It's not enough to pay the rent, let alone provide food for my family.

"Already, my lights were cut when I could not pay the electricity account

"I have told the housing manager that I would not be able to afford the rent anymore, but he said I would have to wait for sometime if I wanted a reduction in rent

RENT

"Apart from the rent being so high, the houses are not of a high standard, but I suppose we cannot be choosers

"We cannot even dream of any bright future in this place. All we can do is to hope that we will have food everyday, that our furniture will not be put outside and

that poverty will not force our children to leave school

Mr Neer said last Thursday he had received a seven-day notice to pay his rent

"I have tried just about everything to get money, but it is all in vain. I don't want to leave Atlantis because that would mean having to live in a room with other people in some other place"

PROBLEMS

Mr Neer's problems started on December 10 when he was one of 250 workers laid off from Atlantic Diesel Engines (ADE), the biggest employer in Atlantis. The firm had decided to reduce its staff by 10 percent

"That was only the start. When ADE started retrenching people, it spread like a disease through Atlantis and just about everywhere people were being laid off. Nowadays, on the street corners, in the shops and at the church, the only thing people talk about is unemployment and their inability to make ends meet

Since December 10, Mr Neer has spent his days walking all over Atlantis looking for work

The words "no vacancies" have become like swear words for Mr Neer, who was a storeman at ADE

"I have gone more than once to different firms in Atlantis, but everybody tells you to hold on. There are some firms that I did not even bother trying because I know the only way you will get work there, is if you have contacts

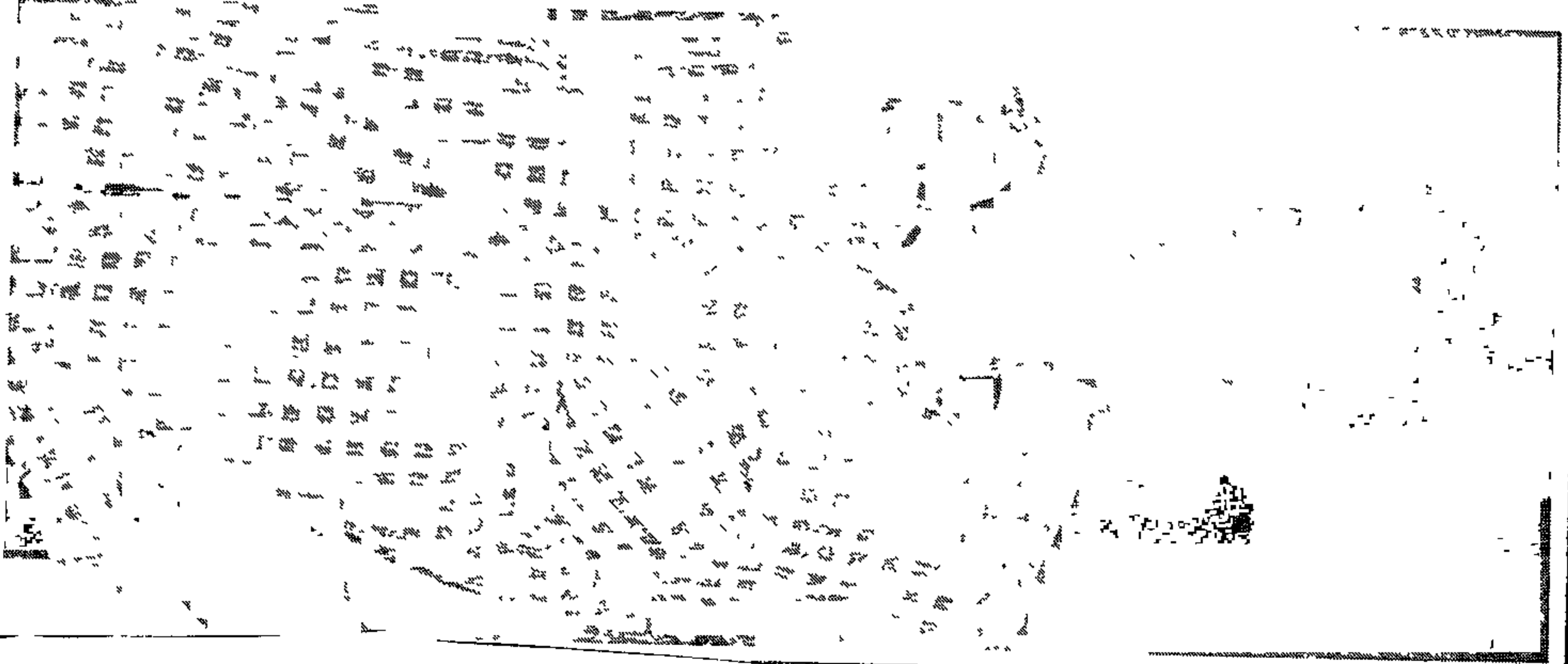
DESPERATION

Desperation has forced Mr Neer to turn again to the place where he last worked

"I know that they are not really employing people at the moment and that I would probably be started on a lower grade if I should ever get a job again. But I don't really care. Any job will do. As long as I will be able to pay my rent and buy food for my children"

Cape Herald asked the Divisional Council to comment on the rental system and the way it is applied to unemployed tenants. We were told to put our questions in writing

● Mr Norman Neer — Any job will do.

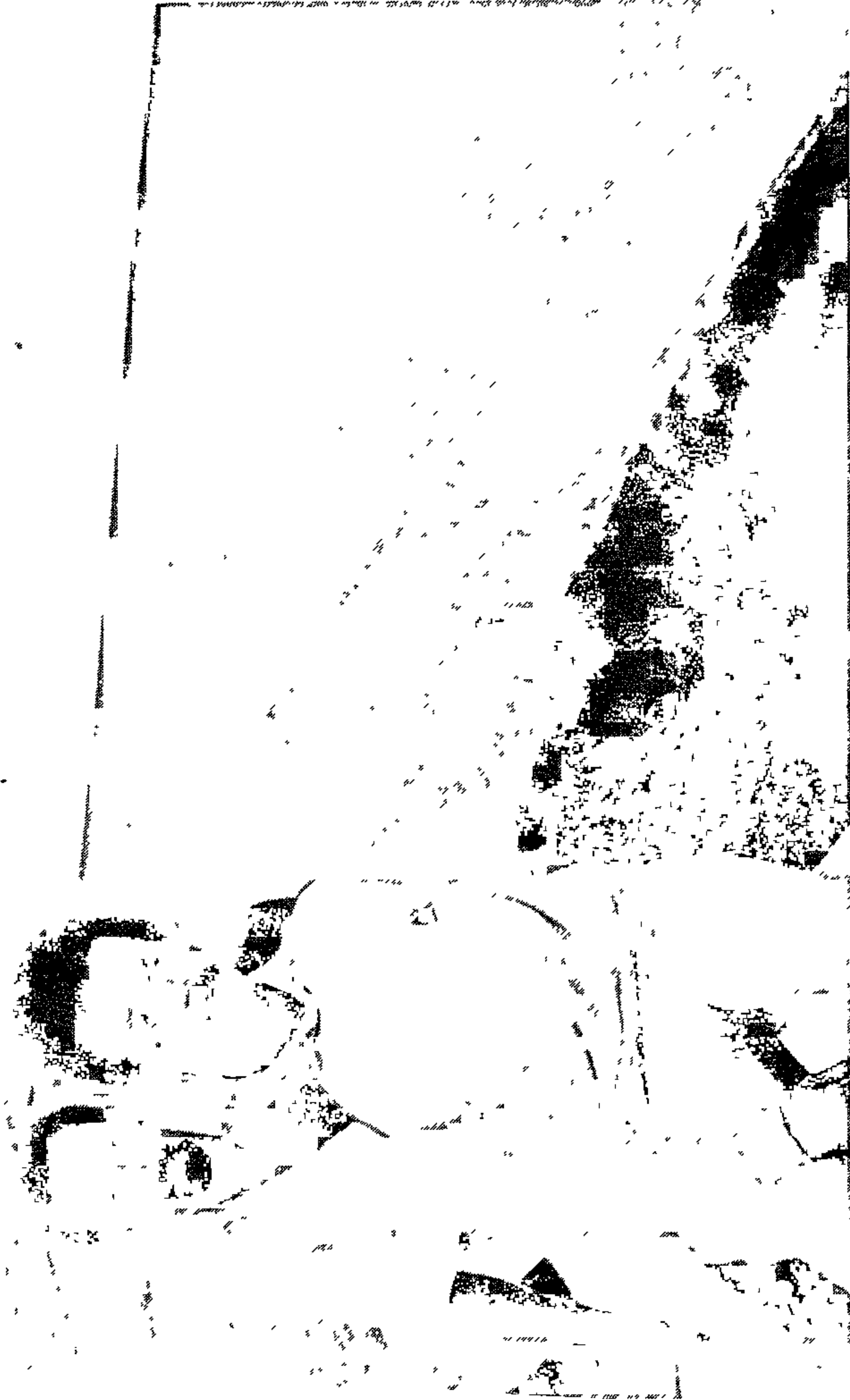


3. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

4. All answer books must be handed to the invigilator before leaving the examination.

WEEKEND POST, APRIL 9, 1983

Complaints of poor workmanship



Mr ASHTON BOSMAN (left) and Mr DESMOND EDWARDS, chairman and secretary, respectively, of the Booyesen Park Ratepayers' Association, point at a spring bubbling up under a newly-constructed house in Booyesen Park. Residents have complained about defects in almost every house in the suburb. After weeks of rumours that building societies would not consider applications for bonds, it has been pointed out that residents are buying their homes through the State, which financed the building of the housing scheme.

Booyesen Park residents 'do not need' ¹²⁴ society bonds

● From Page 1

people could lose their homes by refusing to sign their deed of sale contracts. 'Complainants are going about this incorrectly. They should make three copies of listed defects in their houses. They should keep one as a safeguard, give one to the housing department office in Booyesen Park and the other to me so that I can fight their case with the City Council,' he said.

'People don't seem to know about the 18-month retention period within which defects must be rectified by builders before they are paid. Home owners are safe even after this period as the council will rectify defects to houses via the maintenance fund.

The chairman of the Booyesen Park Ratepayers' Association, Mr Ashton Bosman, said he did not think anyone had applied for a bond.

'But I am not surprised that building societies are

dissatisfied with the construction of some of the houses," he said.

"Problems have been found at every house in Booyesen Park and residents don't want to sign their deeds of sale because the housing department is not legally bound to repair defects.

People have been told to sign contracts accepting houses with no guarantee," he said.

He pointed to a natural spring bubbling up under the side of a house on the corner of Drakensberg Street and Kamanassi Close. Water was also seeping up through the tar nearby.

A neighbour said he had decided against buying his house after seeing water seeping up under the house.

And when I moved into my house there was already a really bad crack under a windowsill," he said.

F t F r

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124 E. Post
11/4/83

Booyesen Park ratepayers to meet authorities.

By GARTH KING

BOOYSEN PARK homeowners' complaints of poor workmanship and their subsequent refusals to sign deeds of sale at the new coloured township near Despatch are to be discussed during a meeting at the Port Elizabeth's City Council's Department of Housing tomorrow

A representative from the City Engineers Department, the deputy director of Housing, Mr E C Samuels, and members of the Northern Areas Management Committee will be meeting the Booyesen Park Ratepayers Association at 11am.

Since families started moving into the township, — which is expected to eventually contain nearly 1 000 housing units — in September, many complaints of poor and incomplete workmanship have been received by the Evening Post.

A spokesman for the City Council's Housing Department said today that the housing development, sponsored by the National Housing Commission, had caused "a lot of emotion, confusion and misconception"

He said that Booyesen Park homeowners had "nothing to fear" and they were "protected by the law".

The spokesman said he hoped all problems would be ironed out tomorrow. A comprehensive statement on the issue would be released after the meeting

No comment on the issue could be obtained today from the Durban-based construction company involved with the development

preparing to meet in
to co-ordinate ef-

tween Iran and Iraq
The slick poses serious

fensive in the central sector
of its battlefield with Iraq

discovered he had a broken
big toe on his left foot

Hospital re-set his toe

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ening ...

NSON

about 120 cats who
homes

5 000 jerseys to
General Winter The
Club of St Croix will be
selling sweaters for Jer-
Week for the under-
ground in PE from Mon-
April 18 to Saturday,
123 Letters have gone
to schools in Walmer,
Boys Park and Summer-

Bert Hurd collected
most jerseys by a pri-
v school last year with
"The most col-
by a high school was
by Alexander Road
will also be boxes at
two hypermarkets and
library Last year
jumpers were col-
and this year the
's aim is 5 000 jerseys

newest hostels at
Melodi and Xanadu,
planning a reunion as
of their 10th anniver-
celebrations on Sep-
2 and 3 Former stu-
are asked to send
addresses to The
Miss F Prinsloo,
A6, Private Bag
4, UPE, Port Elizabeth,
or The Primarius, Mr
van der Merwe,
A6, Private Bag

PE Women's Club is
doing a special tea
for R1,50 as the setting
a mannequin parade by
hers of the club at
on Friday The latest
winter wear will be
shown at the parade
organised by Mrs Peggy
Johnson Two R20 gift
certificates can be won

Meat price rises slightly

Post Reporter

THE cost of high grade
meat has risen slightly,
despite low prices on the
general market due to an
oversupply of meat, a
spokesman for the Meat
Board Mr Koos Blignaut,
said today

Mr Blignaut said high
grade meat was in short
supply due to the number of
drought-stricken animals
on an otherwise saturated
market

"Some farmers are being
compelled to sell their
breeding stock which
means we can expect a dra-
matic decrease in meat
supplies after the drought"

He emphasised that the
meat prices for other
grades were very low and
the average price had only
risen by 2,1% from Janu-
ary, 1982, to January, 1983,
in comparison with a 10,9%
increase in the total price
index for food

City Engineer to probe Booysen Park homes issue

By RAYMOND HILL

A DELEGATION from the Booysen Park
Ratepayers and Civic Association met offi-
cials from the Port Elizabeth City Council
and of the Northern Areas Management
Committee yesterday to discuss various
complaints in the suburb

The chairman of the association, Mr
Ashton Bosman, said after the meeting
that his delegation was given "a good hear-
ing"

The City Engineer, Mr A J Clayton,
promised to investigate the complaints
immediately

Mr Clayton will then draw up another
report which will be submitted to the com-
mittee

Mr C G Uys, a representative of the
Small Business Development Corporation
(SDC), said facilities such as the shop, a
cafe and a doctor's surgery would be com-
pleted by the end of July

He said the Northern Areas Manage-
ment Committee was negotiating with the
National Housing Commission for permis-
sion to sell residential sites in the suburb
for doctors to erect clinics or surgeries

The association submitted a memoran-
dum containing complaints about various
defects in the houses and the fact that
certain tenants had refused to sign deeds of
sale

The fact that many tenants living in the
suburb were working short time or had
been retrenched, was also discussed

It was disclosed that the rents of those
affected would be reduced

A total of 29 tenants had their rents
reduced out of 41 requests received

The management committee was repre-
sented by Mr C E Green, the chairman, Mr
I Solomon, the Rev L W McCarthy and Miss
W W Jansen

The Booysen Park Ratepayers Associ-
ation delegation consisted of Mr Bosman,
Mr Desmond Edwards and Mr C L Classen.

The council's senior architect, Mr A E
Bourne, the assistant City Engineer, Mr A
P P le Grange, a city councillor, Mr B
Olivier, of the Community Services Com-
mittee, the deputy Director of Housing, Mr
B C Samuels, the assistant Director of
Housing, Mr A B Gibbon, and Mr B M J
Hutton of the Housing Department's house
sales section also attended the meeting

Where the prices are always right

GRANTHAM, England —
The prices are perma-
nently frozen in the corner
shop on North Parade in the
Lincolnshire market town
of Grantham, where Prime
Minister Mrs Margaret
Thatcher was born

But nothing is for sale

Miss Victoria Buckley
and Miss Anita van Hens-
bergen bought the house
and turned it into a restau-
rant and bar, restoring the
shop as their entrance and
as a memorial of what
things used to cost

A bust of Mrs Thatcher
stands among the cans of
soup and beans and jars of
jam

The labels on the goods
are reproductions and the
prices are those of the
1930s, when Mrs Thatcher
was growing up

Behind the counter is a
replica of the front door of
10 Downing Street

The shop was kept for 40
years by Mrs Thatcher's
father, the late Alfred
Roberts

"We're hoping that one
day Mrs Thatcher will call
in for a meal," said Miss
van Hensbergen

"We sent her copies of
the plans for restoration
and she sent us back her
best wishes" — Sapa-AP

LISBON — A magistrate
has remanded in custody an
Arab arrested in connec-
tion with the killing of mod-
erate PLO official Dr
Issam Sartawi

Mr Joaquim Marque
Borgues ordered the sus-
pect held without bail

The magistrate found
there was "sufficient evi-
dence" to hold the man who
carried a Moroccan pass-
port identifying him as
Youssef Al-Awad, 26

He has not been charged
Police said they sent a
photocopy of the passport
to Morocco for verification

Dr Sartawi's body was
flown yesterday to Amman,
the capital of Jordan, from
the southern city of Faro,
near Albufeira, where he
was assassinated at a con-
gress of the Socialist Inter-
national

Arab in court for death of envoy

A radical Palestine Lib-
eration Organisation splin-
ter group known as the Abu
Nidal faction claimed it
killed Dr Sartawi on
grounds he was a "traitor"
in trying to bring Israelis,
Arabs and Palestinians
together in peace efforts

In Milan, a major Italian
daily published an inter-
view conducted with Mr
Sartawi on Saturday in
which he discussed his dif-
ferences with hardliners

WILL
GO ON,
A man

EAST LONDON — A man
BY KEITH ROSS

of eye
for loss
R27 000

Senior citizens hit hard by PE housing crisis

By GARTH KING

THOUSANDS of old age pensioners in Port Elizabeth wait in vain for a space in choc-a-bloc accommodation for the elderly

The upsurge in sectional title units, ever-increasing accommodation rentals and greater longevity continue to multiply the numbers of elderly who urgently require subsidised board and lodging

Port Elizabeth's 29 old age homes and 14 institutions for the chronically sick and frail cater almost exclusively for the white population

The plight of old and infirm black pensioners is especially great — yet little is known about the extent of their need as their cause is overshadowed by the backlog already existing in general black housing

The chairman of the Kwazakele Residents' Association and executive member of the Port Elizabeth Black Civic Organisation (Pebco) Mr Jackson Mdongwe, said pensioners unable to pay rent in the

townships were stripped of occupancy rights by the East Cape Administration Board (Ecab) New families were moved into their houses and they were left at the mercy of the new occupants. Many were then turfed out, he said

"As far back as 1981 Pebco pleaded with the Government for extensive old age homes in Port Elizabeth's townships." Mr Mdongwe said an old age home in New Brighton was, years ago, changed into a hostel for single women and the black aged were sometimes given a place to stay in Peddie in Ciskei

He said there was no way that a pension could provide for even a meagre existence for senior black

citizens

White platteland pensioners, unable to find a place to stay in small towns, are also swelling the ranks of those who wait for space in Port Elizabeth's old age homes

The senior social worker at the Algoa Bay Council for the Aged, Mrs Ann Bolton, acknowledged there was "a terrible shortage" of accommodation and that this was worsened by the fact that "people who shouldn't be in old age homes and could look after themselves" were seeking board because they were being "squeezed out of a normal existence" by high rentals and the upsurge in sectional title units

Some old age homes con-

tacted reported that the situation was "terrible"

Some said that they were perpetually inundated with *bona fide* urgent requests, but their hands were tied by the lack of facilities

The director of the SA Red Cross (Eastern Cape), which has several old age homes for whites, Mr Paul Kruger, said that all the Red Cross homes had long waiting lists

He agreed that a prime cause for an increased and unsatisfied demand for white senior citizen housing was high rentals and sectional titling

He said the new Okkie Oosthuizen Park home in Summerstrand would shortly provide 40 beds

Plans were proceeding for

a 35-bed complex in Malabar, a 120-bed home for the black aged infirm in Zwide and a five-story block of 80 flatlets in Summerstrand — all scheduled for completion by the end of 1984

He said a recent survey among the black community had revealed a desperate need for care of the aged infirm and housing for the healthy

The secretary of the Port Elizabeth Community Council, Mr Danie Bezuidenhout, said that at present there were no facilities in the townships despite a great need

He said the situation was "uncomfortable" rather than "critical" but said there were "plenty of old people whose children did

not look after them"

The deputy director of the city council's Department of Housing, Mr E C Samuels, said a recent comprehensive survey among white and coloured applicants for inclusion in the department's old age housing schemes had revealed high rentals and sectional titling as motivating factors for many applications, but other factors included

- Children no longer wanted them in the same house
- A need for company and security
- A need to live near children
- A desire for permanent, structurally sound accommodation

27
124

(124) *Hansard*
 Mitchell's Plain new township
 Q Col. 956-957 13/4/83
 *24 Mr K M ANDREW asked the
 Minister of Co-operation and Development

- (1) (a) What is the land area of the new township proposed to be established east of Mitchell's Plain as referred to in his reply to Question No 21 of 30 March 1983, and (b) who are the present owners of the land,
- (2) when it is anticipated that the first residents will be allowed to move to this township,
- (3) whether any site-and-service schemes are to be established in the new township, if not, why not,
- (4) what is the distance by road between the proposed township and the centre of Cape Town,
- (5) whether a passenger rail link is planned for the new township, if not, why not, if so, when is it anticipated that it will come into operation,

*The MINISTER OF CO-OPERATION
 AND DEVELOPMENT

- (1) (a) The land on which the new Black residential area is proposed to be established, comprises approximately 3 530 hectares of land of which a preliminary survey indicated that approximately 1 070 hectares could be developed
- (b) The land is owned by the Government

- (2) The Department has already started on the planning of the site as regards infrastructure and lay-out and sites will be made available as soon as circumstances permit. The project is being handled as a high priority scheme
- (3) As a first priority, an inter-departmental committee has already started the required investigations and will co-ordinate the planning and development of the area. It is envisaged that the scheme will eventually comprise of high rise (high density) and self-build housing under control
- (4) Approximately 40 kilometres
- (5) Suitable arrangements will be made timeously for the transportation of Black workers to and from their places of employment as soon as families are accommodated in the new residential area. This includes the possibility of a rail link after having determined the economic viability thereof. All steps will be taken to ensure that transport of the inhabitants to and from the area will be convenient and adequate

Property prices on coast soar in Cape

CAPE TIMES
14/4/83
124

By GORDON KLING

PROPERTY prices along the southern Cape coast — with the exception of land near the proposed Armscor testing area — are soaring.

One of the oldest agencies in Hermanus maintains that prices have doubled in the past six weeks alone, while in Knysna agents say the market has "gone mad"

At the Breede river mouth, on the other hand, agents say values are suffering from buyer concern about the Armscor proposals

"How many people would want to holiday next to a missile test range?" asked a leading agent, Mr Tony Dreyton

Armscor

"Values have dropped substantially and they'll remain depressed until we know what is going on"

Mr Dreyton believed the disclosure of Armscor's plans for a massive military testing area which would take a 38 000-hectare chunk of coast from east of Waenhuiskrans to Cape Infanta, was certain to push up other seaside property prices

'Avoiding Transkei'

"It has hit one of the last good coastal areas. People are already avoiding the Transkei coast, Mozambique is gone, north of Durban is being avoided, and the diamond concessions take up a lot of the West Coast so there wasn't much left.

"Nobody will buy here

until the issue is clarified," said Mr Dreyton who owns a lot of property near the Breede mouth and is the only registered estate agent in the area

A Hermanus agent, Mr R J Westcott, doubted that the test range was responsible for soaring prices there but he found the rise "staggering".

"Prices have doubled in the last six weeks," he said.

There had been a tremendous run on ground in particular.

Strong rises were also noted at Kleinmond and Pearly Beach

Spec building

"Everybody seems intent on buying up every available stand here," said Knysna agent, Mrs Leslie Ann Horssield, who estimated prices had risen by between 30 and 40 percent in the past nine months

A huge increase in spec building was under way

Mrs Horssield believed most of the property investors were from the Transvaal

"We're getting younger people, many of whom are coming with a view to opening businesses."

● Farmer furious at Armscor, page 3

● From De Hoop with love, page 19

A
la
p

124 Howard Q 61.877
Flats on Lower De Waal Drive

15/4/83

*20 Mr S S VAN DER MERWE
the Minister of Community Development

- (1) Whether any of the flats owned by the Department and situated on Lower De Waal Drive are occupied by White tenants at present, if so
- (2) whether his Department intend to sell any of the flats so occupied, if so when?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes
- (2) no consideration has yet been given to the sale of the flats

124

BY SIMON BLOCH

ANY attempts to skimp on the construction of the R300 million Motherwell black township would be at the expense of the natural environment in the Swartkops-Redhouse area and will be opposed very strongly, says the chairman of the Swartkops Trust, Mr Patrick Bracher.

He said there was no doubt that the proposed construction of the township's stormwater drainage systems was a potential threat to the Swartkops River and the surrounding area.

The trust had all along opposed the scheme on environmental grounds and suggested to the authorities that another site be found.

"But they have settled on the site Black housing is an extremely important issue and we accept that another township has to be created," Mr Bracher said.

"But it is unthinkable that the project be allowed the go-ahead without taking into account the protection of the environment. It's out of the question."

Motherwell skimping is Swartkops threat

He said examples that could endanger the environment of the Swartkops-Redhouse area were the proposed stormwater drainage scheme and the construction of a fourth bridge over the Swartkops River.

"The East Cape Administration Board has called for tenders on both a lined canal and an unlined canal but the Trust will oppose an unlined canal because this could bring sediment into the river. A letter has already been written to the Department of Water Affairs to have this proposal withdrawn," Mr Bracher said.

He conceded that the

added cost of building a lined canal as opposed to an unlined canal would be about R1½ million.

"But the unlined canal would be detrimental to the environment for two reasons. Firstly, it would increase the risk of flooding to the already problematic situation and, secondly, it will cause further siltation."

According to a statement made last year by the then Deputy City Engineer, Mr L. S. Beattie, the Markman Canal had not been designed to serve Motherwell.

There are also fears that polluted water may be discharged into the Swartkops

River, making the river a massive drain.

"We don't want Motherwell stormwater to drain into the river at all," Mr Bracher said.

"The other thing is that there obviously is going to be a large bridge crossing the river there to carry the extra traffic."

"We are worried that the construction of a bridge with a narrow span would restrict the river. If they are going to build a bridge there, they will have to do a proper job with a wide span, otherwise it will cause further siltation and blocking of the flow."

While agreeing that a bridge was necessary, he said what worried mem-

bers of the trust was that the authorities always tended to do these jobs on the cheap.

"The ideal bridge would be a construction that spanned the entire river without any embankments," he said.

"We have been in contact with the engineers and, although it would might cost considerably more to build such a bridge, we believe it should be done with the environment's protection in mind."

"We have also asked them not to build the sub-economic housing on the edge of the escarpment but rather put sports fields and recreational areas there."

"If the the northern escarpment opposite Redhouse is not protected, I'm sure it will be defoliated. The hillside is not a stable hillside and if it is removed, it will spoil the area's recreational activities."

"We have a proposal for a nature reserve there, but even that has its problems. You can declare a nature reserve, but it still has to be protected," Mr Bracher said.

"Thus would make the aesthetics of Motherwell, as viewed from the estuary, more effective. As a measure of co-operation, we are of the opinion that this will be taken into account. But there is always the question of finance."

ARG 19/4/83
Govt to
sell 200 (124)
city houses
to coloured

Consumer Reporter

THE Department of Community Development will sell 200 homes in Walmer Estate to coloured people

Priority to buy will be given to former owners whose property was expropriated

Applications will then be considered from tenants

The deputy mayor Mr Sol Kreiner, today welcomed the move and the department's plan to uplift and renew Walmer Estate

'POSITIVE'

"This is a far more forward-looking and positive attitude than that which prevailed when slum clearance was carried out in District Six," he said

"Urban renewal makes economic sense because millions of rands can be saved by renovating an older house for R4 000 or R5 000 rather than demolishing and rebuilding

"It also makes sense in human terms because people do not have to be moved out and families and communities are not broken up"

ASSURED

He said the City Council had been assured by the department that no families would have to move out of the area against their wills

Disclosing the plan, he said that some of the houses would be renovated first and some plots containing a number of houses subdivided so that the properties could be sold separately

A spokesman for the Department of Community Development said it was "too early at this stage" to give any price range for the houses or to say exactly when they would come on the market

Cape Herald

**3 civic bodies
16/4/83
to meet council**

MEMBERS of three civic bodies are to meet with the Cape Town City Council this week to discuss the maintenance and sale of houses

A spokesman for the civic bodies said members of the Parkwood Working Committee, Manenberg Civic Association and Bokmakierie, Bridgetown, Silvertown and Kewtown Residents Association would be meeting with the council's executive committee at the Cape Town Civic Centre at 6.30 pm on Tuesday.

Platteland plea for housing aid

CAPE TOWN 21/4/83 (124)

Municipal Reporter

THE local-government spotlight fell yesterday on the critical shortage of housing which could be afforded by elderly people, with a special plea from platteland councils for housing funds to combat the depopulation of rural areas.

The United Municipal Executive agreed to investigate and will try to find ways in which local authorities can help pensioners, directly or indirectly.

The housing debate among delegates to the Cape Municipal Association Congress which closes today, linked two motions put forward by Hopefield and Fish Hoek.

Hopefield — supported by many small municipalities who are deeply concerned over the exodus of people to urban centres — proposed that the Department of Community Development channel funds to small towns for housing for middle- and lower-income whites.

Pensions were being eroded by inflation and elderly people were finding it increasingly difficult to cope with expensive housing and the high cost of living in the bigger towns, Hopefield said.

"To be able to offer them housing in country towns would make life much easier for them".

Mrs Eulalie Stott, chairman of the Cape Town

City Council's housing committee, said that while she sympathized with the problems of platteland towns, housing funds were in such short supply that they would be better used in the larger municipalities where low-cost rental accommodation was desperately needed.

Her amendment to the motion that the depopulation problems of small towns would be better investigated by the Executive Committee, was adopted.

The congress also adopted a motion put forward by Fish Hoek that the Executive Committee investigate all possible ways in which local authorities could assist pensioners with limited incomes.

This included a suggestion that authorities ease building regulations where it would result in housing for elderly people.

CAPE TIMES 22/4/83 (24) 266

Elderly tenants refuse to leave their flats

Staff Reporters

SEVERAL elderly people are refusing to leave their rent-controlled Milnerton flats this week, although they have had notice to get out since November last year from the owners who said they wanted to effect essential repairs

Time runs out this week for the tenants of Van Riebeeckhof flats in Knysna Road, Milnerton, who have been told to be out by April 30. Their representative consulted with a lawyer for several hours yesterday.

"Some of them do not regard the proposed repairs as essential, nor do they think it necessary for them to vacate the flats before repairs are done," said PFP organizer Mr Roy Ainslie, who has taken their case in hand.

The tenants believe the "essential repairs" are a ploy, he added.

"They suppose the owners are hoping they will not return after repairs have been done, and fear that if they do return, it will be conditional on the payment of higher rents."



PFP organizer Mr Roy Ainslie confers with tenants Mrs Dorien Lumley-Hinton and Mr Richard Hinton, who face eviction from their flats on Saturday

Mr A Luck, managing director of Repco and director of National Properties Limited, which owns the block and administers it through Propcor Trust, said the tenants had been given the statutory six months notice of plans to "undertake rebuilding and construction work", which would include re-

plumbing rewiring, and new bathrooms and kitchens

He said maximizing one's assets was a fundamental principle of a capitalist system. The owners were merely increasing the potential of the flats.

The new rents would be determined by the Rent Control Board.

FULL HOUSE, SO A COLOURED IS FORCED TO FOOT R7 000 BILL

By DANIELA WYSZKOWSKI

A COLOURED man who holds a top position in the motor industry and could easily afford a house in a white area paid more than R7 000 to live in an hotel for seven months

Mr Phaldie Kalam, 28, was forced to live at a Port Elizabeth hotel because of the housing shortage in the city's coloured townships — and the law prevents him living in a white area

He recently found other accommodation.

Mr Kalam said he could probably afford to rent or buy accommodation in

one of the country's more expensive suburbs

"I'm sure my accommodation costs could have been substantially cut if I had been able find a flat in one of the townships," said Mr Kalam, public affairs manager for Ford South Africa.

His problems began last year when he returned from completing a master's degree in business administration in the United States.

He was appointed public affairs manager and moved from Cape Town, where he was based at the company's public relations office, to the motor city in September

He stayed at a hotel with a tariff of

more than R1 000 a month, excluding food.

"It's a problem lots of people face — in Port Elizabeth especially. There is just no housing. It's a national problem"

At the time he said: "I'm prepared to stay wherever I can find a place."

Mr Kalam was confident he would not always have to live in a hotel

"There are a number of houses going up in the townships and I've made contact with the people concerned with the projects"

This week Mr Kalam said his accommodation problems had been solved but he refused to comment further

KTC squatters acquitted

ARGUS
27/4/83

Staff Reporter 124

There was jubilation at the Langa Commissioner's Court when 40 adults and 20 children who had been in custody were acquitted following a test case

The chief superintendent of housing for blacks in the Western Cape, Mr P L Schelhase admitted during the case that the available accommodation for legal blacks in the Western Cape was not sufficient

Mr Schelhase was giving evidence against Mrs Patricia Stella Nomvula, who is legally qualified to be in the Peninsula. She was charged with unlawfully occupying a site other than that specified in her permit

The defence and the State agreed to treat the case as a test case affecting a large number of people in custody

Mrs Nomvula, who was arrested last week on the KTC site with her two small children pleaded not guilty on the grounds that she was not intending to break the law and that she had occupied the site out of necessity

Other accused released were also qualified to be in Cape Town

Peace through justice — Bishop

Staff Reporter

MRS D1 Bishop PFP MPC for Gardens said anyone who saw the reaction of the KTC people in court yesterday to their acquittal would realise that peace can be achieved through justice

"If the Government would stop harassing our fellow Capetonians and support justice we could start tackling the real problems that face our country," she said

11/6/63
7/4/83
124

State housing policy criticised

Staff Reporter

NEW Government housing policy meant that if people did not build their own houses they would not get one, according to Mrs Eulahe Stott, Cape Town city councillor and chairman of the Housing Committee

Mrs Stott was speaking at the opening ceremony of the first creche to be built in Lentegeur, Mitchell's Plain, last night

The creche and an attached nursery school has been given to the city council by a large low-cost housing firm, Besterecta. It was constructed at a cost of R200 000

SELF-HELP

It was "terrible" to think that in a major city people would be subjected to "self-help housing", Mrs Stott said

Accepting an engraved trowel that laid the first stone of the Lentegeur creche from Dr J K Ewenvel, director of Besterecta, Mrs Stott said there was a dire need for creches in Mitchell's Plain

The creche, named the Eulahe Creche, after Mrs Stott, will accommodate 20 infants and will be run by the city council

SPACE

A nursery school attached to the creche will accommodate 60 children aged between two and six

The nursery school will be run by the False Bay Service Club on a five-year lease basis and will be called the Besbay Educare Centre

Both will start operating on Monday

Speaking on behalf of the False Bay Service Club, Mr Mel Tommy, chairman of the club, said the nursery school had received over 300 applications from parents in the area

"Our hearts bleed at the fact that we can only take 60"

PE authorities in dark over sale of homes

(124) E. Post
27/4/83

Municipal Reporter

PORT ELIZABETH'S local authorities have not yet been consulted on the Government's proposed pricing formula for the sale of State houses

In terms of a scheme announced earlier this year by the Department of Community Development, local authorities are expected to sell about 80% of the rented houses under their control at discounts of up to 40%

The SABC reported on Monday that the pricing formula had been made known to local authorities

The report said the Minister of Community Development, Mr Pen Kotze, had held a series of meetings with representatives of municipalities and management committees in recent weeks and that an official circular would be released soon on a pricing formula after the consultations have been completed

Port Elizabeth's Director of Housing, Mr Mick Molyneux, said today he had not attended any meetings with the Department of Community Development and was awaiting a circular

The secretary of the Northern Areas Management Committee, Mr Fred Pienaar, said consultation had not taken place on a local level, but that the national Association of Management Committees had been consulted

The chairman of the Indian Management Committee and an executive committee member of the South African Indian Council, Mr Raman Bhana, said there had been no consultation on a local level

"We welcome the opportunity for people to own property, but recommend that some sub-economic houses must be retained as rented units for pensioners," he said

Council destroys 11 100 shacks

4/16/83
28/4/83

124

Staff Reporter

MORE than 11 100 authorised and numbered squatter shacks have been demolished by the Divisional Council of the Cape since 1975, according to a report on squatter control passed by the council

The report says there were 13 716 numbered shacks in the council's area in 1975 of which 2 524 remain today. Most of the shacks — 7 389 — were demolished in Elsie's River

The report also states that 8 393 unauthorised shacks have been demolished since 1975. Most of these — 2 279 — were in Philadelphia

During a discussion of the report at a meeting of the Housing Committee, reference was made to the 267 unauthorised shacks demolished between December 27, 1982, and March 22, 1983

Origin and income

A councillor, Mr P L Andrew, said details such as family size, place of origin and income were needed to help the council tackle the problem of unauthorised families and of providing housing for them

The families existed and they could not be ignored, he said

It was noted that the council had decided to undertake a "simple form of social survey" of the unauthorised families to obtain a more accurate idea of the problem

Mention was also made of the 64 authorised shacks demolished in the same period and several councillors asked where the families were being accommodated

It was decided that the progress report be noted and that details of the 64 numbered shacks and 267 unauthorised dwellings be submitted to the council as soon as possible

The Housing Committee has been criticised by a councillor, Mr N Ross, for "dragging its heels" on squatter control

AKG US 28/4/83 (207) (1200)

Squatters: Board to study result of test case

Staff Reporter

THE Administration Board of the Western Cape is studying the implications of a test case at the Langa Commissioner's Court earlier this week in which scores of KTC squatters were acquitted

The simultaneous acquittal which led to scenes of jubilation outside the court on Tuesday came after a test case in which the Chief Superintendent of Housing for Blacks

in the Western Cape, Mr P U Schelhase, conceded there was insufficient housing in the black townships

The residents of KTC, most of whom are legally in the Western Cape starting squatting when they as lodgers were given notice by registered tenants

In the test case, Mrs Patricia Nomvula, who was arrested with her two small children, pleaded not guilty. She said she

had not intended to break the law but had occupied the site out of necessity

Mrs Nomvula was charged for unlawfully occupying a site other than that specified on her permit

The magistrate, Mr W Fourie in passing judgment said that another factor was that the board and more particularly, Mr Schelhase, had given the squatters the impression that they would be allowed to

stay on the site

This impression, said Mr Fourie, had been intensified by the fact that the board allowed the squatters to stay at KTC for two months before they clamped down on the legally qualified people

Mr G T du Preez the liaison officer of the board said today that the implication of the test case was being studied and he could not comment at this stage

He could not say whether there would be any raids on KTC while the investigation was in progress

The magistrate said today his decision was based on the evidence presented in court

It was a judicial decision and it did not mean that the board should no longer stage raids on the KTC camp. Board officials had an administrative job to do and his decision was "not binding on them"

124 ^{Hampstead} Malabar 29/11/83
 Q No. 1156 - 1157
 Mr D J N MALCOMESS asked
 the Minister of Community Development

- (1) Whether any unsold serviced sites are still available to developers in (a) Extension 1 and (b) Extension 2 of the Indian township of Malabar Port Elizabeth if so how many in each category
- (2) whether there is a waiting list for such sites, if so how many persons are on the waiting list
- (3) whether his Department plans to provide additional serviced sites in future, if so (a) how many and (b) when is it anticipated that this project will be completed?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) Yes two
 (b) None
- (2) Yes 104
- (3) As from 1 July 1983 the City Council

1157

FRIDAY 20

of Port Elizabeth will be accepting responsibility for the further development of Malabar if necessary with the aid of loans for infrastructure from the Department

Protection vs Free Trade - Def
 Pda Smith's - Absolute advantage
 Pdcards - comparative advantage -
 gains from trade

Protection - Why
 to invest in industries
 to set up new industries primary goods
 to political goals
 to employment

SA situation
 Still developing - Protection
 Lbs of primary goods
 Political isolationism

~~1163~~ (124) Hansard 29/11/82
Motherwell
101, 1162 - 1164
Mr A SAVAGE asked the Minister
of Cooperation and Development

- (1) Whether (a) site-and-service areas (b) scheme housing and (c) infrastructural development will be provided at Motherwell, if so what procedure will be followed in each case
- (2) whether funds have been allocated for these purposes, if so, (a) what amount (b) over what period and (c) from what sources are such funds derived
- (3) whether private enterprise will be permitted to assist in the development of Motherwell, if so (a) in what ways and (b) to what extent?

The MINISTER OF COOPERATION AND DEVELOPMENT

(1) (a) Yes. Serviced sites with and

1163

FRIDAY 29 APRIL 1983

1164

without Wetcore units (a flush toilet, shower and tap) are to be provided on which applicants can erect under the 99-year leasehold scheme their own houses in accordance with their own building plans and with their own funds or funds from the private sector. Employers will also be permitted to erect housing for their employees.

(b) Yes. In accordance with the new policy of the Department of Community Development funds will be made available for the erection of houses for the lowest income groups, namely those with a monthly income under R150.00. However persons with in this group would not be excluded from the site and service scheme due to the limited finances available to provide a fully built ready for occupation house for each family.

(c) Yes. The services are to be to full standard and include water and sewer reticulation, roads and storm water and high mast lighting. Full electrical reticulation is envisaged.

(2) (a) (b) and (c) An amount of R4 million of the funds which Old Mutual has made available through the Department of Community Development to the Eastern Cape Administration Board and for which a loan application is still to be submitted by the said Board, has been earmarked for the Development of services at Motherwell. The loan period is a maximum of 40 years.

(3) (a) and (b) As mentioned in paragraph 1(b) above the Department of Community Development only allocates funds for complete housing for the income group under R150 per month. Income groups above R150 per month are therefore dependent on the private sector for funds for housing and the private sector is en-

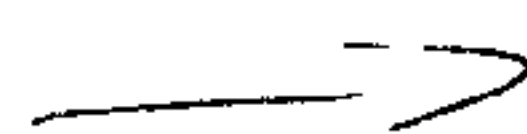
couraged to assist in the regard. Private sector involvement will be encouraged in all phases of the housing process especially through the leasehold system. This will include such aspects as:

- (i) Financing
 - own finance
 - financial institutions
 - employers finance
 - non profit private sector organizations

(ii) House design

(iii) Labour for construction. One of the alternatives will be the use of Black contractors or sweat equity where the family build their own house. This results in a significant reduction of cost.

(iv) Production of construction materials. In order to reduce material costs and to stimulate the local Black economy Black entrepreneurs will be encouraged to develop small industries to produce cement blocks, door and window frames etc.



124

~~36~~

Drought: Fears of eviction

Cape
Herald

30 APR 1983

THE CRIPPLING drought, the worst this century, is taking its toll on the workers in the Karoo and this month about 100 families in Beaufort West's coloured township, Rustdene, face eviction for failure to pay their rent.

The arrears are due mainly to the vast majority of tenants having lost their jobs. There is precious little work available as the drought has hit farmers hardest and they are the biggest employers in the area.

Mr Solly Essop, head of the Farm Workers Union, said the situation in the Karoo is "nothing short of a disaster".

SUFFERING

"People are suffering down here," Mr Essop said. "There is no work, no income and it is a miracle people survive."

He said he would be looking into the eviction issue this week.

"But what is really needed is some assistance for these people from the Government."

"Drought-hit farmers are being helped by the Government and it is only right that the work-

ers should receive some assistance as well. I call on the authorities to subsidise the wages of the workers so that jobs can be retained and others created."

He would meet with the authorities soon, Mr Essop said.

CONFIRMED

Beaufort West town clerk, Mr Jan van der Merwe, confirmed that eviction notices had been sent out but added that very few people would be evicted.

He said arrears were usually paid after the notices were sent. Those who could not pay, could come to some arrangement with his administration. It was a very small number that did not respond, Mr van der Merwe said.

"When that happens the houses are locked by council officials. Tenants are not allowed access until the rent has been paid or a satisfactory explanation given," he said.

Mr van der Merwe emphasised that only in extreme cases are evictions carried out.

He also disclosed that the waiting list for houses in Rustdene was 1 000 long.

Tragedy 'needn't have occurred'

124

S. Post
2/5/53
Post Reporter

THE tragedy in which a father and his son died when fire gutted their wood-and-iron shanty in Walmer township last night might have been averted had residents known where to find fire extinguishers

Mr Stanley Lukwe, 36, and his son, Lennox, aged seven, died

Firemen and bystanders managed to rescue at least two other occupants

They tore at the walls with their bare hands to get at people trapped inside

Mr Rufus Halana, an official of the East Cape Administration Board, said there were no signs that any of 10 extinguishers donated in November had been used

They were kept "in the houses of trustworthy people", but he did not know where these people were when the fire broke out

Mr John Molyneaux, said he had written to Ecab asking for notices outside houses where the extinguishers were kept. This had not been done.

- 1947 Industrial Conciliation included the exclusion of compulsory registration machinery. published. Its proposals registered unions but made with a separate conciliation
- 1948 Nationalist Government Bill and established the Industrial Conciliation (Natives) Investigation into Industrial
- 1950 Suppression of Communism any action which 'aims at social or economic change or disturbance or disorder, by the promotion of or with any actions that end so that any of the objects of this Act defined as communism political, industrial, or the promotion of disensions, or by means which order ...'. Likewise hostility between the races were achieved.
- 1951 Native Building Workers Act building artisans but provided for the training of black white areas.
- Industrial Legislation Commission published report). Botha Commission UG 62/61
- 1952 Native Labour Regulation Act labour bureaux through which d for establishment of all areas could be controlled.
- 1953 Native Labour (Settlement of Disputes) Act tier system of labour representation works committees to be elected employing 20 or more Africans appointed by the Minister consisting of white officials. This Act effectively prohibited. All strikes by Africans were prohibited.
- 1953 established a three tier system. It provided for workers of an establishment five Labour Committees in the local community, and a Central Labour Board Minister as the highest official recognition.
- 1955 Native Labour (Settlement of Disputes) Act amplified the definitions of strikes and lockouts and prohibited the incitement or encouragement of either. The penalties for contravention were more severe than those within the Industrial Conciliation Act.
- 1956 Industrial Conciliation Act 28 of 1956 redefined 'employee' to exclude all Africans, excluded the registration of black trade unions but did not provide for the banning of existing black unions. The Botha Commission felt it ill advised to prohibit these unions since 1) the State could not assume control over a body which it did not recognise; 2) agitators who attempted to use these organisations for other purposes could be controlled and their activities curtailed by laws other than industrial and 3) unregistered organisations were unlikely to be recognised in negotiations (UG 62/51 page 146). The then Minister of Labour, Mr. Schoeman, announced confidently 'I will fight that monster by ignoring it. It will bleed to death itself ...' (Hansard Vol. 82 Col. 1628 4/2/53). The amended Act provided for the creation of separate trade unions or separate branches of existing unions for white and Coloured workers. No further mixed unions were allowed. It also created machinery for possible splitting of existing unions. The Act facilitated specific types of work being reserved for persons of defined racial groups. Under the amended Act provision was made for the Minister to exclude a 'native area' or a particular class of work within it from the operation of an industrial agreement or award. An Industrial Tribunal was set up. Trade unions were now prohibited from having any affiliation with any political party.

Cape Times 4/5/83 124

District 6 home sold for profit

Chief Reporter
LOW-PRICED houses for whites in the former coloured residential area of District Six are being offered for private sale at a substantial profit, or are being leased by the owners

Concern was expressed yesterday that private speculators could enrich themselves through government schemes aimed at encouraging home-ownership among whites with limited income

The owner of one the new government-built properties provided by the Department of Community Development advertised it for sale last week at "only R75 000" — R30 000 more than the department sold it for nine months ago

R450 a month

Another District Six property sold to a white purchaser has been offered for letting at R450 a month

The house that was up for sale was advertised as a "super north-facing double-storey town-house, only nine months old with panoramic view of Cape Town"

The owner confirmed yesterday that the house had been sold, but refused to disclose whether he had received permission

"Why don't you ask the department that?"

he said, and cut the conversation short

The Department of Community Development's deeds of sale for houses in its District Six schemes specify that the purchaser must occupy the property for five years from the date of the agreement, and that the property may be re-sold only to a person approved by the department after it has been given the first offer to repurchase

Ms Lisa Kruger-Liptrot, one of the first people to buy a house last year in the government scheme, said yesterday that the greatly profitable resale of houses in the scheme so soon after its inception would be "a complete negation of the spirit in which these houses were built in the first place"

She said there was "a great deal of concern" among residents in the complex that the scheme could be exploited by private speculators

"People here feel that if one home-owner is allowed to get away with it, others will follow suit and we'll soon find people buying these government-financed properties with the specific object of selling soon afterwards at a fat profit — with or without government approval"

Ms Kruger-Liptrot said that in applying for one of the District Six houses one had to disclose one's total income

● A spokesman for the department said yesterday that amending legislation was being introduced in Parliament to prevent private speculators from enriching themselves through the purchase of properties in schemes such as in Zonnebloem (District Six)

"This will amount to a tightening-up of the provisions of the Community Development Act, so far as our pre-emptive rights are concerned in the resale of such properties

Willing buyer

"In the case of a purchaser who has to sell because he has been transferred elsewhere, or for any other genuine reason, we require such a person to come to us with a willing buyer

"We then have the opportunity to assess the proposed transaction and if necessary to exercise our pre-emptive right to buy the property back ourselves"

The amending legislation would enable the department to claim a portion of the resale price in cases where it decided not to exercise its pre-emptive right

24

Ecab: shacks must go

EAST LONDON — Inhabitants of 11 shacks near those that burnt to the ground in Duncan Village last Sunday have been told by officials of the East Cape Administration Board to demolish their shacks or be arrested

Four shacks were demolished yesterday

Mr Mathambo Leve, 43, said he was one of the people woken up at 5 am yesterday and told to demolish his shack

He had been renting the shack for three years now and he did not know by 3 30 pm yesterday where he and other occupants of the shacks would sleep. They hoped they would be accommodated at the community hall until alternative accommodation was made available to them.

Mrs Joyce Duzu Nango, 48, said her shack was not demolished but she was told to tell her daughter, who had a permit to work and stay in East London to demol-

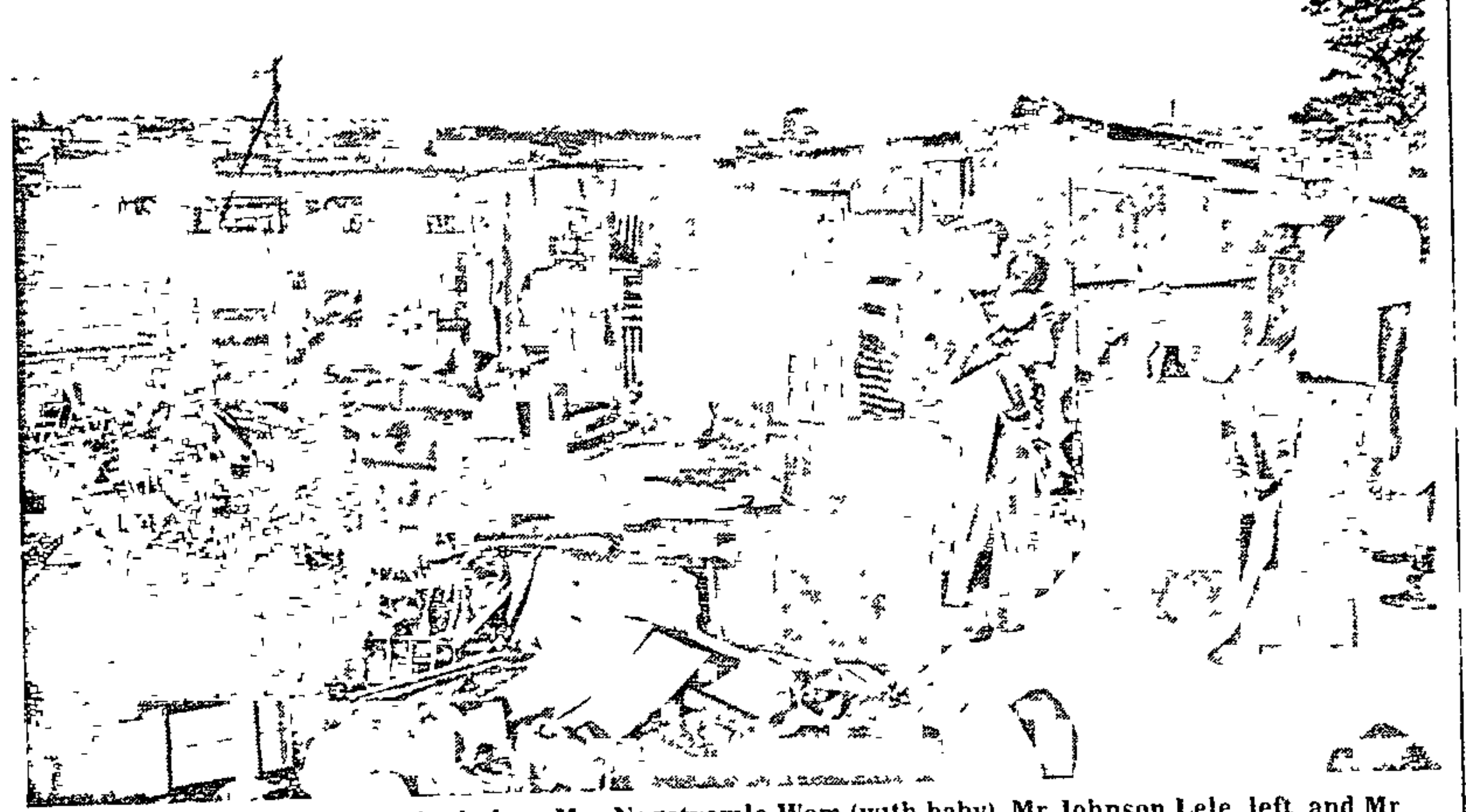
ish it by yesterday evening and also to report at the East Cape Administration Board offices

"We are desperate and distressed people. We don't know what to do with all our possessions. We are praying hard it does not rain, until we find accommodation elsewhere," she said.

Mrs Nosayine Madondile said other inhabitants ran away when the ECAB officials came because they had no permits to stay in East Lon-

don. An East Cape Administration Board official in Port Elizabeth Mr E J Matthee said the inhabitants of the shacks would be accommodated elsewhere but Mr Peter Sutton, regional manager for East London was still investigating the matter.

"These people will definitely be accommodated elsewhere, but we had to make proper investigations first," he said — DDR



Duncan Village residents, including Mrs Nogotvomle Wem (with baby), Mr Johnson Lele left and Mr David Sitywantsi, right, with their scattered possessions after four shacks were demolished

g
ve



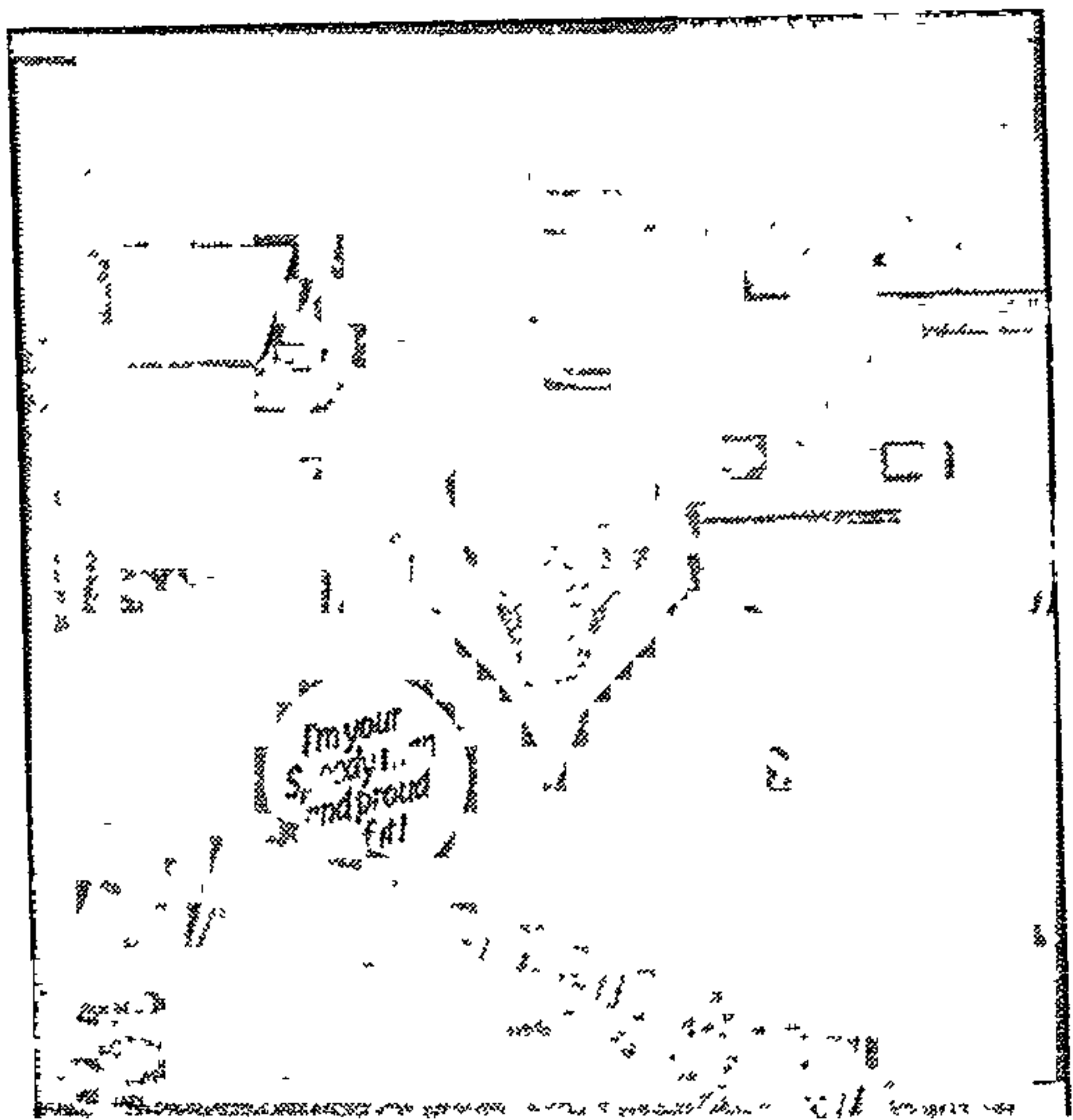
swing influenced by ever-growing importance of the black market. He added "Our former profile with existing products identical to those handling appliances. We have

By
TOM LOUW
Business Editor

therefore decided to expand our product range with the introduction of appliances.

"This is a logical development and while separate sales forces will be established the activity will be handled through our existing distribution infrastructure.

The company had experts in appliance manufacture and distribution.



15/83
Writer
- long jail sentence The no doubt acted accord- law in sentencing Mr to jail But if that is aw, it is an appalling law h brings the utmost dis- to South Africa The it is repealed the
me must bear in mind Mr Thlooe's crime was cess banned literature for that, by arbitrary erial action, and now alised court procedure, lose about five years freedom"
no other civilised coun- was a person subjected to harsh penalties

Bad fog prevents landing

Mail Reporter
ONE AIRCRAFT had to return to Durban and two others were delayed for nearly an hour when a huge blanket of fog engulfed Jan Smuts Airport early yesterday morning
Flight SA500, scheduled to land at Jan Smuts at 8am was turned back to Durban, where it refuelled — eventually arriving at Jan Smuts at 10 30am
Flights SA502 and SA506, were delayed for 50 minutes and 45 minutes respectively
The delays in departure times affected about almost 400 people The fog began clearing at about 9am
It was the first time this year fog upset flight arrivals at Jan Smuts — a common winter occurrence
A Weather Bureau spokesman said the mist was caused by an influx of moist air from the east, coupled with cold conditions over Jan Smuts

POLITICAL comment in this issue by R A Gibson Benjamin Pogrand and Peter Sun kull newsbills by Bernard Wessels head lines and sub editing by Paul Holroyd cartoons by Dave Gaskill all of 171 Main street Johannesburg

LTA to build for coloureds

IMAGINE completing 25 houses a week from concrete blocks made right there on site
That is what is set to happen at Buffalo Flats in East London when LTA Housing gets going on a R12.6-million contract for the East London municipality
The huge contract, for the building of 1 000 houses for coloureds, was handed over at the City Hall, East London, yesterday
East London municipality have set aside 2 000 stands for the development of five new extensions to the Buffalo Flats township
The houses will be three-bedroomed and built from



concrete blocks made on site by the company
LTA Housing will also be responsible for the infrastructure including roads, water supply, sewers, storm-water drainage and trenching for electrical and Post Office cables
The contract is due to be completed in 25 months The company expects to complete up to 25 houses a week
HOMEFRONT was there! Watch this space for more details

v purge

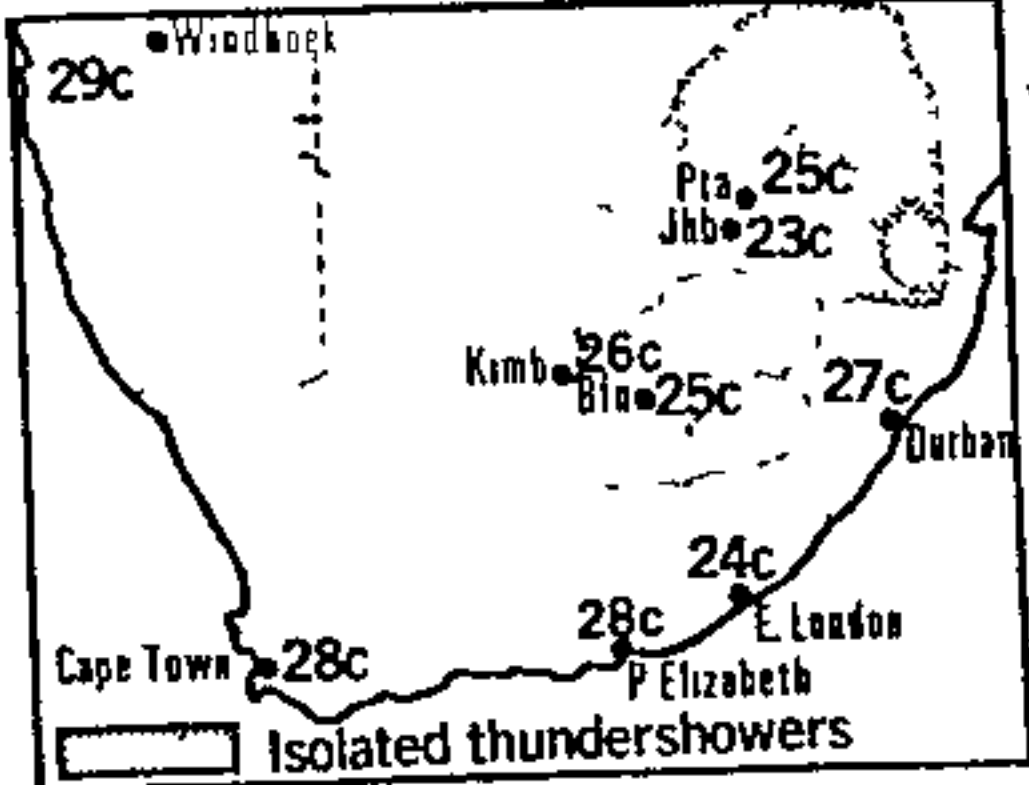
...s battle cry was soon 1 000 university students Harare with anti-cap- in a May Day speech on e fired a fresh salvo, employers who violated Black employers were the said
ai hundred women sup- Zanu Party marched in as denouncing "black cap- nisters" and "greedy addressed by Mr Mugabe

Weather Mail

IE weather bureau s forecast for today
ANSVAAL — Partly cloudy and mild to warm but cool over the ... areas where cloudy conditions with fog will occur in the ... It will be cloudy and cool over Northern and Eastern Transvaal ... isolated thundershowers
E STATE and CAPE north of the ORANGE — Fine and mild but cold the morning It will be cloudy in the morning over the north-eastern ... and it will become partly cloudy over the north-eastern parts ... APE south of the ORANGE — Fine and warm to hot with berg winds ... the south coast becoming partly cloudy and cooler over the south ... Cape later It will be fine and warm to hot over Namaqualand ... the south-western Cape interior and over the southern and Little ... otherwise fine and mild to warm but cold at first
ATAL — Fine and warm but partly cloudy over the coast at first
OUTH WEST AFRICA — Fine to partly cloudy and hot
TSWANA — Fine and hot but partly cloudy ove the north-eastern ... with a possibility of thundershowers — Sapa

TEMPERATURES ARE CELSIUS MAXIMUMS EXPECTED FOR EACH CITY

and Daily Mail
Weather Station
Wednesday
May 4, 1983
Temperatures
08h00 14h00 21h00
11°C 23°C 16°C
Humidity
68% 30% 40%
temp 24°C
temp 9°C
24 hours to 20h00
heat today 17h37
wise tomorrow
32



SOUTH AFRICA YESTERDAY

Temperatures at 14h00

	°C		°C		°C
Bloemfontein	24	Jan Smuts	23	Potchefstroom	22
Cape Town	28	Nelspruit	23	Pretoria	25
Durban	24	Pietersburg	22	Skukuza	25
East London	23	Port Elizabeth	22	Standerton	20

SOUTH AFRICA Hottest at 14h00 Vredendal 34°C Coldest at 08h00 Sutherland -3°C
TRANSVAAL Hottest at 14h00 Ellisras 29°C Coldest at 08h00 Standerton 1°C

THE WORLD YESTERDAY

	Min	Max	Weather	Madrid	5	21	Clear
Amsterdam	8	14	Cloudy	Miami	24	28	Cloudy
Athens	14	27	Clear	Montreal	8	15	Cloudy
Berlin	6	15	Rain	Moscow	6	15	Cloudy
				New York	15	26	Cloudy
				Paris	10	16	Cloudy

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D. DISPATCH



Big E London developments

5/5/83

124



**R15m expansion
at factory**

**R12.5m housing
contract signed**

EAST LONDON — Tek Corporation, the East London-based electronics manufacturer, has announced a R15 million expansion programme.

The company is to start manufacturing household appliances (up to now it has concentrated on television sets and sound equipment) beginning with refrigerators and freezers

Plans are to begin production in a new factory in April next year, and approximately 200 new jobs will be created

The managing director, Mr Mike Bosworth, said in his announcement, "The company is essentially engaged in the consumer durable market in the form of television, hi-fi and car stereo. We enjoy leading market positions under the well known Telefunken and Pioneer brands

"We have over the years established a very comprehensive sales distribution and service structure. This provides an excellent platform for diversification into other allied products."

Mr Bosworth said the consumer market, while severely hit by the current recession, was destined for a sharp up-

swing influenced by the ever-growing importance of the black market

He added "Our customer profile with the existing products is identical to those handling appliances. We have

**By
TOM LOUW
Business Editor**

therefore decided to expand our product range with the introduction of appliances

"This is a logical development and while a separate sales force will be established, the new activity will be handled through our existing distribution infrastructure"

The company had experts in appliance manufacture and distribution and was recruiting a project team

"Site work will commence adjacent to our plastics factory where it is planned to erect a 5 000 square metre factory. Production is sche-

duled to start in April 1984 and the initial product range will include refrigerators and freezers

"Overall investment of this project will be in the region of R15 million. This activity will initially provide about 200 additional jobs and a substantial increase in the loading of our plastics factory"

Mr Bosworth said that while the company's initial entry into the white goods market was based on the manufacture of refrigerators and freezers, other products would be included in the range

"Furthermore, it is our intention to extend future manufacturing to include products such as cookers, washers, etc. These will be introduced based on market conditions and economic viability"

He concluded "This diversification represents a significant investment and an endorsement of our company's commitment to East London"

EAST LONDON — A contract to build 1 000 houses at a total cost of R12.5 million — the biggest single housing project in the coloured areas here — was signed by the City Council and a representative of LTA Housing yesterday.

Involved in the signing were the Mayor of East London, Councillor Errol Spring, the Town Clerk, Mr J J Human, the councillor in charge of housing, Mrs Elsabe Kemp, the chairman of the Coloured Management Committee (CMC), Mr F N Barlow, the chairman of housing in the CMC, Mr A Green and the chairman of LTA Housing, Mr D Goodie

The scheme to be financed by the Department of Community Development, will comprise eight different types of houses, divided into two sizes of three and two-bedroomed homes

Mrs Kemp said all houses in the scheme will have electricity and running water

She said contractors and sub-contractors were on site already putting up their site offices

**By
LESLIE
XINWA**

and it was expected they would start the actual preparation of infrastructure and building within three weeks

"It is hard to say exactly when they will finish but we expect the last houses to be ready for handing over in July, 1985 if everything goes according to plan" Mrs Kemp said

Mr Spring said the city council had taken great care in awarding the contract

He said it was a big contract and the city council hoped it would result in a fruitful and mutually beneficial association

Mr Goodie said the contract was big by any standards in South Africa and his company was proud to have been nominated to handle it

"I only hope we shall be as friendly when the job is completed as we are now," he added

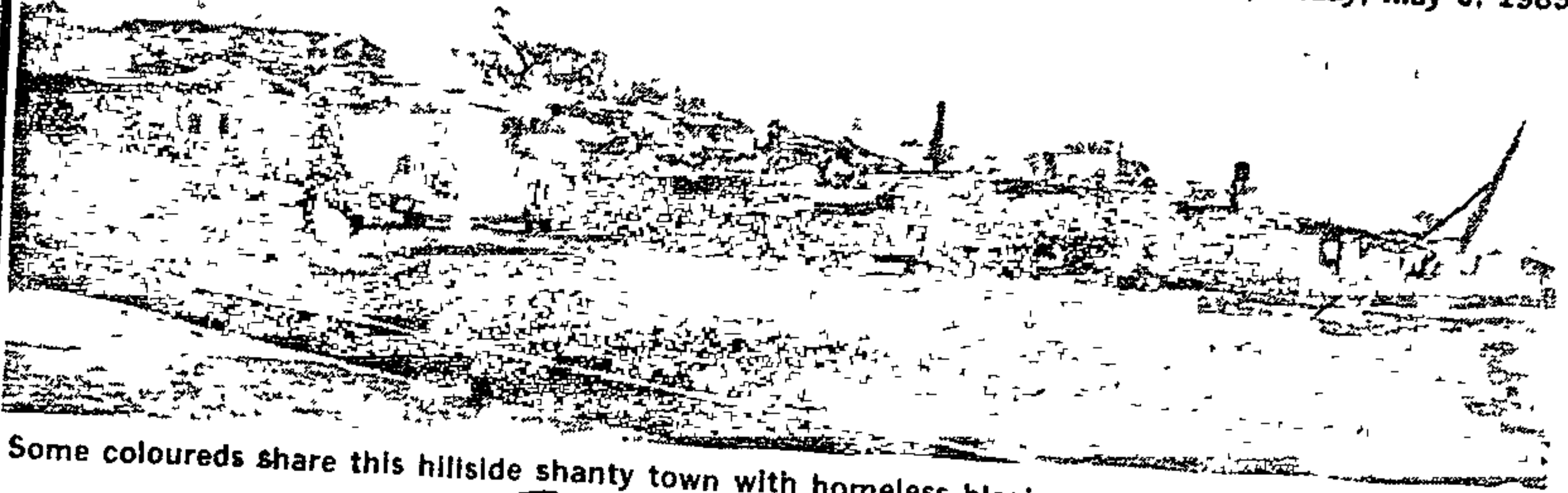
Mr Barlow said the contract and the decision to provide the houses had come at a time when the CMC was under pressure from the coloured community

"Now they see they can be relieved with the provision of 1 000 more homes," he said

"If each and every person has a home and a decent living standard half our problems in this country will be solved"

He hoped the company would provide good quality houses and the community would be spared the problem of cracks in their homes

It was learnt from Mr Barlow after the signing that the housing backlog in the coloured areas was growing by 30 families a month



Some coloureds share this hillside shanty town with homeless blacks

By LIN MENGE

EAST LONDON's sea front is beautiful. Its backyard — and the housing problem in that backyard — is not.

HOMEFRONT looked over that back fence this week, talked to prominent members of the coloured community and listened to members of the city council and of LTA housing enthuse about the R12 600 000 contract to build 1 000 houses for coloureds for the municipality in Buffalo Flats east

Look at the problems of the community and the promise of those fully serviced, mostly three-bedroomed houses seems like one vagrant star in an overcast sky

● There are 2 300 coloured families on the waiting list — 1 200 of them with a monthly income from 0 to R100 pm

A few live in the horrific black shantytown which clings, like those dreadful shacks in Rio de Janeiro, to the slopes of the hill above Pefferville. When one shack catches fire, 15 families are homeless

● In Pefferville and Parkside and even in parts of the newer, smarter Buffalo Flats, people occupy backyard shacks and garages

"You don't find cars in garages" one woman said

● There is a growing exodus of coloureds from Transkei and Ciskei where they are being made to "not feel at home and to become black or get out"

● The juxtaposition in some areas of blacks and coloureds, it is said, leads to the "terrorising" of respectable coloureds and to intermarriage

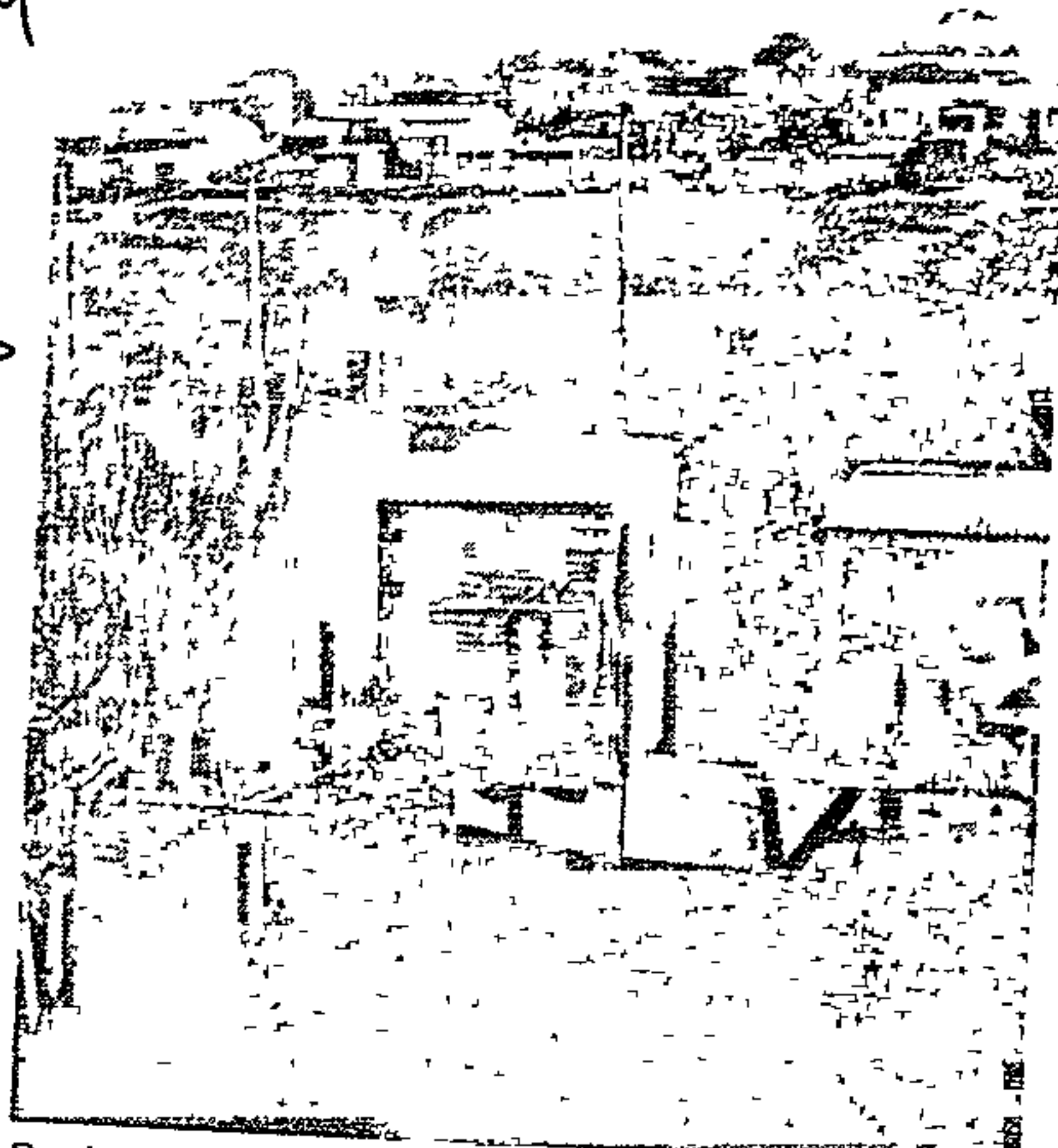
● There are "bush people" — coloured squatters whose children grow up with no water, no sanitation, no windows. Some of them know only the inside of shebeens. But, as one man said, they can go to school — and learn about "hygiene"

● And still more children are born

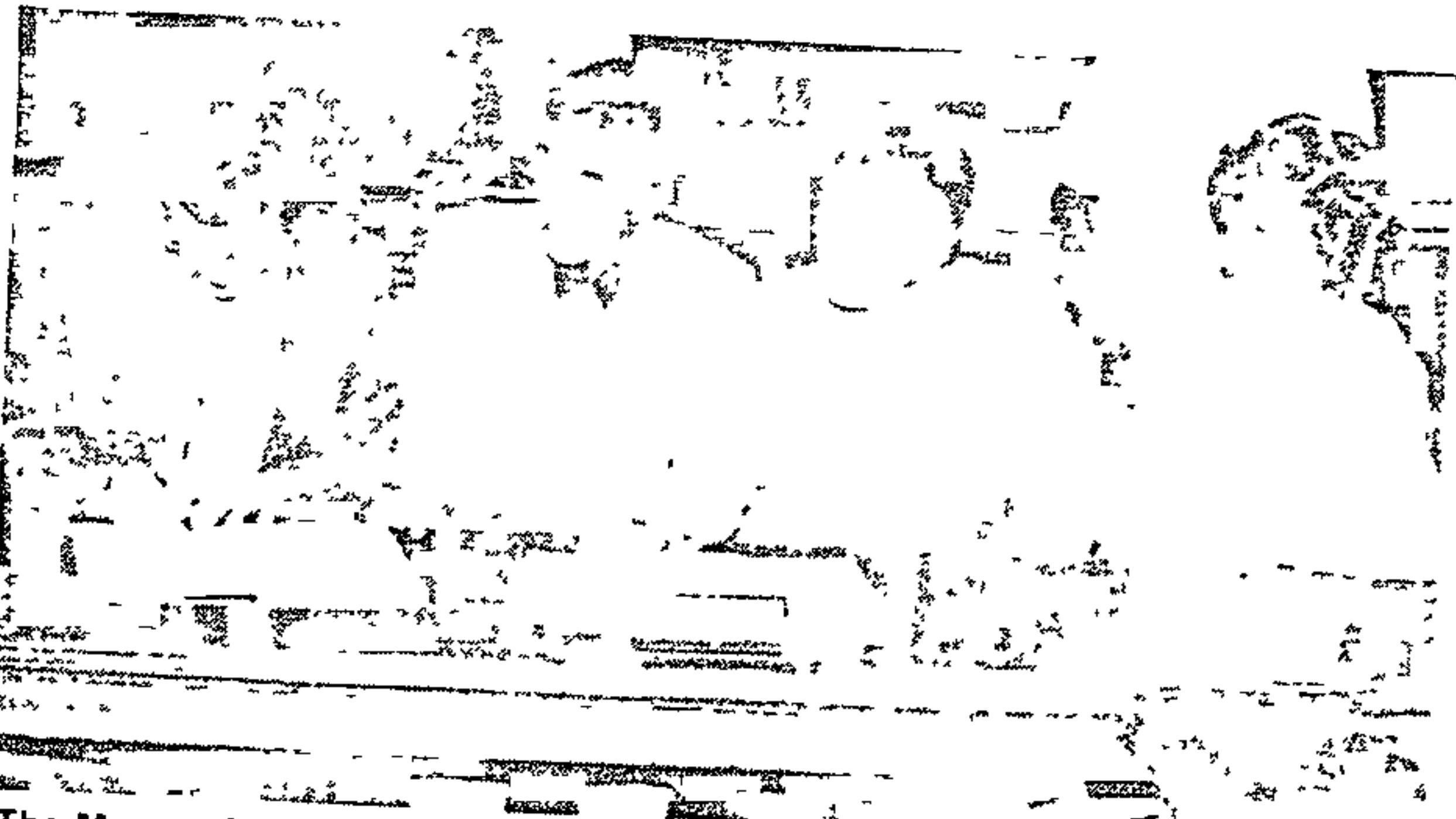
The temptation to throw in the towel must be overwhelming. But not for the Coloured Management Committee and the city's glamorous housing chairman Mrs M E Kemp MPC. Their response was to fly around the country with other officials, inspecting housing schemes. Then they, so to speak, 'camped' on the doorstep of

⁽¹²⁴⁾
No, ~~they~~
they ^{RUSH}
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 HOME FRONT



Backyard shacks house many of East London's growing coloured community



The Mayor of East London, Mr Errol Spring, signs the R12,6-million contract as (from the left) the Town Clerk, Mr J J Human, the chairman of LTA Housing, Mr Don Goodey, and housing councillor Mrs M E Kemp MPC, look on

the Department of Community Development until funds for the Buffalo Flats scheme were granted

Now LTA Housing can put their heads down and go. Because they are servicing all the stands in the new extensions they are hoping to build not only the 1 000 municipal

houses but also many houses for individual home ownership on the other stands, says chairman Mr Don Goodey

Mrs Kemp says wherever possible the 1 000 new houses will be offered for sale rather than for rent — because the money raised can then be used to build yet more

houses

● This concept of "rolling over" funds is vital if the housing crisis is to be overcome. Vosloorus, the black township of Boksburg, has just completed a first successful attempt to do this. Watch HOMEFRONT for the details.

Minister turns ¹²⁴ first sod of new ~~new~~ township

2 Post 6/9/83
Post Reporter

THE Deputy Minister of Co-operation and Development, Dr George de V Morrison, found himself in the driving seat of a trench-digger today as he effortlessly turned the first sod of the first of nine neighbourhood units to be built at Motherwell

It was a change for Dr Morrison from the common or garden spade usually used at these symbolic occasions. Dr Morrison came to Port Elizabeth specially for the ceremony.

But for thousands of blacks living in shanties in Port Elizabeth's townships, it was a symbol of better living conditions to come.

Motherwell is finally on its way with its nine neighbourhood units of 2 000 sites each making a grand total of 18 000 sites.

The first neighbourhood unit to be undertaken is Neighbourhood Unit Number 2 with 2 000 serviced sites, five primary schools, two secondary schools, a neighbourhood centre for shops, flats, high density living quarters and a bus terminus.

There is also provision for church sites and creches.

The first 500 sites with a "wet core", which comprises a toilet, kitchen, sink and shower with a roof on top, will be completed by early next year.

Streets will be tarred and the serviced sites will all be centred on courtyards in a cluster housing type development.

High mast lighting will be provided and the streets will be named by the community council.

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6 MAY 1983

Man had to pay ex-tenant's rent

124

MDANTSANE — A Mdantsane man, Mr Cecil Ngqanya, 38, of Zone 3, says he was made to pay R700 in rental arrears for the former tenant of a house he had applied for

was prepared to put down as a deposit. He said he had R300

He was told to wait outside and later sent in and asked how much he would pay per month to cover the whole R700 and he said he was prepared to pay R100 a month

Mr Ngqanya said he had been on the waiting list for a house for seven years

He was told to pay the amount at the Zone 3 office

He said he was called to see the Mdantsane assistant manager, Mr S Tanana, in January and told a house was available at Zone 3 but the rent was in arrears

The Director General for the Department of Internal affairs and Land Tenure, Mr J. W. Grieb, declined to comment

Mr Ngqanya said he was then called before the housing committee and told them he was interested. He said he was asked how much he

He referred inquiries to the Minister of the Interior, Mr B. Williams, who was not available for comment. — DDR

145 children have died in PE's measles epidemic

Scourge of the slums

By KEN VERNON
Weekend Argus Bureau

PORT ELIZABETH — Another eight children died of measles complications in Port Elizabeth this week, bringing the death toll for this year to 145 — almost triple the number who died from the disease last year

A further 83 cases notified bring the total to 1 286 for the year, more than four times that for the whole of last year

These facts were disclosed at a Press conference held by health authorities here yesterday afternoon

The Regional Director of the Department of Health, Dr Japie Krynauw, said the number of cases in Port Elizabeth appeared to be decreasing, but there had been a marked increase in deaths and cases in the rest of the Eastern Cape

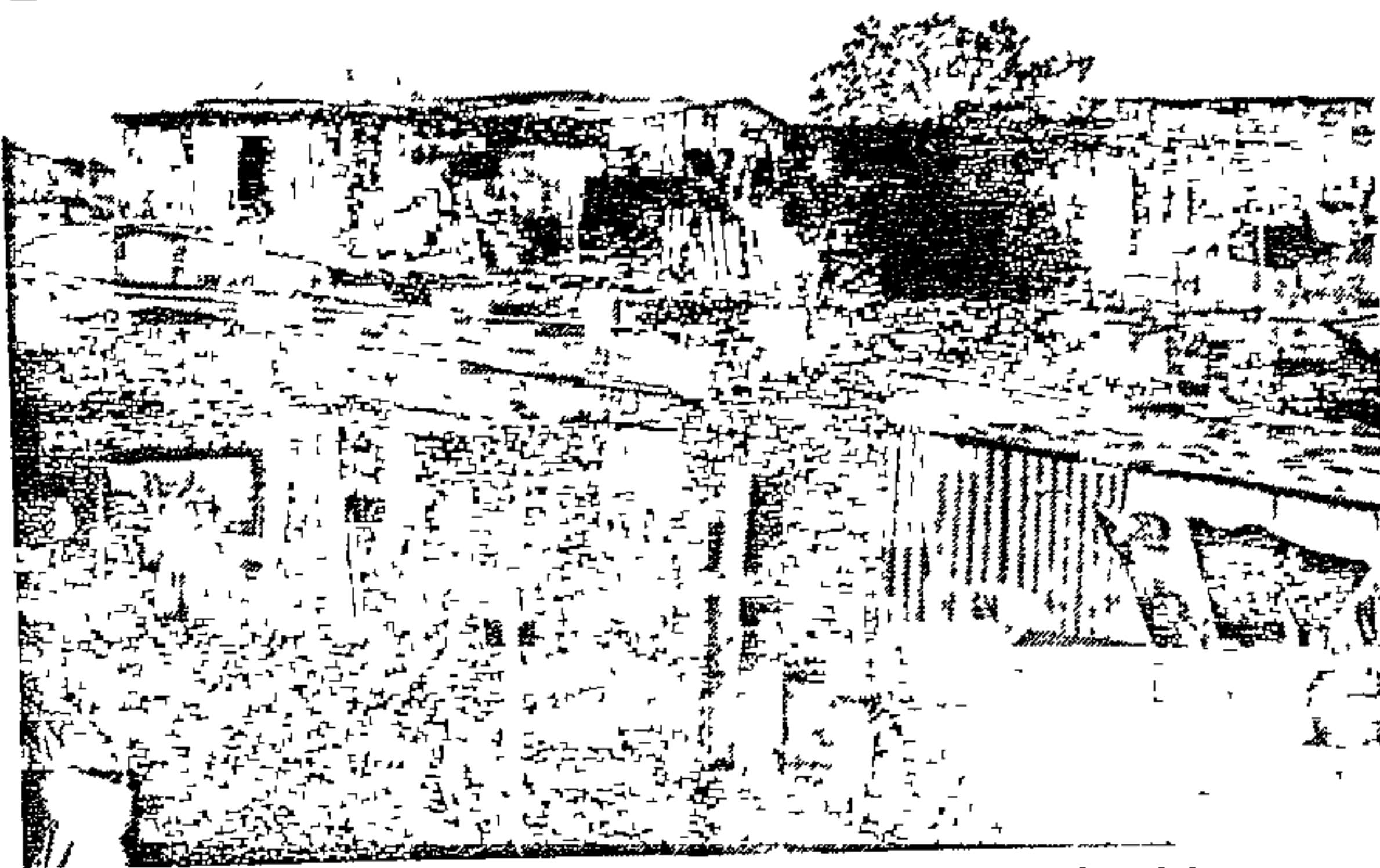
That was particularly in the Divisional Council areas of Dias, Smaldeel, Kaffraria and the municipal areas of Grahamstown, Queenstown, East London, Uitenhage and Adelaide

Dr Krynauw said he had unofficially been informed of a higher incidence of measles in Ciskei

Port Elizabeth's epidemic continues to baffle health officials in the city

The deaths have continued in spite of a huge immunisation programme by local health officials

A medical expert seconded from the Department of Health in Pretoria, Dr J Rawlinson, has found that more than 80 percent of the dead are children under the age of 18 months, and all of them children under 2½ years



A VIEW of Port Elizabeth's Soweto where health authorities are fighting a running battle with measles.

The children are as much victims of poverty, squalor and overcrowding as of the deadly virus

"Measles is a disease of the slums when it attacks in this virulent form," says Dr Rawlinson "It is spread through contact, coughing, touching and so on, and it attacks those whose resistance is lowest

"The children of the slum make a perfect target"

More than half the cases of measles — and half the deaths — reported here have been from the sprawling shanty squatter town called Soweto

It was recently described by Dr Marius Barnard, Opposition spokesman on health, as "South Africa's worst slum" It shelters between 80 000 and 90 000 people under rusted corrugated iron and packing cases in unhy-

genic and overcrowded conditions

Storm water drainage is non-existent Stagnant, garbage-clogged pools abound, and "long drop" toilets are cheek by jowl with shacks

Refuse and sewage is collected twice a week, but in an ill-defined and rapidly expanding area the services often break down and the only alternative is to dump refuse in the street or the back alley

The conditions prompted Port Elizabeth's Medical Officer of Health, Dr J Sher, to remark that he was fighting "not only a highly contagious disease", but socio-economic conditions beyond his control

The conditions are not unique in South Africa, and health officers are asking why the outbreak happened here

Part of the answer is in the cause of Soweto's

existence The influx into a poor health area of large numbers of people with little or no immunity has created a pool of people susceptible to disease, and who are able to infect many more people

In such a way the "collective immunity" of a community is destroyed, says Dr Rawlinson, and the only way to combat the spread of the disease is large-scale immunisation

Immunisation

"But effective immunisation is hampered by not knowing exactly how many people there are to be immunised, and by the fact that many may be illegally resident in the area, and so reluctant to bring their children forward until it's too late

"In addition, unless the health service infrastructure is of a high standard, there is the risk that immunisation may not be carried out effectively"



IMMUNISATION continues ...



OFFAL is sold at a fly-infested street market.

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nta

CAPE Times 7/5/83

Guguletu eviction referred to trial

(124)

Supreme Court Reporter
AN APPLICATION to prevent the eviction of a woman and her eight children from her Guguletu house by the Western Cape Administration Board, was yesterday referred to trial in the Supreme Court.

Mrs Florence Qwelana was previously granted an interim interdict restraining the Administration Board from evicting her eight children, two grandchildren, her brother, his two children and herself from NY 79, No 1, Guguletu.

The application was opposed by the Administration Board on the return day of the interim interdict yesterday, and the matter was referred to trial.

Miss Qwelana claimed in her affidavit that she had occupied the premises since 1963 and had become the registered occupier in 1971.

She had been in arrears with her rent a number of times, but had always paid the arrears, she claimed. She fell into arrears again at the beginning of the year, as she had been hard-pressed for cash.

'Smuggler'

She had paid her outstanding rent on March 1, she claimed. However, on accepting the money, a senior Administration Board superintendent, Mr E Batt, had told her she was wanted out of the house as her children "killed and raped people" and because she was "a smuggler", she said.

Administration Board officials had moved her belongings from the house on March 3, but she and her children had moved back.

She claimed that on March 25, the police had told her children to leave the house. When they said they would not

move until their mother returned, the police had sprayed the house with teargas. One daughter was arrested, she said.

In an opposing affidavit, Mr Batt claimed that Miss Qwelana had been in arrears a great number of times. She had been warned in May 1981 and again this year that non-payment would lead to her eviction.

She had not previously been evicted as the Administration Board tried to be "as humane as possible", he claimed. However, there was a great shortage of housing in the area.

Mr Batt denied commenting on her children's alleged criminal activities.

Mr Justice De Kock presided. Mr J van der Merwe, instructed by Groepe, De Bruyn and Yekiso, appeared for Mrs Qwelana. Mr F M Klopper, instructed by Bornman and Hayward, appeared for the Administration Board.

Flat tenants fume over two years of constant rent rises

By SIMON BLOCH

EVER since a block of flats in Port Elizabeth was exempted from rent control, the owners have been steadily increasing the rent. Now the tenants say they have had enough.

The block is Brightways in Summerstrand, where tenants of the one-bedroomed flats are gearing themselves for their fifth rent increase in less than 18 months.

They claim the owners, Lores Holdings (Pty) Ltd, have done nothing to improve the flats besides a paint job on the exterior currently being carried out.

Tenants want to know why

the rents are going up while mortgage bond rates are dropping.

The block was exempted from rent control in May, 1980.

From June this year, tenants can be expected to pay R250.

One woman, who did not want to be named, said the block was "in a terrible condition" and the owners did nothing to satisfy the tenants.

"There has been little or no maintenance on the block for as long as I can remember."

"The owners are not interested in keeping the tenants happy. All the owners want from us is more and more. I don't know how long I will be able to keep up with these increases."

She said it had taken about 11 months for the owners to remove a piece of

fascia board which fell from the roof and knocked a man below unconscious.

She also described as "appalling" the lack of toilets provided for black employees.

Another tenant said she couldn't sleep at night and had half her belongings packed in suitcases in case she could find cheaper accommodation.

In December, 1981, tenants received notification from the letting agents that rents would be increased to R95,60 due to an increase in municipal rates.

They were notified of another increase in June, but this time no reasons were given. This time rents went up to R130. Then only three months later another letter arrived, informing the

tenants that the owners of the block had given instructions for rents to go up by R45 to R175. By this time tenants were feeling anxious about the state of affairs, and a number of them moved.

In January this year, just four months later, the letting agents notified tenants of another hike in rents, this time by R50. Rents for the one-bedroomed flats were now R225.

Only last week the owners instructed the agents to notify tenants that rents were to be increased again, this time to R250. No one at Lores Holdings was available for comment.

124 E. Post
9/5/83

Houses in Booyesen Park 'now being fixed much faster'

Post Reporter

MUNICIPAL workmen had started repairing houses in Booyesen Park more rapidly since the widespread publicity given to residents' complaints, said the secretary of the Booyesen Park Ratepayers' Association, Mr Desmond Edwards

Residents' complaints were published in the Evening Post earlier this year when they refused to sign the deeds of sale because of defects in the houses

Mr Edwards said today municipal workmen had fixed the cracks in the walls at his home in Booyesen Park Drive and attended to other minor complaints there last week — about five months after he complained.

Mr Edwards said workmen were attending to complaints in the suburb more regularly than before.

"Every day I hear about repairs being done at houses here," he said. "There has definitely been an improvement in the service we are getting from the council since our complaints received publicity"

Mr Edwards has written to the Road Transportation Board asking them to allow taxis to operate in Booyesen Park, specially during off-peak hours when buses are scarce.

Huge rent rises at old-age home

By GLEN GARVEN
HIGH rent increases have turned a Sea Point home for the aged from a haven into a place of fear, tension and uncertainty

Some 300 pensioners, most in their 80s and older, are facing massive rent increases from July 1. In some cases rents have gone up from R190 a month to R560.

The home is Sea Point Place, an eight-storey building on the beachfront run by the Cape Peninsula Welfare Organization for the Aged and opened on February 1, 1980.

Income details

The increases were announced about a month ago, when residents were asked to give details of their income and savings.

Their new rents were compiled from these fig-

ures, with the totally dependent paying 75 percent of their pensions and those with private incomes paying two-thirds of their incomes. This is the first time rents have been linked to income.

All are too scared to complain.

"I will be left with just over R30 a month," said one old woman, a widow. "I have no family, nothing left any more. What am I going to do?"

No names

The pensioners said they were very unhappy with the increases, but they had nowhere to go.

"We don't want our names used," several told the Cape Times. "They (the authorities in charge of the home) might get a down on us."

"I was sick, and on my own," said one woman

well into her 80s. "I wasn't eating properly and had no-one to talk to. I was desperately lonely. And then I came here."

"I am eating properly and have company all day. I don't want to leave, but I don't know what I'm going to do."

The director of the CPWOA, Mr Ian Tedder, told the Cape Times that he realized the new rents would be "rather steep", but that this would make up for the "low" rents charged over the past three years.

Pensioners, who receive meals and medical attention, pay 75 percent of their income to the organization. The maximum was R270. Mr Tedder has raised this to R500.

Those with private incomes, mainly couples, who live in the home's flats, were paying fixed charges of between R140 and R190 a person for their small apartments. In future they will be charged a maximum of R400 each.

Mr Tedder said that nobody from Sea Point Place would be put out on the streets.

"I have personally interviewed all those people who were apprehensive about the increases, and they have now accepted the situation," he said.

APR 13/5/83
124

Protest march by Hout Bay residents

Staff Reporter

ABOUT 200 Hout Bay residents this morning staged a march to the Divisional Council housing office to protest against the condition of their rented homes

During their march the residents, mostly women, were confronted by police who warned them that they would be dispersed with teargas if they did not do so on their own

The people were allowed to continue their march when they refused to disband or hand over their placards to the police

TIPPED OFF

The divisional councillor for the area, Mr Leonard Pothier, who said he had been tipped off about the march by a social worker, spoke to the residents outside the housing offices and read out a memorandum of grievances handed to him

In their memorandum the people, who carried a Hout Bay Action Committee banner, complained, among other things, that their electricity bills had doubled in one month although the units used had increased only slightly

Mr Pothier inspected some of the accounts and agreed that the situation should be investigated, commenting that the accounts were "mad"

Other complaints were that mains boxes were old and burnt out; there was only one power plug in each house, the wiring was poor and that toilets outside the houses were without light

Besides the grievances concerning electricity, the houses also had leaking roofs, damp walls and were infested with cockroaches, according to the memorandum

After asking to be shown the mains boxes and the cages in which refuse was stored, Mr Pothier said the problems would be sorted out. He promised to represent the residents at the council and get a reply to their grievances

When the councillor left, police addressed the crowd with a loud-hailer and confiscated some of their placards. They ordered the women, who were in their working clothes, to return to their homes

287 124
~~307 307~~

1 000 sites for 'legal' squatters

Staff Reporters

ABOUT 1 000 black families — among them squatters from the KTC camp — are to be allocated serviced sites at the planned new black area at Drift Sands near Mitchells Plain

Dr Piet Koornhof the Minister of Co-operation and Development, told Parliament yesterday he hoped this would be done within four weeks

Replying to a question

from Mr Ken Andrew the PFP MP for Gardens, Dr Koornhof said the plan would apply only to KTC squatters "legally" in the Peninsula and that the demolition of temporary shelters at the KTC camp would continue

Later, in a statement issued jointly with Mr E B Lubelwane, the chairman of the Cape Town Community Council, Dr Koornhof confirmed the

scheme and said the new township at Drift Sands would from now on be called "Khayelitsha" ("New Home")

At the KTC site itself, squatters held plastic sheeting over their heads for shelter against the rain as they huddled together and sang

They were watched by officials of the Western Cape Administration Board (WCAB) and police, who have been on the site since Monday

Earlier, the WCAB officials tore down and burnt plastic shelters which squatters had put up during the night.

Mr Louis le Grange, the Minister of Law and Order, General Johan Coetzee, the head of the security police, and two senior police officers visited the site about 11am in a black Mercedes Benz. They left after observing the situation from a distance for about 10 minutes

Meanwhile, a large national company has donated a litre of milk each day to each child at the camp, while a family with two sick children has been taken in by a white family. Most of the squatters have continued to refuse assistance

Invitation

Mr Brian Bishop, Western Cape chairman of the South African Institute of Race Relations and a member of the executive council of the Cape Town Chamber of Commerce, said the institute was compiling a list of 50 prominent Capetonians who will be invited to visit the KTC camp and speak to the people

Mr Bishop said "As Capetonians we cannot remain uninvolved. When the Allies liberated the concentration camps in 1945, they forced people from nearby towns to walk through the camps

"There is a lot of goodwill among Capetonians and we must display this to our fellow citizens at KTC, to the government and to the world. We must unite our influence to stop this brutality"

● 'Koornhof to blame' for raids, page 11

New 'legal' township to rise at Swartklip

R24

BRAD STOKER

w/e AREAS

14/5/33

THE new black township in the Swartklip/Drift Sands area, where 1 000 'legal' squatter families will be allowed to erect shelters soon, will be known as Khayitsha (new home)

This was announced in a joint statement by Dr Piet Koornhof, Minister of Co-operation and Development and Mr E B Lubelwane, chairman of the Cape Town Community Council

About 1 000 legal black families in the Cape Peninsula will be permitted to build shelters within the next four weeks as part of a self-build scheme

R9,7-million

This would be the first stage in the development of the new township R9,7-million had been made available from the National Housing Fund to start the project, the statement said

In order to relieve the present housing crisis with regard to families legally in the area, especially in the KTC camp, speedy actions to provide as many homes as possible was essential because of the oncoming winter

By MAGGIE ROWLEY
Weekend Argus
Reporter

"A team of experts from various authorities have investigated a suitable site for emergency settlement of about 1 000 legal families to whom some form of shelter must be given immediately"

Gravel roads

Essential services such as rudimentary facilities, taps, toilets, gravel roads and temporary housing would be provided where necessary

For orderly development in the Cape Peninsula, it was essential that allowances be made for consolidated housing needs of the blacks in the Cape Metropolitan area

"For this purpose the development must be undertaken without delay

Limited

"To achieve these aims there should be no further filling in of areas between existing townships or densifying of existing townships including Mfuleni and Kaya Mandi in Stellenbosch

"Because space for housing areas in the Cape Metropolitan area is very limited, special attention will have to be given to optimum usage of the space in the Drift Sands/Swartklip area

"With an eye on the best use of existing

funds, the standard of the housing must be strictly controlled so that it will fit into the social and economic circumstances

"In this regard methodical investigation will have to take place, including the possibility of sectional title," the statement said

In order to execute the Government's decision as speedily as possible, a committee of four had been established representing the Department of Co-operation and Development, the National Housing Committee, the Western Cape Administration Board and the Cape Town Community Council



Dr Piet Koornhof

14 MAY 1983

C. Herald

Housing Sale: Civic body to meet

THE first organised response to the Government's plan to sell 500 000 houses to tenants from July this year will take place in Hanover Park this weekend.

It is believed the houses will be sold at between R3 000 and R6 000, but tenants would have to do their own repairs.

The umbrella civic body, the Cape Areas Housing Action Committee (CAHAC), has called a protest meeting for the Hanover Park Civic Centre on Sunday. The meeting starts at 3.00 pm.

Speakers will include members of CAHAC and representatives of the KTC squatters.

CAHAC general-secretary, Mr Trevor Manuel,

said the meeting had been called "to make the people's voice heard in letting the Government know what their responsibilities are."

Mr Manuel said the situation with housing had reached a crisis point.

"The Government has allowed this position to worsen over the years. Rather than build houses for the growing population, they have built houses to move people under the Group Areas Act."

"The houses which have been built have all been sub-standard. We therefore find today that there are not enough houses and numerous problems with the houses people have."

"Rather than attend to the problem that exists, the Government has chosen the path of the coward. They are running from the problem."

"They want the people to take responsibility for housing and at the same time make a profit out of it," he said.

● The Department of Community Development in Pretoria has sent to local authorities a final circular containing details of how the houses will be sold, according to the Deputy Director, Mr Patrick McEnery.

Mr Kotze has announced that Mr Johan Kruger, a professional engineer and current manager of National Housing of the Urban Foundation, will head the sales team.

^{CAPE Peninsula}
Rent ^{14/5/83}
rises ~~300~~ ¹²⁴
attacked

Staff Reporter

CITY councillor and MPC Dr John Sonnenberg has described the rent increases at a Green Point welfare home for the aged as "iniquitous"

Some of the 300 elderly people at Sea Point Place, most of whom are well into their 80s, are facing such severe increases that they are being forced to look for somewhere else to live

The Cape Peninsula Welfare Organization for the Aged (CPWOA), a non-profit organization that runs this beach-front home and a string of others, justifies the increase by pointing out that the home must pay for itself

"We are losing money on this home and it must be put on an economic footing," said CPWOA director Mr Ian Tedder

Under the new system, the elderly people who live in the apartment section of Sea Point Place will have to pay two-thirds of their total income for a small, unfurnished flat in the building. The only thing the CPWOA supplies is free electricity and one meal a day, at midday

"I am very unhappy at this drastic decision," Dr Sonnenberg said

Squatters' belongings confiscated



● SEVERAL KTC squatters were left homeless and without beds, wardrobes, pots, pans and other utensils on Monday morning when their possessions were confiscated by officials of the Administration Board of the Western Cape.

Earlier on Monday morning, several KTC residents were bussed out of the camp in Administration Board buses. Residents who stayed behind feared that their fellow squatters would be sent back to the homelands

Income limit for housing aid increased

C-Herald
124

11 MAY 1983

THE income limit for people who qualify for housing aid from the National Housing Commission will be lifted from R650 to R800 in July this year.

This was announced in Parliament last week by the Minister of Community Development, Mr Pen Kotze and will be introduced with the Government's sale of 500 900 houses

Mr Kotze was replying to the Second reading of the Housing Amendment Bill

A Mitchells Plain estate agent, Mr A S Parker, said he welcomed the announcement

"This concession will

bring relief to thousands of people, especially artisans in the building industry, whose income in many cases are slightly over the old limit

UNIQUE

"These people were placed in a unique position where they earned too much to qualify for state subsidised housing, while they earned too little to qualify for a building society bond," he said

He supported the Government's call for employers to assist their staff with buying houses

Mr Parker was at the head of the group responsible for the sale of houses in Mitchells Plain

1218
2110
2027

By EUGENE ABRAHAMS
A LITTLE squatter's do-it-yourself home summed up the heartbreak of Cape Town's KTC camp this week.

While the rain was falling, six-year-old Sikelelo Ingilane built his own shelter because there was no space left with his mother.

Dressed only in short pants and an orange top, the little boy took two pieces of rusty zinc, held them together at the apex and threw a piece of carpet over them.

Another piece of zinc and a stone added protection from the howling wind — and he was braced for the cold.

A few metres further away, four young toddlers aged about three, blew on dying embers urging them to burn.

Then the rain came — and they ran to their elders for comfort and shelter.

Shelter from the wind and rain for residents of the KTC squatter camp in Guguletu was hard to find after police and officials confiscated and burnt their sheets of plastic which they were using for shelter this week.

The squatters sit in misery as winter begins to bite

On Monday night it rained in the Peninsula. Officials of the Western Cape Administration Board (WCAB) and the police confiscated the squatters' possessions.

Said one resident "We have nowhere to go and no shelter. But we will stay... there's nothing else we can do."

Eventually, the squatters made do with improvised shelters such as flimsy little rabbit hutches and holes they had dug in the ground.

In one scooped-out hole in the sand and covered by three blankets slept six children.

For the other squatters the bushes of the sandy veld provided them their only protection as temperatures plummeted.

There was a sour smell in the air. It could have come from the damp clothing — or from the bushes which most of the squatters used as latrines.

But said one of the residents: "That is the smell of the teargas in the ground and on the people's clothing. It's difficult to wash it out."

Cape Administration Board was available for comment regarding the fate of the KTC squatters.

But good news for the KTC squatters came this weekend. The Minister of Co-operation and Development, Dr Piet Koorhof, said in a Press release there were plans to establish approved self-build housing for nearly 1 000 families at the KTC camp.

Dr Koorhof said a team of experts representing several interested parties had investigated suitable areas for the emergency accommodation of the 1 000 families who were legally present in the Peninsula, but without any form of accommodation.

Dr Koorhof said, "The aim towards which we will strive is to provide facilities for controlled self-build housing within the next four weeks."

These would include the essential physical and social infrastructure such as rudimentary services, standing taps, latrines, gravel roads, temporary accommodation and school, clinic, shopping and transport facilities.



Sikelelo Ingilane ... built his own shelter to try to keep out the bitter cold of the picture.

Nats wanted to give me the boot — Prof Theron

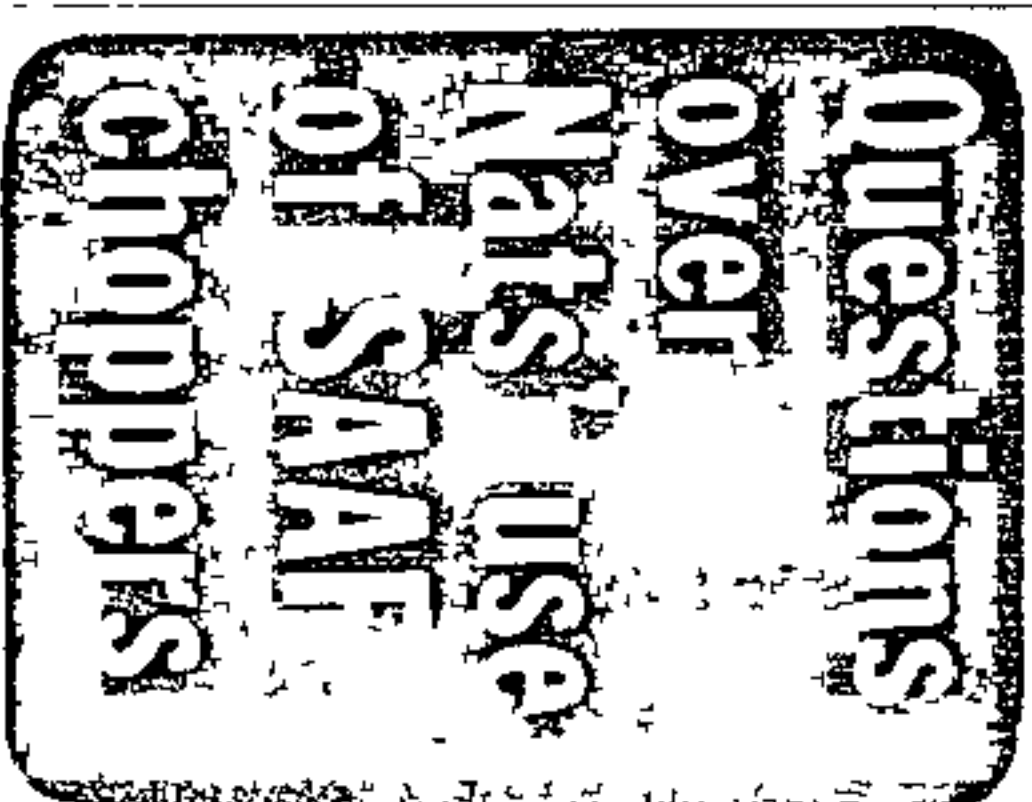
By SHAUN HARRIS
MEMBERS of the Detainees' Support Committee

Massa

Government will have to address itself to the scrapping of detention. If the recommendations

PROFESSOR Erika Theron — chairman of the milestone 1977 Theron Commission of Inquiry into the coloured people — was once nearly given her marching orders from the National Party because of her

By BRIAN POTTINGER



By BRIAN POTTINGER
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Sikelelo Ingilane . . . built his own shelter to try to keep out the bitter cold of the Cape winter
 Picture: AMBROSE PETERS

Koornhof slated

By IVOR WILKINS
 Political Correspondent

OPPOSITION speakers this week unleashed a stinging attack on Dr Piet Koornhof, Minister of Co-operation and Development, over the fate of the KTC squatters

At a protest meeting in Cape Town, Dr Alex Boraine of the PFP said "While the officials concerned cannot be totally absolved for their inhuman treatment of families, the real blame must rest squarely on the Nationalist Government and Dr Koornhof in particular

Berserk

"It is not the officials who decide policy — they only carry out the dirty work of the National Party. "Fundamentally, it is the apartheid ideology which brings in its wake the snarling dogs, the spotlights, the ripping up and burning of frail shelters, the imprisonment of men, women and even children "Their lives are possessed with fear and they move

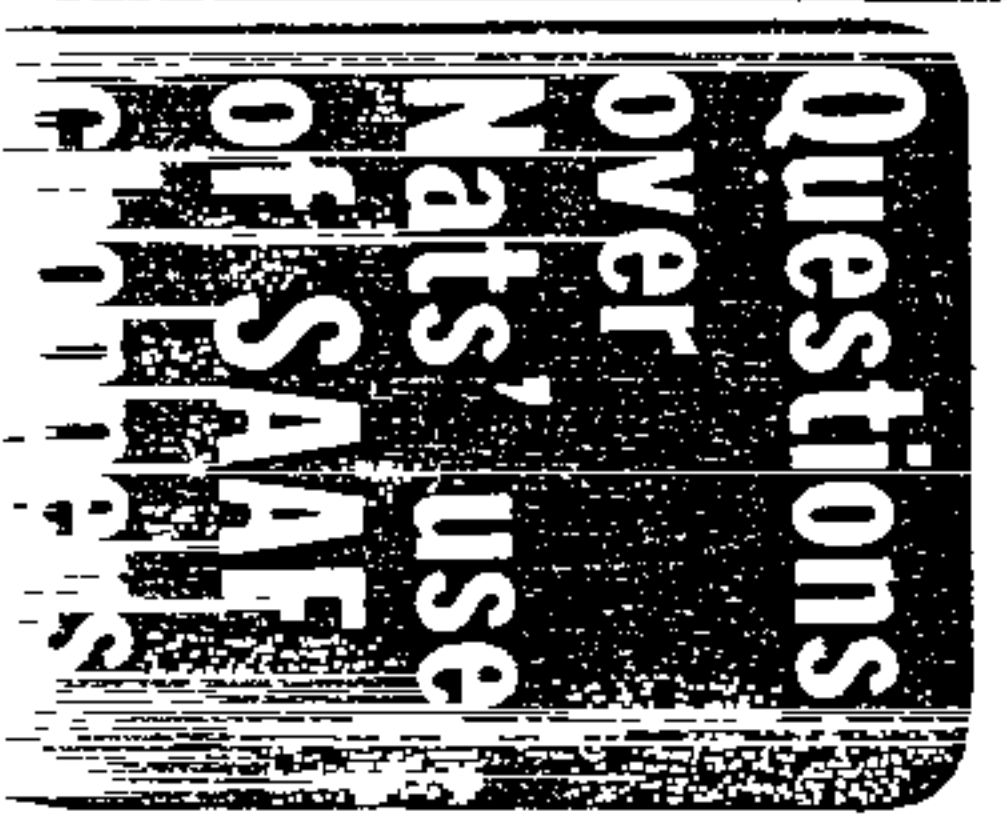
Over KTC

around like hunted animals I charge the Government, and Dr Koornhof in particular, with the full responsibility for the unfolding horror at KTC and elsewhere," he said Mr Ken Andrew, PFP General, told the meeting "The authorities have gone berserk"

Dr Boraine said what was happening at KTC was no accident. It was part of the Government's "grand design" for blacks which excluded them from political participation and citizenship of South Africa He urged the Government to develop a rational urbanisation policy and to plan sites and services to enable people to build their own homes, allow an informal economy to operate, encourage economic decentralisation and embark on a vigorous policy of rural and environmental renewal to improve agricultural resources and food production

And to give me Proof thereon

By BRIAN POTTINGER



Six defiant as

By DIRK VAN ZYL

A SMALL group of Nederdultsch Hervormde Kerk theologians this week fought a rearguard action against the church's decision to sever ties with the World Alliance of Re-

kerk leaves

World body

15 MA, 1981

48 S. GAMES

Black housing at 'crisis', ^{Cape Times} 16/5/83 says Cahac 124

Staff Reporter

BLACK housing in the Cape was at a crisis — and while thousands of people desperately needed homes, others were offering theirs for sale at prices of R160 000 or more

Mr Trevor Manuel, general secretary of the Cape Areas Housing Action Committee, (Cahac), said this at a protest meeting on housing in the Cape in the Hanover Park Civic Centre yesterday

He told almost 300 people that those living in council houses should come together to protest about the proposed rent increases and other grievances.

He said housing was at a crisis.

Rather than building houses for the growing population, the government had built sub-standard houses to move people under the Group Areas Act, he said

Many of the council houses were merely walls and a roof and were built of see-through bricks, he said.

There were not enough houses and numerous problems with existing houses led to issues like the KTC and the Nyanga bush squatters

There were also grievances about other issues such as electricity, rents and maintenance

He said the government wanted the people to take responsibility for housing and at the same time profit from it

It was for this reason that Cahac felt that on behalf of the people they should tell the government what its responsibilities were.

responsibilities
price goes
no competition
produce a market as he wants

Cape Times 16/5/83 (123) (124)

SA Perm launches new-home project

SETS of architect-designed plans for expandable homes — a new project to help South Africans of all races to own their own homes — are now obtainable from certain Perm outlets

The Perm Centenary Homes Project marks the building society's centenary year and is one of the many special projects to be undertaken this year

To launch this project, four different building plans with specifications, have been designed and can be bought at a cost of R20 each

Three of the plans make provision for completing the house in three stages, while the fourth is a four-phase development.

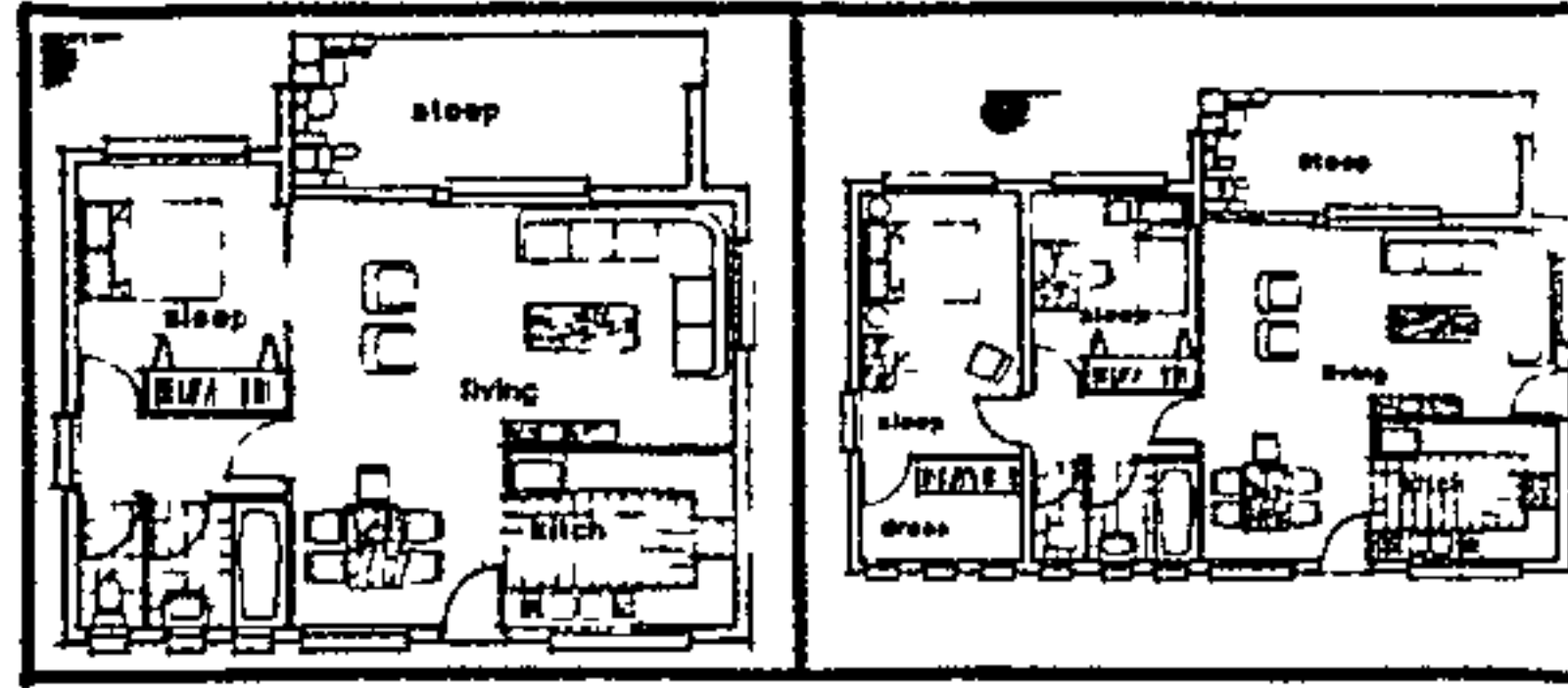
Phase one is the basic unit consisting of a lounge, diningroom, kitchen, bathroom and one bedroom. The plans allow for expansion as the owner's needs and economic means increase so that he will be able to add extra bedrooms, a study, a carport and other features without having to demolish large sections of the existing structure

"A client who buys a set of plans will still have to submit a copy of the plan to his local master builder, draughtsman or architect for completion of the site plan and drainage, as well as to the local authorities for approval", said Mr F Oosthuizen, regional manager Western Cape

"It is possible for people to start with two bedrooms or even build the full house at the outset."

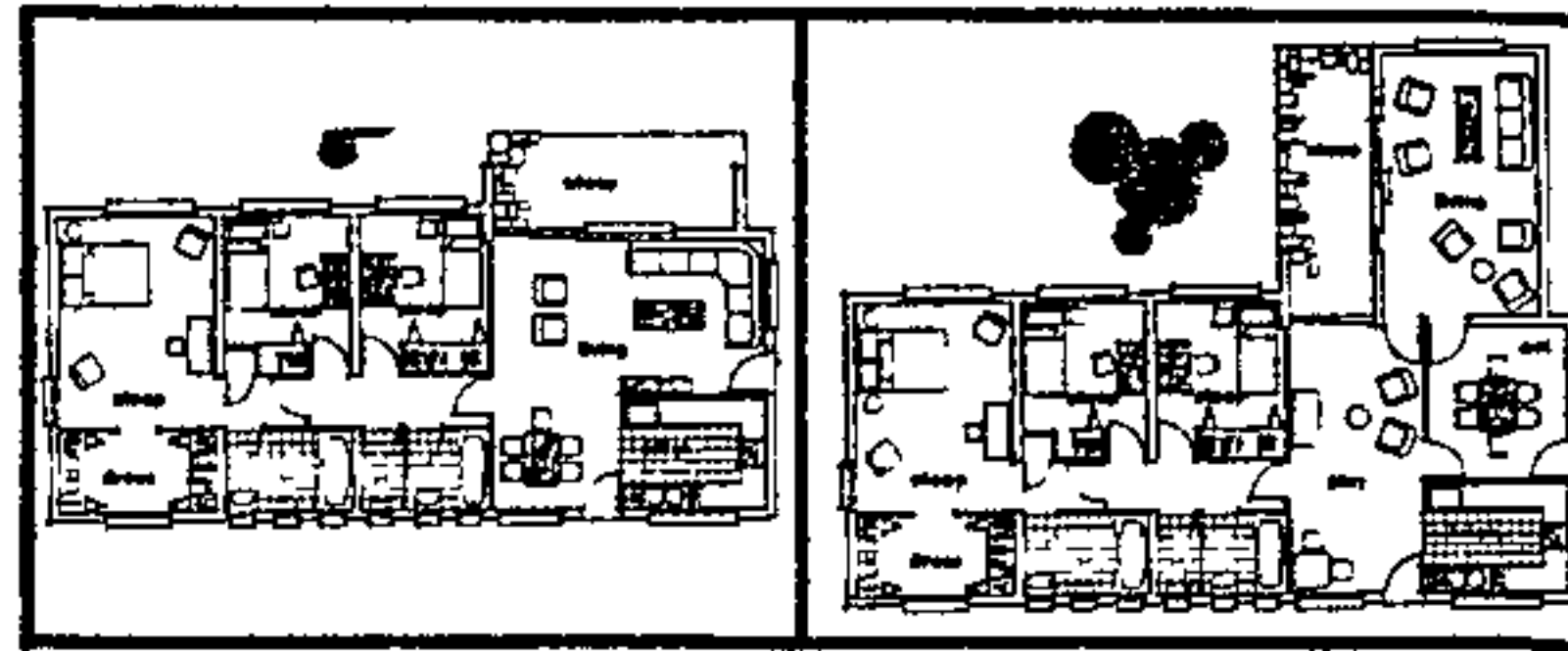
Applications for loans will be treated and considered on the normal basis like all other bond applications

"However, since the



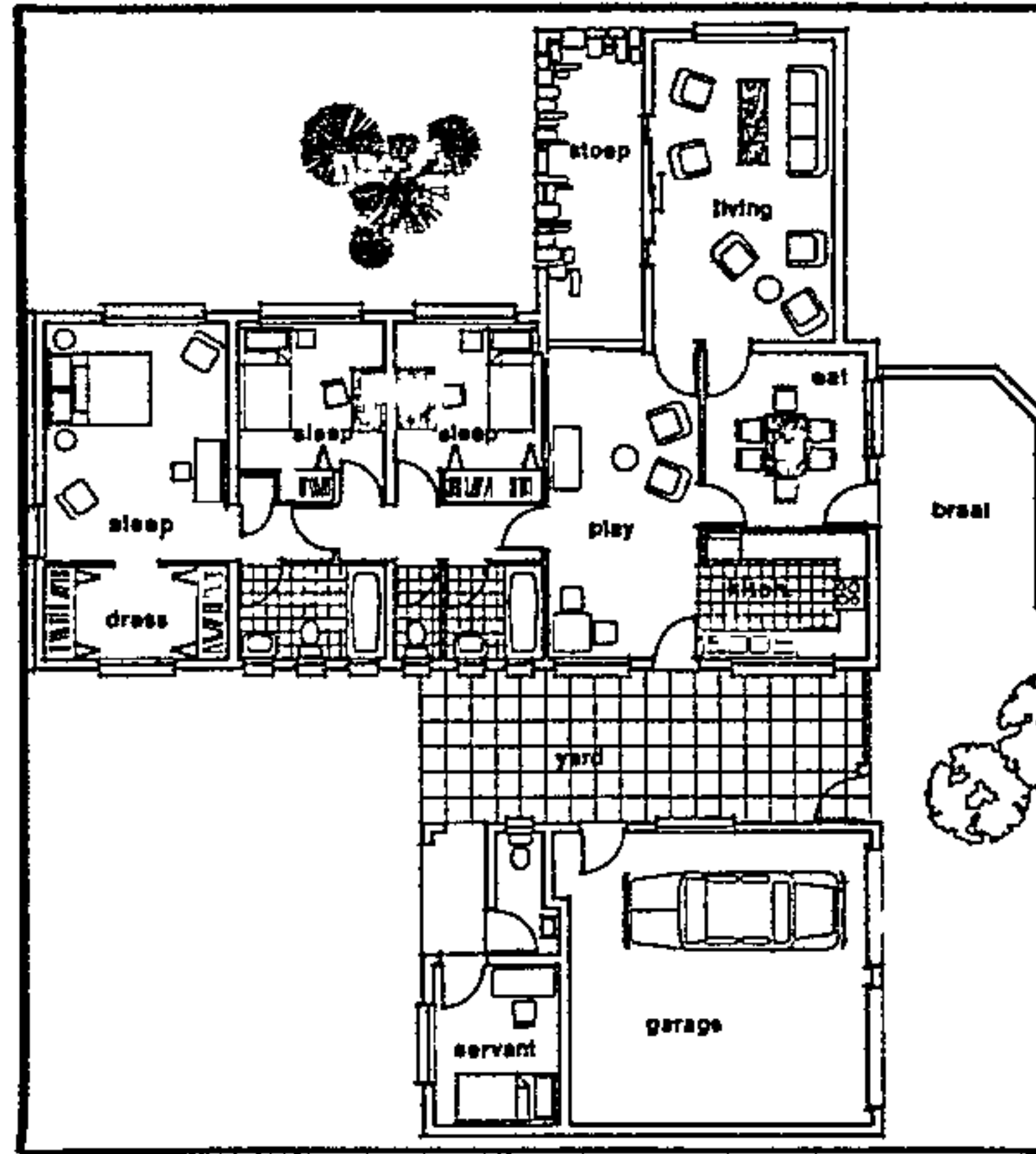
STAGE ONE

STAGE TWO



STAGE THREE

STAGE FOUR



STAGE FIVE

Perm Centenary Home, built in its stage one form, will cost substantially less than a conventional home, the Perm may be in the position to help many more first-time-home builders than they normally would"

"In many cases, an investment in a plot of land could qualify a po-

tential home owner for a bond to build a home"

Mr Oosthuizen said he was hopeful that the Perm would be able to satisfy the bulk of demand for centenary homes and any other applicants needing finance to build or buy a home during this financial year

16/5/83
Cahac

condemns housing policy 124

Staff Reporter

The Government has been attacked for trying to abdicate its housing responsibility and accused of attempting to shift this responsibility on to the people.

Addressing more than 1 000 people who filled the Hanover Park Civic Centre to capacity yesterday, Mr Trevor Manual, the secretary of the Cape Areas Housing Action Committee (Cahac), said the Government knew they had a housing problem and had brought it upon themselves.

"Now, they are adopting a new strategy. They are attempting to shift this responsibility on to us. They want us to clean up their mess."

The meeting, held to protest against the Government's new housing policy, also discussed the constitutional proposals of the President's Council and the "Koornhof Bills".

Mr Manual said the "cry" of the Government was that it had no money for housing. Yet, it spent millions of rands on defence.

(124) Hansard 17/1/83
Motherwell
Q 1286 - 1287
731 Mr A SAVAGE asked the Minister
of Co operation and Development

- (1) Whether it is the intention to resettle persons from Little Soweto, Port Elizabeth in Motherwell if so (a) how many such persons are to be moved (b) when will they be moved and (c)

1287

TUESDAY, 1

what accommodation has been provided for them

- (2) whether any development of Motherwell is planned to take place in 1983 if so (a) what will be the (i) nature and (ii) cost of, and (b) what funds are available for, such development?

The MINISTER OF CO OPERATION AND DEVELOPMENT

(1) Yes

(a) Approximately 80 000 persons will be moved from Little Soweto primarily to the Motherwell area but also to other Black residential areas at Port Elizabeth, e.g. Kwamagxaki, Kwadwezi and Masangwanaville whilst approximately 10 000 persons will remain in Little Soweto where 1 500 sites will be developed and upgraded in terms of conditions already approved at Ministerial level

(b) The removals will commence in approximately January 1984

(c) None at this stage. Serviced sites will be made available to those families who can afford to erect their own accommodation. Housing will be provided for those families within the R0 150 per month income group

(2) Yes

(a) (i) The installation of services in neighbourhoods one and two of Motherwell

(ii) No cost figure can be given at this stage

(b) R4 754 615 at present

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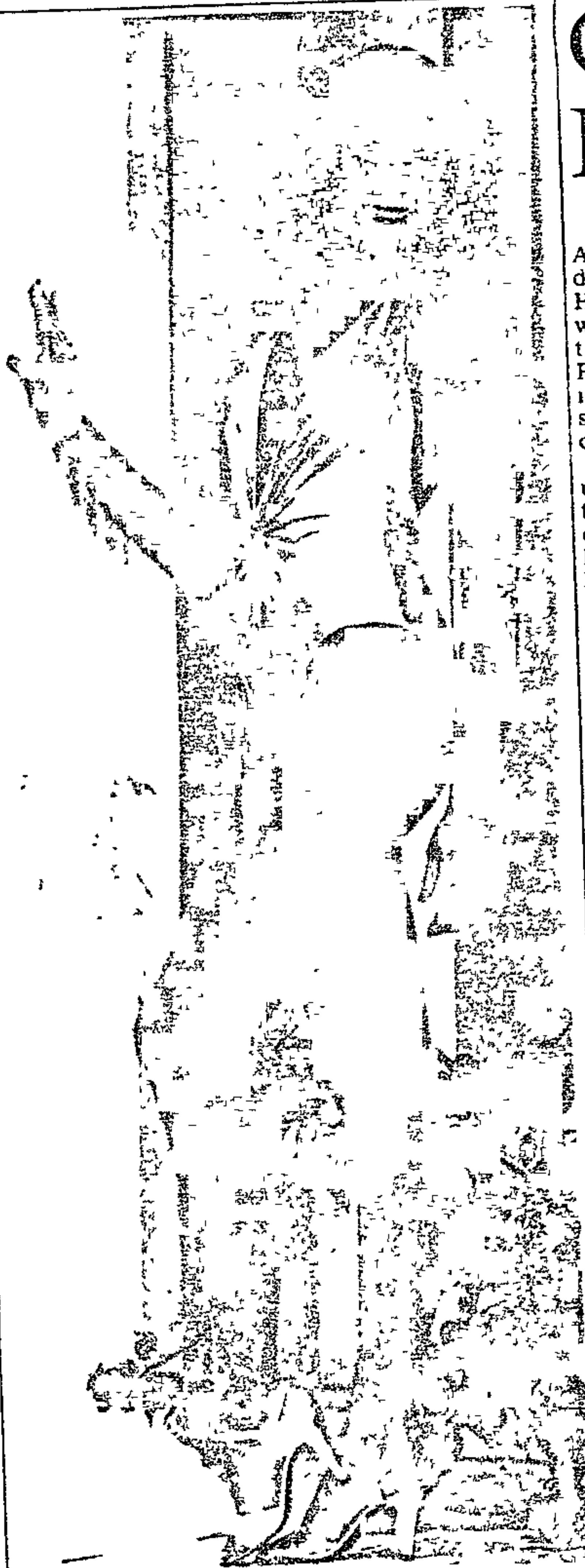
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ne inquest continues



Miss South Africa 1983 — Leanne Hosking, 19, of Durban. She was crowned at a Johannesburg hotel on Saturday night.

City blunders: Buyers to pay

By JANE ARBOUS

AN administrative blunder by the City Council's Housing Department which resulted in more than 3 000 Mitchells Plain home-owners signing the wrong deeds of sale has cost the council about R18 million.

The council is making up the loss by building the amount into the purchase price of the other homes in Mitchells Plain.

The people who signed the incorrectly worded deeds of sale have escaped paying the full price for their houses while most residents are having to pay more to make up for the loss.

The full effects of the departmental error made in the late 1970s were unearthed yesterday.

Armed with details the Cape Times asked a senior council official for comment but was told that the matter was "confidential".

However three members of the Housing Committee confirmed the matter.

The former Director of Housing Mr Hymie Bloom who recently retired authorized reprinting the deeds of sale for Mitchells Plain.

The reprint was intended to include a clause allowing the council to increase the purchase price if necessary once final cost had been calculated — a lengthy process.

However, the previous document which did not include the special clause, was printed by mistake.

About 3 100 home-owners were sent the incorrect deeds of sale. Having signed them they were not liable for the extra costs.

The council decided to spread the burden over the rest of Mitchells Plain. It is expected to take years for the amount to be recovered.

Keep the rodeo out, appeals City SPCA

Staff Reporter

THE Cape Town branch of the SPCA has appealed to the public to support them in stopping the controversial rodeo show from coming to Cape Town from Johannesburg where it began last week.

Mr Keith Goudie, secretary of the Cape Town SPCA, said the Federation of SPCA's was already telling magistrates throughout the country that rodeos were intrinsically cruel.

The Johannesburg show was stopped by the SPCA in Johannesburg

at the weekend because the organizers had failed to get the proper licence under the Performing Animals Protection Act of 1935.

Mr Goudie said yesterday he believed the organizers intended to take the show to other towns in South Africa.

"We don't believe that the children of Cape Town should be exposed to this type of entertainment and therefore appeal to the public to support us in trying to stop this show from coming to Cape Town," he said.

Man killed woman, and lord, court told

Staff Reporter

BELHAR man yesterday told a Goodwood magistrate how he had fatally stabbed his landlord — who had hit him on the head with an axe — and a woman who threatened to evict him and his pregnant girlfriend.

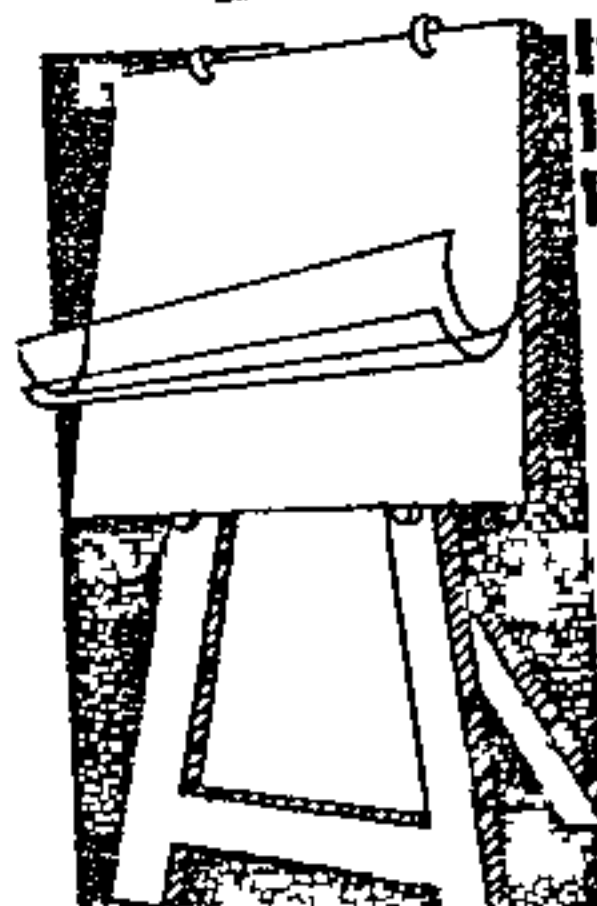
Miss Stuurman pleaded not guilty to both counts.

They also pleaded not guilty to alternative culpable homicide charges.

Mr Matsabe, a tenant in Mr Lewendal's house, said he had drunk wine with Mr Lewendal that morning and had gone

neck I saw him fall and I was shocked. He twitched once and it was over. I did not intend to kill him."

On the second charge Mr Matsabe said "After I had stabbed Norman I left the house. I met Miss Lutherin at the door and she demanded that Lorraine and I go



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Housing for all seen as key to future for PE

124 E Post
19/5/83

Post Reporter

THE key to a prosperous future for Port Elizabeth was the provision of housing for all

This was the general consensus at a seminar entitled "PE 2 000", presented by the Port Elizabeth Junior City Council in the University of Port Elizabeth auditorium today

The Director of Housing in the Eastern Cape, Mr M F Molyneaux, said the housing emphasis had shifted towards the provision of serviced land, where the owner would be required to build his own house

Mr Molyneaux said the Bloemendal project, to be built to the west of Port Elizabeth, would provide 40 000 housing units, hopefully easing the accommodation shortage

Mr R Philip, a professional man, stressed that the private sector would have to show considerably more interest in providing housing for the lower classes

He said this had been made possible by the adaptation of the Housing Act, providing for large scale selling of houses to people in the lower income group

"What concerns me is that housing investment has actually decreased and there is an acute shortage of serviced plots available in Port Elizabeth," Mr Philip said

Opening the seminar, the Mayor, Mr H van Zyl Cillie, said he hoped that by the year 2000 Port Elizabeth would be a major tourist attraction, and the "core city" of the region

Professor J D Theron, head of the Department of Architecture at the University of Port Elizabeth, said the city would have to undergo dynamic change if it wished to attract people in the future

"A more colourful approach to all spheres of our city is desperately needed"

Prof Theron said a high quality, comprehensive design pattern was essential for the city

Registration

Membership				Year
	White	Asian and Coloured	African	
				1970
				1971
				1972
				1973
		980		1974
	..			1975
	980			1976
	980			1977
				1978
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				1980
\$		980		
\$	980	980		
+	..			
+	980			
+	..			
+	..			
∅	200			
	Total			

- (1) Whether any conditions were attached to the resale of houses in District Six/Zonnebloem offered for sale by his Department to persons in low income groups if so, what is the nature of such conditions,
- (2) whether steps are being taken in respect of compliance with these conditions if not why not if so, what steps
- (3) whether instances of persons failing to comply with these conditions have been reported to his Department if so
- (4) whether any steps have been taken or are being contemplated against such persons if not why not if so what steps?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) Yes, the permission of the Community Development Board is required should such a dwelling be sold within five years
- (2) yes, the said condition is embodied in the title deed and the Registrar of Deeds will not register transfer in favour of a new buyer without the Board's permission
- (3) no
- (4) falls away

Mr G B D MCINTOSH: Mr Speaker, arising out of the hon. the Minister's reply, is he aware that according to a Press report published in Cape Town during the past few days, a house which his Department allegedly originally sold for approximately R35 000 during the past year or 18 months has just been resold for in excess of R50 000 and is he prepared to investigate this matter?

(124) Hansard 20/5/83
District Six/Zonnebloem sale of houses
Q 61-1337-1339
*17 Mr G B D MCINTOSH asked the Minister of Community Development

The MINISTER: Mr Speaker, it is possible that it falls under another scheme, but I shall examine the particulars and furnish the information to the hon. member.

12A
Hansard Q Col.
District Six sale of houses 1339-
20/5/83 1340
*19 Mr S S VAN DER MERWE asked
the Minister of Community Development

- (1) Whether income qualifications were taken into consideration in the sale of houses in District Six to White persons, if so what qualifications,
- (2) whether any exemptions were granted from these qualifications if so what exemptions?

The MINISTER OF COMMUNITY DEVELOPMENT

1 MAY 1983

1340

- 3 (1) No because the dwellings are part of an urban renewal project by the Community Development Board and are not intended for persons in the lower income group who have to satisfy prescribed income limits in order to qualify for assistance by the National Housing Commission
- (2) Falls away

Question standing over from Wednesday, 18 May 1983

AK645 20/5/83
**Minister to
probe sale
in District 6**

Political Correspondent

THE Minister of Community Development, Mr S F Kotze, today undertook to investigate a report that a house had been sold in District Six/Zon-nebloem for a large profit.

Answering questions put to him by Mr Graham McIntosh (PFP Maritzburg North), Mr Kotze said conditions were attached to the re-sale of houses in the area

The permission of the Community Development Board was required should such a dwelling be sold within five years

CONDITIONS

No instances of persons failing to comply with the conditions had been reported to his department

Mr McIntosh then asked the Minister whether he had seen a report that a house bought for R35 000 had recently been re-sold for more than R50 000

Mr Kotze said this could have been in another scheme, but he undertook to investigate and to let Mr McIntosh know

*Mr. Kotze
1/1/81*

1/1/81

Vc

Property prices soar as more buyers chase fewer homes

ARGUS 21/5/83 (124)

By TOM HOOD, Property Editor

A STAMPEDE to buy homes and land in the Western Cape has sent property prices soaring to levels that would have seemed unbelievable a year ago

Property experts thought the recession now hitting many industries would have depressed demand for houses and flats but the opposite has happened

Thousands of immigrants have come to the country boosting demand for houses and flats at a time when there was already a shortage

And almost instant home loans became available at the beginning of the year from building societies suddenly flush with cash after years of financial drought

Other people seeing their income from savings dwindle with the all-round lowering of interest rates believe the best place for their cash is in property which has appreciated in value ahead of inflation

Rents of flats have also rocketed as more blocks were sold off under sectional title, leaving fewer and fewer flats for letting

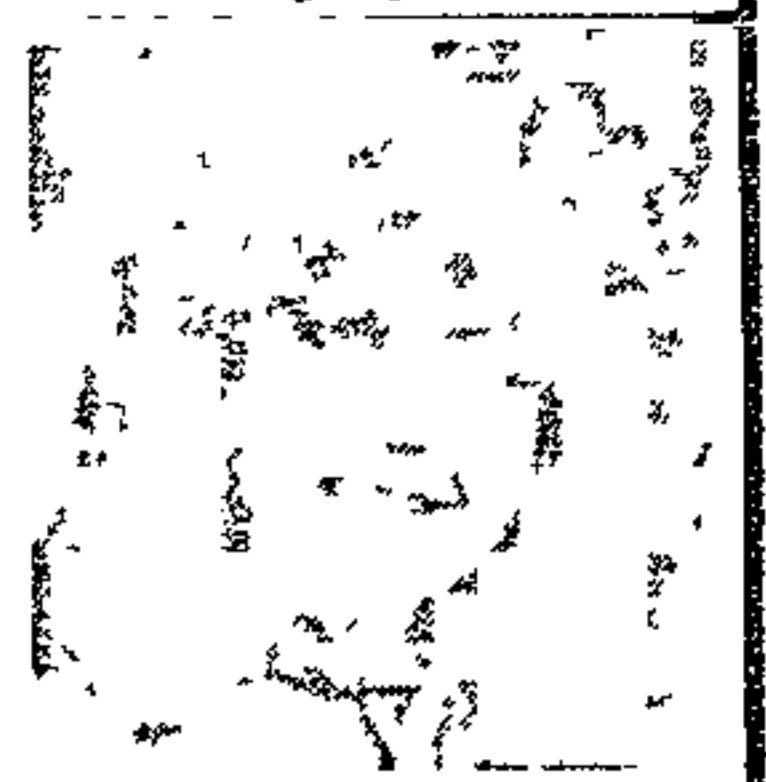
What of homebuyers in Britain and the United States? Do they face similar problems of a soaring market outstripping average earnings?

In the accompanying reports, Weekend Argus correspondents in London and New York look at overseas property markets

AGEMENT

MISS J RAUTENBACH
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UK developers hope for a Tory win . . .

By LESLEY FRIEDMAN

Weekend Argus Foreign Service

LONDON — British property developers can't wait for a Tory win on June 9. They are poised to use millions of government money to buy dilapidated council estates which will be renovated and resold to private buyers

The first such scheme, a joint public and private venture, was announced in November, with the promise of more if it succeeded

Analysts say a Tory win in the general election would also cause an increase of up to 10 percent in property prices generally

"Subdued period"

A Labour victory would cause home prices to remain static and, initially, mean less new building activity as construction companies and financial institutions wait to see how the market reacts to socialist policies

The last property boom in Britain was in 1978/1979. It was not followed by a collapse, but rather by a subdued period. According to Mr David Enion of land agents and surveyors Bernard Thorpe, property values have not declined — "only asking prices did"

He described 1982 as "static". Others say it was a "flat" period, with some activity in the flat-buying market. As in South Africa, many first-time buyers opt for flats. In Britain there are more first-time buyers in the market

And the banks were keen to lend them money during the recession, when industry was borrowing less

The banks moved into property two years ago, but, although their money did strengthen the market, it did not cause a boom because of the brakes of unemployment and high mortgages

Many bank loan interests were as high as 17 percent. Mortgage rates are now down to 11.5 percent, but they are harder to come by. According to Mr Enion "the funds are running out of money"

And with signs of an economic recovery, the banks are redirecting money into industry, at the expense of the home-buyer. Bernard Thorpe's official forecast for 1983 — made before the election was called — was that house prices would rise by between five and eight percent throughout Britain. Mr Enion pointed out however, that this percentage referred in general to the upper end of the market — "anything over 100 000 sterling (R170 000)"

Tax relief granted to home-buyers was playing a "very disappointing role" in the market, he added, since the upper limit was too low at R42 500

Some years ago, many first-time buyers were moving to the outlying boroughs and commuting the 70 km or so to work in the cities. Now there are few undeveloped areas left within commuting distance and market experts say there is no discernible trend towards moving out of the cities

First signs that house prices were moving again came from a nationwide building society survey published in March. It showed that house prices rose on average by two percent in the first quarter of 1983 compared with a rise of 2.5 percent in the last quarter of last year

The price of new properties rose by one percent the first quarter of 1983

Average prices

The survey showed that the average price of properties was R44 387, with an average advance R32 180, representing 72.5 percent of the price

First-time buyers bought property with an average price of R37 000 and received an average advance R31 775

The nationwide survey also calculates the ratio house prices to borrowers' incomes on a quarterly basis. The ratio has tended to drop because incomes have risen while house prices have remained more or less static. The ratio for previous owner/occupier rose by 0.5 between the end of the last quarter of last year and March of this year, reflecting the slight increase in home prices

. . . while US prepares for 'upward trend'

By DONALD KNOWLER

Weekend Argus Foreign Service

NEW YORK — Homes sales are set to increase significantly in the United States after the worst year in history for the real estate market.

The median is the midpoint for all sales, half selling for higher prices and half for lower, and in the boom period, from 1978 to 1980, prices had risen from R48 000 to R62 000

Prices are now expected to rise from R67 000 at the end of last year to R70 000 by December 31

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Jewelers and Checkers

Technical Inspection
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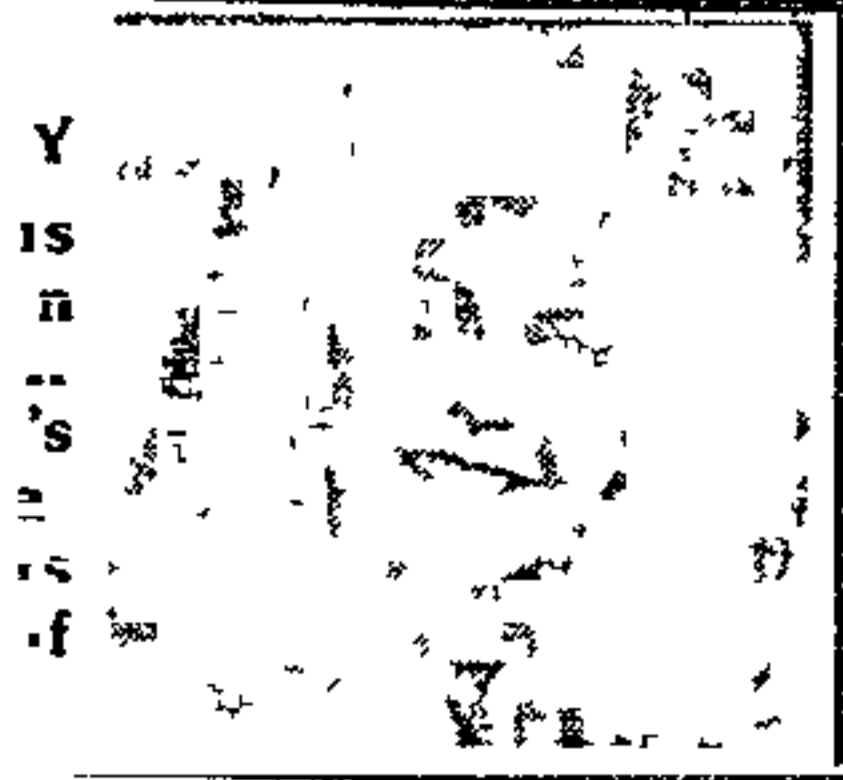
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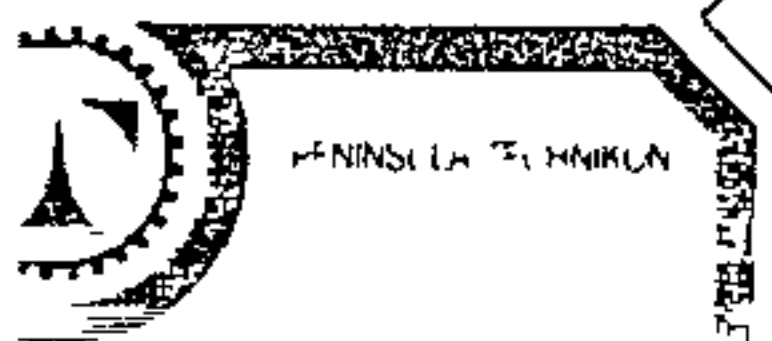
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hitting many industries would have depressed demand for houses and flats, but the opposite has happened

Thousands of immigrants have come to the country, boosting demand for houses and flats at a time when there was already a shortage

And almost instant home loans became available at the beginning of the year from building societies suddenly flush with cash after years of financial drought.

UK developers hope for a Tory win . . .

By LESLEY FRIEDMAN

Weekend Argus Foreign Service

LONDON. — British property developers can't wait for a Tory win on June 9. They are poised to use millions of government money to buy dilapidated council estates which will be renovated and resold to private buyers

The first such scheme, a joint public and private venture, was announced in November, with the promise of more if it succeeded

Analysts say a Tory win in the general election would also cause an increase of up to 10 percent in property prices generally

"Subdued period"

A Labour victory would cause home prices to remain static and, initially, mean less new building activity as construction companies and financial institutions wait to see how the market reacts to socialist policies.

The last property boom in Britain was in 1978/1979. It was not followed by a collapse, but rather by a subdued period. According to Mr David Enion of land agents and surveyors Bernard Thorpe, property values have not declined — "only asking prices did"

He described 1982 as "static". Others say it was a "flat" period, with some activity in the flat-buying market. As in South Africa, many first-time buyers opt for flats. In Britain there are more first-time buyers in the market

And the banks were keen to lend them money during the recession, when industry was borrowing less

The banks moved into property two years ago, but, although their money did strengthen the market, it did not cause a boom because of the brakes of unemployment and high mortgages

Many bank loan interests were as high as 17 percent. Mortgage rates are now down to 11.5 percent, but they are harder to come by. According to Mr Enion "the funds are running out of money"

. . . while US prepares for 'upward trend'

By DONALD KNOWLER

Weekend Argus Foreign Service

NEW YORK — Homes sales are set to increase significantly in the United States after the worst year in history for the real estate market.

The National Association of Realtors is forecasting an upward trend in homes sales this year but is being careful to point out this will not amount to a "boom" or "wave"

A modest increase in homes sales is being spurred by lower interest rates and the healthier state of the United States economy

A representative of the association said from Washington that, since a rapid appreciation in house prices in the late 1970s, the cost of homes had fluctuated between a median figure of R67 000 and R69 000 in the first two years of the 1980s

Rents of flats have also rocketed as more blocks were sold off under sectional title, leaving fewer and fewer flats for letting

What of homebuyers in Britain and the United States? Do they face similar problems of a soaring market outstripping average earnings?

In the accompanying reports, Weekend Argus correspondents in London and New York look at overseas property markets

And with signs of an economic recovery, the banks are redirecting money into industry, at the expense of the home-buyer. Bernard Thorpe's official forecast for 1983 — made before the election was called — was that house prices would rise by between five and eight percent throughout Britain. Mr Enion pointed out, however, that this percentage referred in general to the upper end of the market — "anything over 100 000 sterling (R170 000)"

Tax relief granted to home-buyers was playing a "very disappointing role" in the market, he added, since the upper limit was too low at R42 500

Some years ago, many first-time buyers were moving to the outlying boroughs and commuting the 70 km or so to work in the cities. Now there are few undeveloped areas left within commuting distance and market experts say there is no discernible trend towards moving out of the cities

First signs that house prices were moving again came from a nationwide building society survey published in March. It showed that house prices rose on average by two percent in the first quarter of 1983, compared with a rise of 2.5 percent in the last quarter of last year

The price of new properties rose by one percent in the first quarter of 1983

Average prices

The survey showed that the average price of all properties was R44 387, with an average advance of R32 180, representing 72.5 percent of the price

First-time buyers bought property with an average price of R37 000 and received an average advance of R31 775

The nationwide survey also calculates the ratio of house prices to borrowers' incomes on a quarterly basis. The ratio has tended to drop because incomes have risen while house prices have remained more or less static. The ratio for previous owner-occupiers rose by 0.5 between the end of the last quarter of last year and March of this year, reflecting the slight increase in home prices

The median is the midpoint for all sales — half selling for higher prices and half for lower — and in the boom period, from 1978 to 1980, prices had risen from R48 000 to R62 000

Prices are now expected to rise from R67 000 at the end of last year to R70 000 by December 31, 1983

"Thousands and thousands of people are waiting to re-enter the market and prices will increase with demand," said the representative of the association which draws its statistics from regional bodies throughout the United States

The price of housing, however, remains out of reach for the average American family

The median income in the United States is about R24 000 and, according to a "house affordability index" operated by the association, the average family has an income which amounts to 81 percent of what is needed to qualify to buy a house

RENT

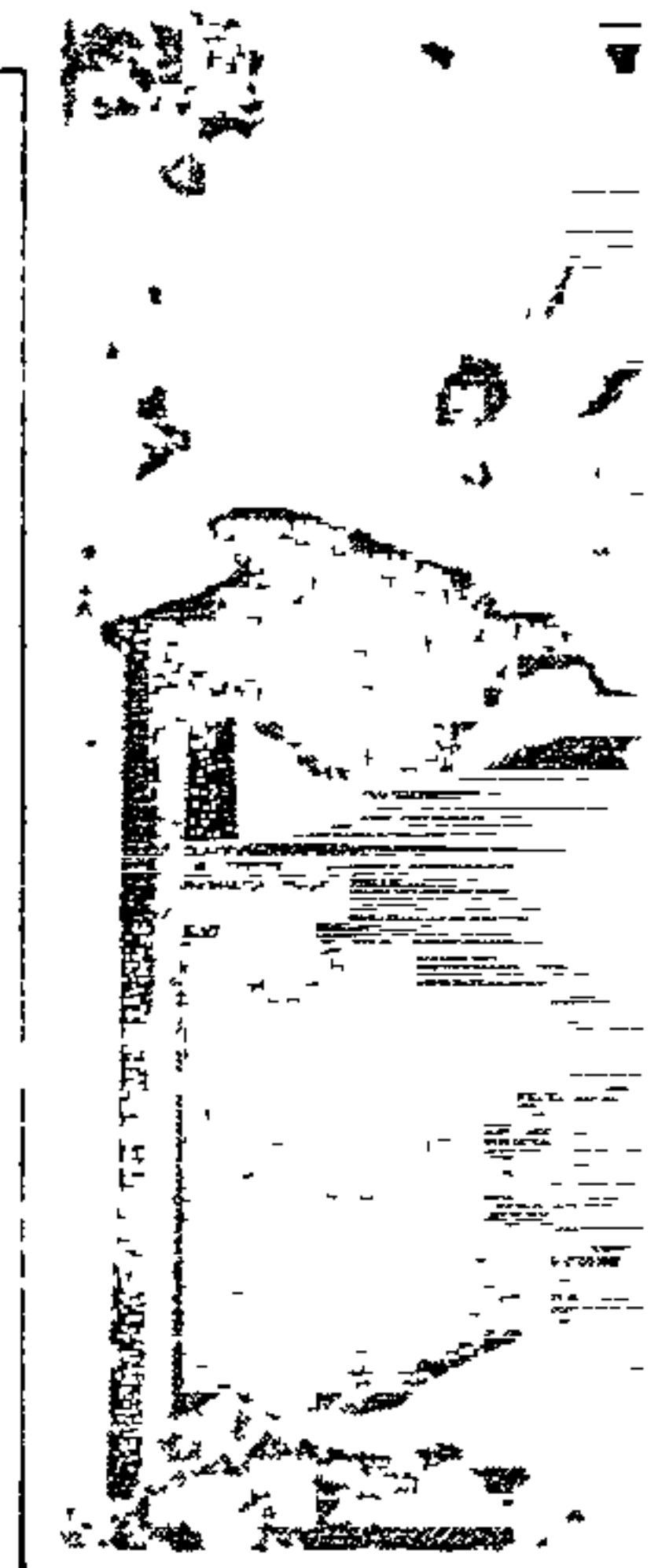
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SHOCK

COMING?



THE Cape Town City Council's Housing Committee is to meet this week to discuss possible rent increases to be implemented in July.

By RYLAND FISHER

And at a mass protest meeting in Hanover Park at the weekend attended by about 1 500 people, fears were expressed that rent increases may be announced soon to coincide with the Government's sale of 500 000 houses in July.

The assistant Town Clerk for housing, Mr Adrian van der Merwe,

said he was convening a meeting of the Housing Committee this week.

"If we decide on increases it will have to be ratified by the full Council before the end of this month.

"Then we would need the month of June to inform tenants of our decision.

"Any increase will definitely take effect from July 1," he said.

Mr van der Merwe said they were still waiting on a circular from the Department of Community Development on their proposals for rent increases.

All rentals are made up of two portions, for the Council and for the Government.

"At our meeting this week we will only be looking at whether we need to increase the rents in terms of our own

costs," Mr van der Merwe said.

At the protest meeting in Hanover Park, convened by the umbrella civic body, the Cape Areas Housing Action Committee (CAHAC), speakers said the Government would force people to buy their houses by increasing rents at the same time that 500 000 sub-economic houses would be offered for sale to tenants.

CAHAC general secretary Mr Trevor Manuel, referred to the Minister of Community Development, Mr Pen Kotze's statement that people who would not buy their houses, would have to pay higher rents.

"It seems the Government is determined to take whatever little we have when they say people must use their savings to pay for the houses.

Lightning kills boy

A SIXTEEN-year-old Grassy Park cyclist was killed when he was struck by lightning while cycling across an open field near his home last week.

Llewellyn Steenkamp died during the freak thunderstorm which

struck the Peninsula on Friday morning.

According to bystanders, Llewellyn fell from his bicycle immediately after a flash of lightning. When neighbours ran to his assistance they found his hair and eyebrows badly scorched.

squatters face long wait

Police and the WCAB officials have been stationed at the site since last Monday. A tear-smoke machine and two armoured personnel carriers

chells Plan. Meanwhile, four children have been admitted to hospital suffering from chest complaints but, with winter setting

While the squatters huddled together to keep warm, they were watched by police using searchlights. The officials have set up a re-

STRUGGLING

"We are struggling so hard already. We don't even have money to save," he said.

Mr Manuel said he was sure that rent increases would be announced within the next few weeks.

"We can start watching the postman for those rent increase notices," he said.

Spokesmen for the Divisional Council and the Department of Community Development were not available for comment on Monday.

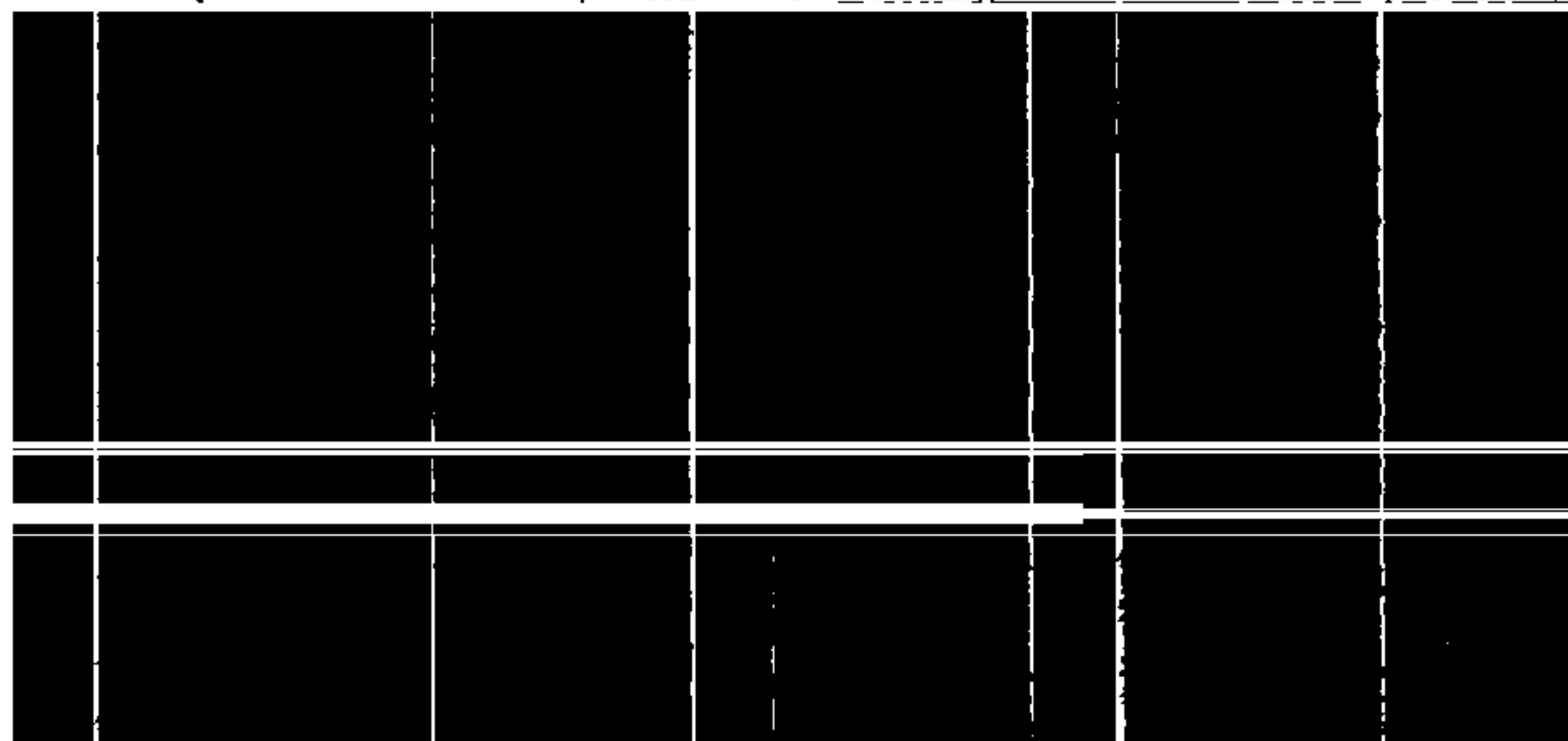
Soccer in bus

THIRTY members and supporters of Belthorn United Football Club escaped serious injury when the bus in which they were travelling overturned just outside the stadium where they had finished their Virginia knock-out game minutes earlier on Saturday.

According to one of the passengers, Mr Alec Abercrombie, they had just left the Westfleur Sports Ground in Atlantis when the mishap took place.

SCENE

"The game had been called off because of the rain and we were on our way to our homes in Athlone when the accident took place. It was getting dark and I could not see the road ahead. The first thing we knew was when we felt the driver applying the brake. The bus went into a skid and then



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e. Post

Seminar on black home ownership

21/5/83

A SEMINAR to review official strategy and procedures on the sale from July 1 of 500 000 Government-owned houses will be held in Port Elizabeth on June 9

Organised by the SA Institute for Housing, the seminar will highlight the involvement of employers, particularly in respect of black employees, says the latest Information Bulletin of the Midland Chamber of Industries

In this connection, the institute and its national committee for black housing have compiled a brochure which outlines the information required by employers who wish to assist their black employees obtain their own homes

Some of the salient points from this document are available for general information but members will have to obtain additional in-depth information before company policies are formulated or major decisions made.

Employers may assist their employees to participate in the home-ownership scheme as well as the 99-year leasehold scheme through financial grants, repayable loans, by making deposits available on the same basis or providing building material, either free of charge or on a recoverable basis

Assistance may also be

given in the form of technical and legal know-how

Guarantees in respect of deposits lent to employees cannot be provided by the administration board as this amounts to a 100% loan - contrary to regulations

Guarantees, usually amounting to 20% of a building society's valuation, may be provided by employers in terms of an agreement with a building society funding the purchase in terms of the 99-year leasehold scheme

The basic principles are the same as for housing in general - letting at a monthly payment, a cash purchase, or a deposit and bond with monthly instalments over, say, 30 years with a possible subsidy or reduced interest rate

Sites have to be surveyed in terms of category A, B or C plans, which vary from R50 to around R450

Leasehold through a building society requires the normal 20% deposit

Low-income workers often struggle to save enough for a deposit. Employers can assist them with loans for a deposit or by providing collateral security for a 100% building society loan (fixed deposit or shares for 20% of the dwelling's price), according to the bulletin

Existing houses are sold at a price to be determined

in terms of a formula. The present prices will vary from R1 700 to R3 500

The redemption period is normally 30 years, although employers with limited funds can help more of their staff members if they reduce the redemption period of the loans to their own staff

Employers making finance available to staff may charge interest on such capital, the extent of which is a matter of internal policy

It may be advantageous

to encourage quicker repayment through lower interest, and also to differentiate interest according to the income of the worker, it says

Land cost varies from area to area and within areas depending on the level of development. Details in this regard would have to be obtained from the administration board

Additional charges vary from township to township. Separate amounts are levied for water, sewerage and electrical connections

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POLICE CONFISCATE BANNERS FROM PROTESTERS

UNIFORMED police confiscated banners and placards, and dispersed more than 200 Hout Bay residents at an electricity protest march last week, while Security Police kept a close watch.

The residents, mostly women who work in the harbour fishing industry, had gone to the local housing office at about eight o'clock on Friday morning to hand over a memorandum outlining their problems with electricity

SPEAK

This action was decided upon at a recent mass meeting of the Hout Bay Action Committee, an affiliate of the Cape Areas Housing Action Committee

A few minutes after they started the march through the harbour township to the rent office, the women — many of them dressed in their work overalls — were stopped by uniformed police who asked them to disperse

A police officer asked to speak to their leader. The people responded: "We are all leaders"

By Ryland Fisher

He asked if they wanted to spend the weekend in the cells at Wynberg. They replied "You can't take all of us. We will just go to the rent office"

When a policeman tried to confiscate some of their placards, the women continued their march in the rain, using placards to cover their heads

COMPLAINED

Security police kept a close watch on the proceedings while uniformed police guarded the entrance to the rent office where the residents spoke to Divisional Councillor, Mr Leonard Pothier

In their memorandum,

handed to Mr Pothier, the residents complained of high electricity bills, burnt-out main boxes, inconvenient electricity due dates, faulty wiring and broken meter boxes

They demanded a response within a week

Mr Pothier read the memorandum and the residents demanded that he walk with them through the area to inspect some of their problems

After a while, the women made their way back to work and Mr Pothier left

Police moved in on the women, grabbing banners and placards. Some women resisted and refused to hand over their placards

Two police vans drove alongside the marching women while a police photographer took pictures of the protesters



BEFORE the confrontation. Some of the 200 Hout Bay residents who marched to their local housing office last week to complain about their problems with electricity.

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... and why they marched in Hout Bay

ELECTRICITY accounts for many Hout Bay residents increased by more than 100 percent in one month.

This was said in a memorandum by the Hout Bay Action Committee to the Divisional Council at a protest march last week

The memorandum was compiled through surveys and complaints raised at a recent mass meeting

One of the residents, who showed her account to councillor Mr Leonard Pothier, after the march to the local housing office, said her electricity bill had jumped from R35 a month to R71 last month

Other problems were outlined by the residents in their memorandum

They said at many houses main boxes, with a life-span of 10 years, were burnt out and needed to be replaced

Many residents had their lights disconnected because they could not meet the monthly electricity due date. The action committee demanded that the due date be changed

Some residents got paid after the due date and others received their accounts at too short a notice before the due date, the memorandum said

REWIRING

Many houses needed rewiring and the one plug per house was inadequate, the memorandum said

They demanded one plug per room and two plugs in the kitchen

Meter boxes were not safe and could be opened by children. They demanded better locks on the boxes

They said their meters were not regularly read which lead to their accounts being inaccurate

The lack of lights at the outside toilets, on the staircases at the flats

and between all flats made the area dark and dangerous, they said

Some residents bought electricity from the Cape Town City Council and others from the Divisional Council which was more expensive. The residents demanded that all should be allowed to buy from the City Council

The memorandum included general demands like proper maintenance to houses and the cleaning up of the area and lower rents

Residents complained about cracked and damp walls, cockroaches, leaking roofs, rotten ceilings and the lack of weatherboards

'Housing is State's problem'

21/5/83

Cape Herald

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THE Government's plan to sell 500 000 sub-economic houses to tenants, the incidents at KTC, the constitutional proposals and the "Koornhof" Bills were all meant to make apartheid work, about 1 500 people decided at a mass meeting in Hanover Park at the weekend.

The meeting called on the Government to take responsibility for housing and pledged support with the people at KTC squatter camp who had had their shelters and possessions confiscated by administration board officials and police

People from throughout the Western Cape packed the Hanover Park Civic Centre on Sunday at a protest meeting called by the umbrella civic body, the Cape Areas Housing Action Committee (Cahac)

Cahac general secretary, Mr Trevor Manuel, said that the Government had made a mess out of housing in South Africa and now wanted to make a profit out of it by forcing people to buy their rented houses

"It is ironic that there are so many houses for people with lots of money but no houses for people with no money," he said

Mr Joseph Marks, a hawker from Steenberg, said that the Government spent millions to defend apartheid, but could not provide proper houses for those who needed them

"We must stand together and show our so-called Christian government the meaning of humanity," he said

A Mr Gonoti from the KTC Committee, said that many children, pregnant women and old people were ill because of sleeping out in the cold at the squatter camp

TRIBUTE

The meeting paid a standing tribute to the people at KTC and "all those who have suffered in the struggle"

Cahac chairman, Mr Wilfred Rhodes, said that the problem at KTC was a problem of all the people in South Africa

"There are more than 300 000 people without houses. We must continue our fight until all the people have houses, security and comfort," he said

Mr May Prins, vice-chairman of Cahac said people could not pay their rents and would have more problems if they became homeowners

ORGANISATIONS

"We must make the other people in our areas aware of the way the Government wants to fool us. We must join our civic organisations. Where there are no organisations, we must form our own," he said

Builder offers to buy surplus plots

By RAYMOND HILL

A PRIVATE building company, Wonderwonings (Gelvandale) (Pty) Ltd, has offered to buy from the Port Elizabeth City Council 50 plots in Bethelsdorp Extension 26

Several plots in this area were returned to the municipality after some members of the public cancelled sales

Spokesmen for the Port Elizabeth Town Clerk's Office and the Housing Department in Korsten said it was not the first time a private company had negotiated with the council for plots in the northern areas.

The plots concerned were advertised for sale to the public in September last year at prices ranging from R3 400 to R7 000 each. Out of the 167 plots put on the market, 109 were sold to the public

After the many cancellations received by the council, it became clear, the spokesman for the Town Clerk's office said, that the public demand had been satisfied and Wonderwonings offered to buy 50 of the plots by private treaty

However, the plots can only be sold to a private company with the consent of the Administrator, Mr Gene Louw.

The spokesman said it appeared there had been an "over-supply" of plots for sale in the northern areas and that the man in the street was unable to afford the high prices.

The secretary of the Northern Areas Management Committee, Mr Fred Pienaar, said Wonderwonings was the only firm to offer to buy the plots.

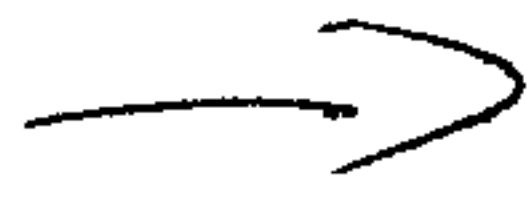
124 *Harrison* 24/5/83
Port Alfred site rentals
844 Mr E K MOORCROFT asked the
Minister of Co-operation and Development

- (1) Whether site rentals in the Black township of Port Alfred have been altered recently, if so, what is the (a) nature of the alteration and (b) amount involved,
- (2) (a) what was the total revenue raised by his Department from this township during the latest specified period of 12 months for which figures are available and (b) what amount was spent by the Eastern Cape Administration Board on capital projects in this township during the above period?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) and (b) No site rentals are being charged in the Black township of Port Alfred. On 24 March 1983 the Community Council however, approved an increase in service charges from R6,09 to R13,73. Ministerial approval has, however, not yet been granted.
- (2) (a) The total revenue raised by the Eastern Cape Administration Board for the period 1 April 1982 to 31 March follows

R100 170,00 (Service charges and
Miscellaneous revenue)
R557 336 00 (Sorghumbeer and
liquor)
R657 507,00



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(b) Capital expenditure for period 1/4/82 to 31/1/83	
—Construction of water reservoir and water reticulation	R91 508 00
—Improvements to electricity supply to SANIA centre	R16 879 00
	<u>R108 387 00</u>

Rive Report
803 Mr E K MOORCROFT asked the Minister of Co-operation and Development

- (1) Whether Grahamstown has been included in the purview of the Rive Report on the development of the Black townships in the Eastern Cape if so
- (2) whether the said report contains recommendations in respect of the alleviation of the (a) housing shortage and (b) unemployment problem in the Black townships of Grahams town if so what is the purport of these recommendations?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

The part of the report of the Metropolitan Black Planning Council under the Chairmanship of Mr L Rive which has been received does not cover Grahams town. A further report in which that area will be included is still awaited

Rive Report

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The MINISTER OF CO-OPERATION AND DEVELOPMENT

The part of the report of the Metropolitan Black Planning Council under the Chairmanship of Mr L Rive which has been received does not cover Port Alfred. A further report in which that area will be included is still awaited

(b) 1 120 Existing sites will be surveyed and made available for 99 year leasehold

(c) 220 Sites will be serviced for self-help housing

(d) In Makanaskop (Ext 2) the servicing of 500 sites will be commenced with as an extension of the Zenzele project

Port Alfred: population/housing

802 Mr E K MOORCROFT asked the Minister of Co-operation and Development

- (1) What was the population of the Black townships of Port Alfred as at the latest specified date for which figures are available.
- (2) whether the Eastern Cape Administration Board has made projections for the growth of these townships up to the year 2000, if so, what is the projected growth.
- (3) whether there is a housing shortage in these townships at present, if so how many families are in need of housing.
- (4) whether any steps have been and/or are to be taken to reduce this housing shortage if not, why not, if so what steps?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) 9 283 as at 31 March 1983

(2) Yes. At an annual growth rate of 3 per cent it is estimated that there will be 15 345 people by the year 2000

(3) Yes 391 families

(4) Yes. The Eastern Cape Administration Board is at present replanning the township to make additional sites available for housing

The figures in respect of the above-mentioned Court for 1981 are as follows

Persons tried	29 772
Persons convicted	20 265
Average tried daily	117.5

Handwritten: Hansard Q. 601 1352-1355
Grahamstown, population/housing 24/5/83

801 Mr E K MOORCROFT asked the Minister of Co-operation and Development

- (1) What was the population of the Black townships of Grahamstown as at the latest specified date for which figures are available.
- (2) whether the Eastern Cape Administration Board has made projections for the growth of these townships up to the year 2000, if so, what is the projected growth.
- (3) whether there is a housing shortage in these townships at present, if so, how many families are in need of housing.
- (4) whether any steps have been and/or are to be taken to reduce this housing shortage, if not, why not if so what steps?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) 42 318 as at 31 March 1983

(2) Yes. At an annual growth rate of 3 per cent it is estimated that there will be 69 950 people by the year 2000

(3) Yes 1 404 families

(4) Yes. The following projects will be commenced with or completed in the 1983/84 financial year starting July 1983

- (a) At Makanaskop (Ext 1) 189 houses with services will be completed whilst 43 serviced sites were already allocated under 99 year leasehold

†Indicates translated version

Handwritten: For written reply Hansard Q. 601, 1351-1352
Reference books/influx control 24/5/83

426 Mrs H SUZMAN asked the Minister of Co-operation and Development

How many Blacks were convicted of offences relating to reference books and influx control in each of the main urban centres of the Republic in 1981 and 1982, respectively?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

	1981	1982
Pretoria	6 996	7 666
Johannesburg	20 265	29 940
Durban	509	259
East London	1 480	1 487
Port Elizabeth	42	272
Cape Peninsula	10 178	9 393
Bloemfontein	4 178	5 639
West Rand (excluding Johannesburg)	13 480	17 086
East Rand	18 048	26 966

NOTE When the Department's records were again scrutinized to formulate a reply to this Question it was found that the figures given in paragraphs (1)(a) and (b) and (2) of Question 492 of 1983 in connection with the Commissioner's Court, Johannesburg were not correct and that it should be as follows —

- (1) (a) 42 655 persons tried
- (b) 29 940 persons convicted
- (2) 169,9 cases daily

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TUESDAY, 2

Motherwell

815 Mr T ARONSON asked the Minister of Co-operation and Development

- (1) (a) What is the total number of houses his Department intends to build in the Black township of Motherwell, near Port Elizabeth, (b) in (i) what and (ii) how many stages will this housing project be carried out, (c) when will building operations commence and (d) what is the estimated total cost of the project,
- (2) (a) what is the estimated total cost of the services to be provided at Motherwell and (b) when will the provision of these services commence,
- (3) what is the estimated total number of persons who will live in this township?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) The exact number of housing units to be constructed by the Eastern Cape Administration Board is not known at this stage. A socio-economic survey is to be undertaken by the Board after which it will be able to determine how many families fall within the R0-150 per month income group and for whom housing will be provided.
(b), (c) and (d) Fall away
- (2) (a) Approximately R107 785 000
(b) Of the planned nine neighbourhood units the first two have been commenced with on 2 May 1983
- (3) Approximately 110 000 people provided they qualify in terms of section 10(1)(a) or (b) of Act 25 of 1945

X

X

R568m wasted on ideology'

Cape Times 24/5/83
Staff Reporter

THE government was spending a "wasted" amount of R568-million on "purely ideological" items this year, Mr Geoff Everingham, Progressive Federal Party spokesman on finance, said in the Provincial Council yesterday.

Speaking during the budget debate, he said these items would fall away almost immediately under PFP rule.

He included in these "unnecessary items" the R4-million allocated for the President's Council and the R1-million voted for the S A Indian Council — neither of which could claim to be representative, he said.

Also included were the R46-million voted for the clearing of group areas and — "least in amount, but most important psychologically" — R1-million for population classification.

"It would be easy to say that if the PFP governed we could save hundreds of millions and reduce taxes," he said. "But I think it more realistic to assume that any savings would be channelled into national reconstruction — building a soundly-based economy freed from the devastation of apartheid."

It was "absolute lunacy" to be allocating money

to Group Areas while there was a shortfall of 17 000 houses in Port Elizabeth, he said.

Mr Everingham made a specific appeal to authorities not to increase rents in Soweto, Eastern Cape, from R10 to R15 a month. It was mid-winter, conditions in the area were appalling and many would not be able to pay.

He moved that the council decline to pass the second reading of the appropriation draft ordinance unless representations were made to the government to abolish apartheid policies, to deal with mounting unemployment, and to make enough funds available for the proper functioning of provincial services.

Mr J N Moolman, National Party finance spokesman, thanked the Administrator, Mr Gene Louw, for a responsible budget under "extremely difficult economic circumstances".

His budget had also shown pity for the inhabitants of the province, in that no taxes or fees had been increased, he said.

Replying to Mr Everingham, he said so much political unrest would result from a PFP government that industry would grind to a halt and taxes would not be collected, costing the country more than an NP government.

Many Atlantis jobless evicted

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24/5/83

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MELISSA LANGERMAN
Divisional Council Reporter

ABOUT six Atlantis families are being evicted from their homes almost every week for non-payment of rents because of the jobless crisis, according to Mr Noel Williams, chairman of the Atlantis Housing Action Committee

He said Atlantis was "full of empty houses" and there was already a squatter camp on the outskirts, filled with ex-Atlantis residents who could no longer afford to live there

He was commenting on the proposed write-off by the Divisional Council of R138 914,75 for irrecoverable rentals for 1981 for the houses in 11 areas

Simply left

Of the irrecoverable rent total, 64 percent came from Atlantis, where 648 people were evicted for non-payment of rent, or simply left their houses in 1981

The next highest figure on Divisional Council records was that of Elsies River where an amount

of R36 059,90 and 210 people were listed

Commenting on Divisional Council figures for the 1981/1982 which show only about 194 people being evicted, Mr Williams said many people tried to return to their homes, with the help of loans from friends or family. In the end most were not evicted, they simply left

Retrenched

He said Saxon Sea, a suburb of Atlantis, was a typical example. Most of the homes were bought on a home ownership bases similar to that in Mitchell's Plain

Many owners were retrenched at the Atlantis Diesel Engines (ADE) in December. They simply left their homes standing empty and lost their deposits

Since its inception Atlantis has been plagued by many socio-economic problems. A study of Atlantis in July and August last year showed about 15 percent of the people were already living below the bread line

The subsequent two increases in bus fares and the retrenchment of about 250 at the ADE had not helped. And Mr Williams believes the situation could have worsened

Clipcard fares from Atlantis to Cape Town rose recently from R7,50 to R8,50. Single fares rose from R1,20 to R1,45

When Atlantis was started, it was meant to have been a pool of labour for surrounding industries. But Mr Williams said he believed about 55 percent of the people living in Atlantis now worked in Cape Town

"Atlantis doesn't generate work for people. There is an over-abundance of people and no work. If the economy does not improve soon, the situation will become even more drastic."

Hostel a priority

124

24/5/83

Mercure

A hostel for Blacks at New Brighton, worth R9,3-million heads the list of projects that the SA Transport Services has planned for Port Elizabeth Transport Minister Hendrik Schoeman has disclosed

More than R4 3 million will be spent on workshops for signals and communications in North End. Within the next 10 years SATS estimates it will spend about R208-million on projects in PE

2-1

persons will be moved and (iii) when is it envisaged that the first removals will take place.

- (2) whether any existing houses in such townships will become vacant as a result of these removals, if so (a) what is the total number of houses involved and (b) what is to be done with these houses?

†The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) (b), (c) and (d) It is intended to provide at Swartklip/Drift Sands for the consolidated housing needs of members of Black communities in the metropolitan area of the Cape. Special attention will be given to high density accommodation to ensure the optimal utilization of the limited space available and in the planning of the area there will be concentrated on a single centrally situated development area to ensure the viability of the proposed residential area and to enable the residents to enjoy the conglomeration benefits to be derived from such a development. Therefore, the view is held that members of the Black community will move voluntarily from existing Black residential areas to the proposed township.

(i) It is not practicable to state the exact number of persons to be accommodated as the residential area is still in the planning stage.

(ii) Persons who qualify in terms of section 10(1)(a) or (b) of Act 25 of 1945 will be provided for.

(iii) People who qualify for residence in the area will be allowed to erect their own housing under control as soon as serviced sites are available. The Project Committee appointed for the urgent development of the area reports that rapid progress is being made to have a portion of the township ready for the erection of temporary housing by qual-

(124) ~~200~~ Hansard 25/5/83
Drift Sands/Swartklip
Q Col. 1389 - 1391
*11 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) Whether it is the intention to move any persons living at present in (a) Langa, (b) Guguletu, (c) Nyanga and (d) any other specified Black township in the Western Cape Administration Board area to the proposed new township at Drift Sands/Swartklip referred to in his reply to Question No 21 on 30 March 1983, if so (i) what is the total number of persons involved, (ii) what categories of

WEDNESDAY

1391

ifying families within approximately four weeks

- (2) From a regional planning point of view it is desirable to have members of Black communities accommodated in one residential area only. As and when progress is made with the development of the proposed residential area the possible accommodation of other population groups in the existing Black townships will be considered.

(a) and (b) Fall away

Mrs H SUZMAN Mr Speaker, arising out of the reply of the hon the Minister could he tell the House whether planning is being made for adequate transport to be provided to the people who are to be moved? Is there any planning in this regard before they are to be moved?

The MINISTER Yes. The project has, right from the beginning, also dealt with the question of transport.

Mr K M ANDREW Mr Speaker, further arising out of the reply of the hon the Minister, is the Community Council in agreement with the intention to move Black people from existing townships in the Cape Peninsula to that area?

The MINISTER Mr Speaker, during the discussions which I had with the Community Council I was told that they were very happy with the planning and the development with regard to Khayelitsha. In regard to the details which the hon member now raises I want to tell him that I have not as yet had the opportunity to discuss those with the Community Council. I do not think, however, that it is necessary to do that at this stage.

THURSDAY, 26 MAY 1983

†Indicates translated version

For written reply

124 Hansard 26/5/83
Port Elizabeth/Uitenhage. Housing
Q Col. 1406-1407

807 Mr T ARONSON asked the Minister of Co-operation and Development

- (1) Whether a plan has been submitted to his Department by Mr Louis Rive for the provision of houses and the upgrading of existing services in the Black townships of Port Elizabeth and Uitenhage, if so, (a) what will be the total estimated cost of implementing such plan and (b) what is the



1407

FRIDAY, 27

anticipated date of (i) commencement and (ii) completion of the project,

- (2) whether permission will be granted for the necessary funds to be borrowed (a) locally and/or (b) abroad?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

A report of the Metropolitan Black Planning Council Greater Algoa Upgrading Project, under the chairmanship of Mr L Rive, has been received. The Department of Co-operation and Development is studying the report and replies on the content thereof cannot be given at this stage but will be given as soon as possible, in the near future.

124
E + Post
26/5/83

Port Elizabeth's housing department monitors urbanisation

Post Reporter

PORT ELIZABETH'S municipal housing department is monitoring the flow of people to the city from platteland towns hit by the crippling drought

Mr Eddie Samuels, deputy Director of Housing for the Port Elizabeth Municipality, said he was personally not aware of any influx of people to Port Elizabeth who had been "starved out" in drought-stricken platteland towns

It was most unlikely that any of these people would report directly to the housing department to put their names down on housing lists

Since 1971 the housing department has been monitoring the migratory history of the coloured people in the Eastern Cape

Mr Samuels was commenting on a statement made by the chief director of the East Cape Administration Board, Mr Louis Koch, to a housing conference in Johannesburg in which he claimed that the present drought would accelerate urbanisation to a point never before experienced

Mr Koch was reported as saying that those people who moved to the towns because of the drought were not going back

— only a very small percentage would return

Mr Samuels said that although he believed this movement from the platteland to the city was extensive in the black community it was not the case in the coloured community. The black community was the least urbanised of all the racial groups and historically more coloureds had been living in urban areas than any other group

Mr Samuels said that in 1971 over 60% of the coloured population aged over 14 years living in the Port Elizabeth-Uitenhage area were native to the area

Of the other 40%, the breakdown was as follows 4% came from the immediate surrounding areas, 3% from the south and south-eastern Midlands, 10% from the south-western areas, 9% from the northern midland areas and 7% from the western midland areas.

It appeared from another socio-economic demographic study done by the housing department in 1978 that the flow of coloured people from the platteland to the city had peaked in the late 60s

Mr Koch was not available for comment on the position in the black communities

Uitenhage has big housing shortage

124

E. Post

26/7/83

By STEPHEN ROWLES

UITENHAGE has an acute housing shortage for all race groups

Property prices in the white areas have risen dramatically in the past few years, rented accommodation is extremely scarce and waiting lists for coloured and black homes continue to grow

An estate agent, Mr Malcolm Gillmer, said that in many cases, property prices had doubled over the past three years

"Once the economy improves we can expect another upsurge in prices because of the limited number of houses available in Uitenhage"

Mr Gillmer said bonds were freely available but, because interest rates were still high, bond repayments were beyond the means of the average prospective home-owner

He said it was very difficult to find rented accommodation because no new flats were being built in Uitenhage

The Town Clerk, Mr Barry Erasmus, said all council housing, with the exception of one block of flats and 60 sub-economic houses in De Mist, had been sold

There were about 300 names on the waiting list for the 36 flats and more than 100 people on the list for the sub-economic houses

About 70 plots in Winterhoek Park would be sold by public auction with an up-set price of about R10 000, toward the end of June in a new low-density housing area

The only new housing de-

velopment in the pipeline by the council was a complex of 94 cottages for elderly people between John and Cuyler Streets

Some of the larger companies, such as Borg Warner, Goodyear and Dorbyl, helped their employees by arranging 100% loans and Volkswagen was negotiating with the council to buy 55 plots in Scheepershoogte

Mr Erasmus said there was a tremendous shortage of housing for coloured people in Rosedale, with a waiting list of more than 4 000

He said the possible sale of the 3 661 council units in Rosedale in terms of the discounted scheme announced earlier this year by the Department of Community Development would be investigated in consultation with the Coloured Management Committee (CMC)

The chairman of the CMC, the Rev H J Hendrickse, said there were 1 200 names on the waiting list for sub-economic housing and 3 000 for economic housing

According to the director of administration of the East Cape Administration Board (Ecab), Mr D J Matthee, there was a shortage of 3 750 houses for blacks in Uitenhage

The chairman of the Community Council, Mr P J Time, said the terrible housing backlog was the main problem facing the Community Council

"We hope to have some relief when the Rive blueprint for the development of the East Cape areas is implemented," he said

'Our place' in the Peninsula

Co-operation and Development Minister Piet Koornhof is expected to make one of his "historic" announcements next week. It is expected to contain the outlines of an ambitious "consolidated" housing scheme to attack the appalling accommodation crisis for blacks in greater Cape Town.

There have been periodic statements about the development of the dunes and marshlands of Driftsands/Swartklip, between Mitchells Plain and Macassar. But so far there has been no official indication that the land will take anything more than about 1 200 families from the KTC/Nyanga East squatter zones.

It has been reliably learnt, however, that the 3 530 ha State-owned site (which is to be known as Khayalitsha — "our place") could become the centrepiece of a massive long-term development capable of housing as many as 500 000 people by the end of the century. Official sources say that a masterplan is being prepared by a committee of officials from the Departments of Co-operation and Development (CAD), of Community Development, the Administration Board of the Western Cape, divisional councils and various construction and civil engineering experts. A meeting is scheduled for next Wednesday, when the outlines of a guideplan may be unveiled. There is a reasonable chance that Koornhof will give details when the CAD vote is discussed in Parliament on June 6.

Preliminary surveys indicate that no more than 1 071 ha of the 3 530 ha site is capable of settlement at this stage. Even so, this is nearly equal to the entire area occupied by blacks in Cape Town's three townships — Langa (292,2 ha), Nyanga (427 ha) and Guguletu (620,5 ha).

The *de facto* black population of greater Cape Town is 226 224, of whom 154 224 are permanent residents in terms of the Blacks (Urban Areas) Consolidation Act of 1945, leaving about 72 000 "illegals".

Self-help schemes

Official hints that Khayalitsha is to be the final solution to the Peninsula's black housing crisis has led to reports that Langa may have to be evacuated to make way for a new coloured township. As a black township it "does not fit into the new scheme of things" because it is not contiguous with Nyanga and Guguletu. Since it borders fashionable Pinelands, it could be suitable for an "upmarket" development for coloureds.

The development of the Driftsands site, which will probably rely heavily on core-housing, site and service and self-help schemes, should not imply radical change

in government policy. As Koornhof reiterated in Parliament on March 31, government remains wedded to the notion that the western Cape is a coloured/white labour preference area.

In reply to a question by the NP Chief Whip, Alex van Breda, however, Koornhof added "It is necessary for the orderly development of the Cape Peninsula that pro-



Barbed wire at KTC ... a solution at Driftsands?

vision be made for the 'consolidated' housing needs of the black people. For this purpose, the development of the Driftsands/Swartklip area should be undertaken without delay and funds will be made available to ensure that the development of the residential area can be started as soon as possible, on an imaginative scale. To promote these objectives, no further filling in between or increasing of the density of the existing black residential areas in the Peninsula (including Mfuleni and Kaya Mandi at Stellenbosch) should take place.

"With the development of (Driftsands) not only will the development of housing be concentrated upon, but the emphasis will also be placed on community development to stimulate the orderly and voluntary settlement of the black community of the Cape Peninsula in that area."

This implies some resettlement. Blacks

settled in a "consolidated" township would be easier to "administer" and any influx of "illegals" from the eastern Cape bantustans would be easier to control. At best, however, the new plan does seem to indicate that government at least is beginning to acknowledge that blacks are a permanent feature of greater metropolitan Cape Town.

Consolidation wanted

It is a reasonable bet, too, that Foreign Minister Pik Botha will welcome the scheme if it means putting an end to the brutal excesses inflicted on the KTC squatters — events that were reported at length in US and British newspapers.

At midweek Koornhof was asked in Parliament whether it was his department's intention to move any people from Langa, Nyanga or Guguletu to Driftsands. He replied that it was government's intention to "consolidate" black townships but that this would be done on a "voluntary" basis.

The FM learns that preparatory work has begun at Driftsands. However a township of the size proposed would take years to develop. There seems no immediate threat of removals from existing townships.

Driftsands Council row

Municipal Reporter

THE City Council was helping to develop the new black area of Driftsands because it was an emergency camp for people in distress, councillors said yesterday

In a debate on Driftsands yesterday, Mr Tom Walters, the councillor for District Six and Woodstock, said he was unhappy over the council's handling of the matter

Mrs Eulalie Stott, chairman of the Housing Committee, said the council had no control over the choice of the site. In fact, the council, with thousands of coloured families on its housing waiting list, had been eyeing the site as the extension for the Mitchells Plain development

The council approved departmental earthmoving assistance, she said

Mr Walters said the Minister of Constitutional Development and Planning, Mr Chris Heunis, had "convened" a meeting with local representatives on May 11 to outline the government's initial plans and to appeal for immediate assistance

Mr Walters criticized the council's swift cooperation when the government never responded similarly

The committee chairman, Mr John Muir, said the committee had had to make a quick decision on whether or not to assist the Western Cape Administration Board with the requested earthmoving work. The plight of homeless families was at stake

● See report from Parliament, page 4

CAP TINGS. 27/5/83 (8:10) 124

'Logical fruit of apartheid tree'

HOUSE OF ASSEMBLY. — Laws like the Group Areas Act had contributed to the hatred and desperation that motivated those who placed the bomb in Pretoria last Friday, Mr Graham McIntosh (PFP Maritzburg South) said yesterday.

Speaking in debate during the Community Development vote,

he said there were, sadly, many people of colour who — while not going to the lengths of placing bombs — saw the Pretoria explosion as the "logical fruit of the apartheid tree"

"This minister (Mr Pen Kotze) and his colleagues are now planning another recruiting drive for the ANC and the PAC and

a further radicalization of blacks in the planned removal of Langa and Nyanga to Khayalitsha"

The planned removal of the City townships was for "racialistic reasons"

Later, Mr McIntosh said the Minister of Community Development, Mr Pen Kotze, had shown "a refresh-

ing flexibility in dealing with the housing problem, and I believe that he and the Minister of Co-operation and Development (Dr Piet Koornhof) need to inform the public as soon as possible as to how they intend to deal with the human tidal wave which is inexorably moving towards our cities and large towns". — Sapa

Anger over new township

By PHILLIP
VAN NIEKERK

THE announcement by the Minister of Co-operation and Development, Dr Piet Koornhof, that Langa, Nyanga and Guguletu residents would eventually be moved to the proposed township of Khayalitsha near Mitchells Plain has been greeted with shock and anger.

A report in the Financial Mail yesterday quoted "reliable sources" as saying the site could become the centrepiece of a massive long-term development, capable of housing as many as half-a-million people by the end of the century.

'Masterplan'

More than 125 000 stand to be uprooted in the initial move.

The report said that a "masterplan" was being prepared by a committee of officials from the departments of Co-operation and Development, Community Development, the Western Cape Administration Board and the Cape Divisional Council.

Professor David Dewar, head of the Department of Urban and Regional Planning at UCT, said the plan was one of the "most serious dangers" to Cape Town in recent years.

"It is appalling that in this day and age the government could seriously consider a pattern of development which has proven to be massively unsuccessful, expensive and negative in terms of people's lives." He described it as a "dumping operation" and a "guar-

anteed disaster"

The Cape Areas Housing Action Committee (Cahac) "deplored" the decision and said people should have the right to move where they chose and should be consulted before decisions that affected their lives were taken.

"The cost of living and, more specifically, transport costs will increase tremendously because people will be moved much further from their places of work."

The United Women's Organization said in a statement that nothing caused more bitterness than the uprooting of settled communities. The forced removal of people from Guguletu, Langa and Nyanga showed the government's determination to stick to their policies, irrespective of people's needs.

"We reject the Nationalists' continued attempts to create a patchwork society by shunting people around according to their apartheid blueprint."

'Doorstep'

Mrs Mary Burton, the Western Cape chairman of the Black Sash, said the problems of uprooting, removal, destruction of traditional links, fragmentation of communities and commuting long distances had been "brought to our own doorstep".

"We want to make it known to our black fellow citizens that we will support them. We don't want them to be herded away into a dormitory satellite," she said.

124 301 C. Herald

BRUTAL END TO

THE KTC squatter camp has died a brutal, violent death

By **Nazeem Howa**

Barbed wire around the sandy waste-land is all that remains of the day-to-day struggle of thousands of people to remain in the Western Cape

The three metre-high rolls of barbed-wire prevent entry to the site. Small deposits of coal and charred remains are testimony to the happenings at the camp over the past three months when plastic shelters were placed in heaps and set alight.

The squatters, who have been given permission to build shacks on part of the land, mill around, recovering from the tragic events of the past few months.

Many of them were involved in those events. These nightmares will stay in their minds for a long time, they say.

part of a silent and peaceful protest against the housing shortage in the Western Cape. They flocked to the vacant piece of land to get away from the overcrowded conditions in the townships, where they were living legally but under trying conditions.

It was the erection of plastic shelters three months ago that sparked off the incidents.

Squatters from the camp have been divided into two categories. The "legals", those who have Government permission to be in the area,

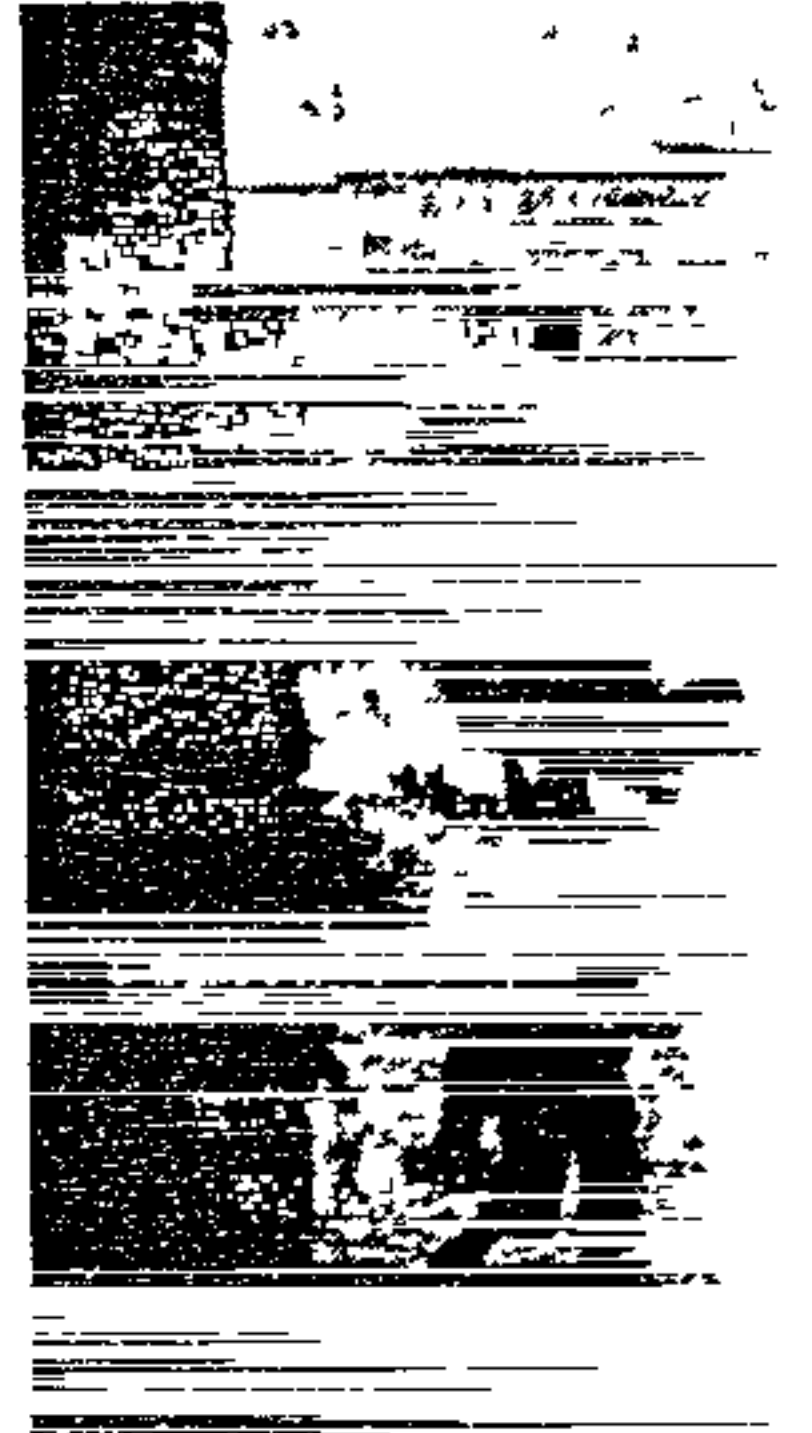
and the "illegals", those who, according to the authorities, are there illegally.

The "legals" have been housed in beerhalls in Langa and Nyanga. From the beerhalls they will be moved to the proposed new township which lies about 33 kms from Cape Town. The "illegals" were taken into police custody.

It would seem to many as if the situation has been solved but no-one can say for how long. The acute housing shortage in the

Western Cape continues and "illegals", through no fault of their own will keep on streaming to the Western Cape. They stream to urban areas because the barren homelands cannot produce enough food for the population. There is also no work for them in the homelands.

In the face of the housing crisis comes the introduction of a new national housing policy which seeks to reduce the Government's expenditure on public housing. However, already there are cries that the new policy housing will aggravate, rather than alleviate, the on-going housing problems of the country.



● THIS was the scene

Three months of

HEADLINES

The camp which has captured newspaper headlines received its name from the Kakaza Trading Centre, a shop on the fringes of the camp. The area was meant to be part of New Crossroads, but because of a shortage of finance, development of that area was shelved.

Many of the residents of KTC had moved there as

DURING the three months that the KTC squatter camp was in existence, it was subjected to raids almost daily and materials used to protect families from the drenching rain and biting cold were confiscated leaving babies, young children and pregnant women exposed to the elements.

During a few of these raids, tearsmoke was used and many people had to be treated for its after-effects.

KTC was first used as an emergency camp in 1977. It was later cleared as part of the development of New Crossroads. This was later dropped because of a lack of finance.

In February this year, six families moved onto the site. They had left the overcrowded townships to live in what they termed "better conditions".

By February 14, 200 families were living on the site.

This figure more than doubled before the shacks were demolished on February 16.

RAIDS

More than 20 raids were carried out on the camp since then — the camp was raided every three to four days.

At the height of the crisis at KTC, Dr Koornhof promised 2 500 sites to squatters who were on the waiting list and those whom he considered "legal". At this stage there were 3 400 families on the waiting list and a backlog of 6 000 houses in the townships. Many more people moved to the KTC site.

Attempts by the squatters to erect shelters were met with demolition by the Western Cape Administration Board (WCAB). Meanwhile the KTC committee held discussions with officials of WCAB and the Department of Co-operation and Development over who would get these sites. Squatters decided that they would not move until they knew who was going to get the sites.

WCAB officials, at the same time, insisted that they move off KTC sites so that they could prepare the 2 500 serviced sites. At this stage about 200 sites were provided.

On February 25, 289 people including 48 children were arrested in what was considered one of the biggest raids. The 241 adults were remanded in custody and no-one was allowed bail.

Forty-five vehicles, in-

cluding WCAB, police and two armoured vehicles, circled the camp arresting people who did not have passes. Many people who did have passes insisted on being arrested. Tearsmoke and dogs were used in this raid.

Charges of failing to produce documents were withdrawn when the cases started being heard on March 1. While the cases were being heard, shacks were being demolished. Those who were legally in the area were acquitted while others were found guilty. They were given varying sentences, most of them suspended.

In early May, the campaign against the squatters was stepped up. On May 10, food, medicine and blankets were confiscated. Spotlights were used to prevent squatters from rebuilding shacks during the night. Police and WCAB officials watched the camp 24-hours a day.

MISCARRIED

On May 11 at least three children were admitted to hospital with respiratory ailments. Days later a woman miscarried and another had to be rushed to hospital when she went into labour.

Any attempt by parents to shelter their young children was stopped. Squatters spent days in the rain and the cold without any shelter.

Then came the news that the Government planned to build a new township for Africans. This news was met with suspicion.

On May 16 it was announced that the KTC squatter

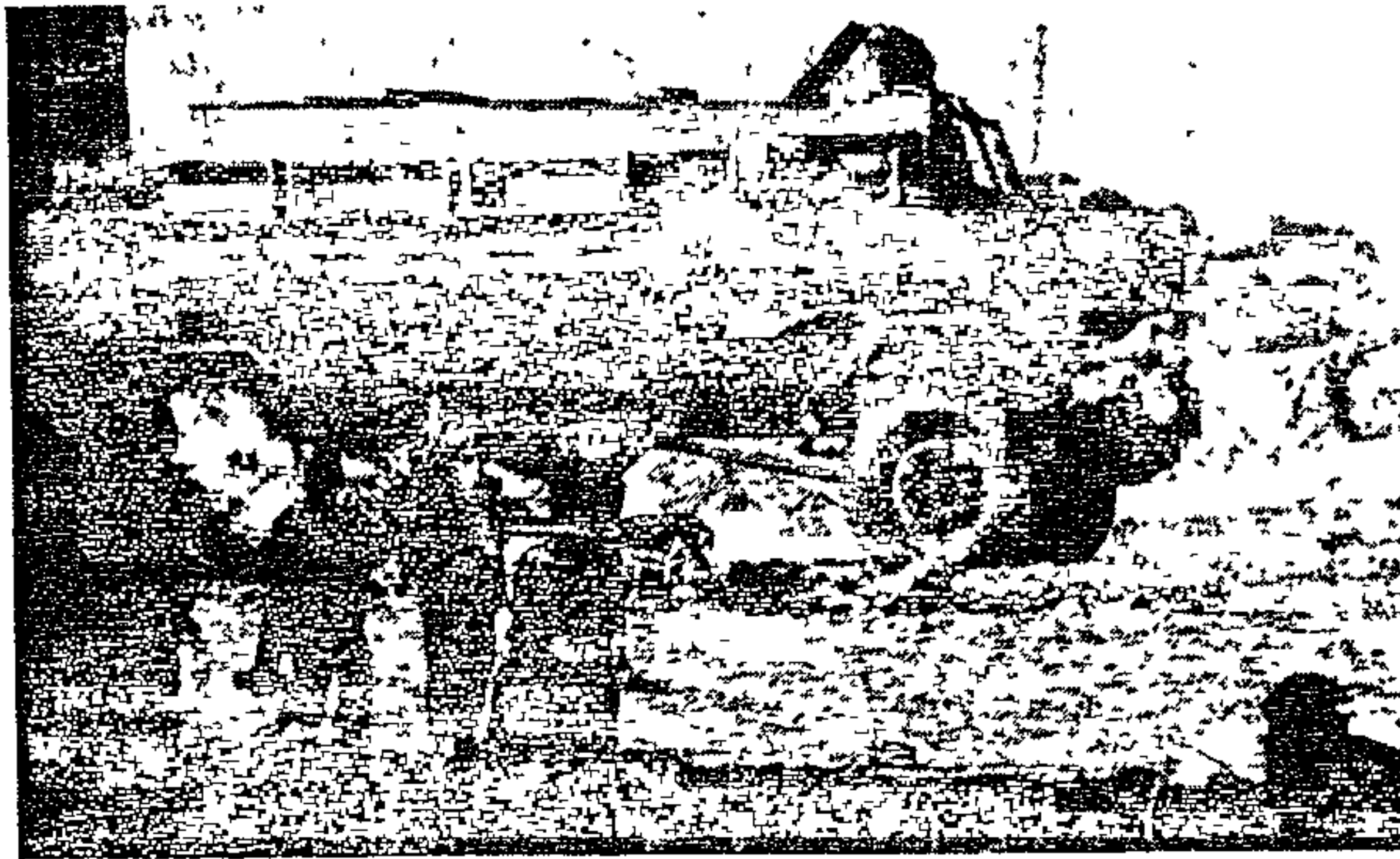
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C: Herald 28/5/83

END TO KTC

Squatters wary over Dr Piet's promises

Western Cape continues and "illegals", through no fault of their own, will keep on streaming to the Western Cape. They stream to urban areas because the barren homelands cannot produce enough food for the population. There is also no work for them in the homelands.



● THIS was the scene at KTC hours after the camp had been cleared.

IF promises made by the Minister of Co-operation and Development, Dr Piet Koornhof are anything to go by, one cannot see the proposed new township for Africans being built in the next few years.

This is the feeling of many squatters presently housed in beerhalls in Langa and Nyanga.

Last year Dr Koornhof promised the Cathedral squatters that he would look into their pleas for legal status. Since then, 800 names have been taken dates for final answers have been give and more dates for final answers were given. It is more than a year since then and the 800 squatters are still waiting for Dr Koornhof's answer.

People also remember the promise made to build houses as part of New Crossroad on the KTC site. This promise was never kept. The people were told that a lack of finance prevented them from building those houses.

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Then came the news that the Government planned to build a new township for Africans. This news was met with suspicion.

On May 16 it was announced that the KTC squat-

ters would be temporarily housed in beerhalls in Langa and Nyanga. Protest meetings were held in various areas and after one such meeting an announcement was made that police were encircling the camp with barbed wire. About 150 people went to the site and

joined the squatters in an act of solidarity.

The authorities fired teargas into the area for two hours. The next morning the remaining squatters on the site were arrested and the camp sealed off with barbed wire.

This was how KTC died.

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UST enter in each question which it has columns (2) and

Cape Herald 28/5/83
128

July 1 is D-day for rent hike

JULY 1 means bad news for Cape Town's ratepayers and tenants. That's the day when rents go up by up to R10, rates by 9,6 percent, water by 12 percent and electricity by 6 percent.

The shock increases were announced last week in the budget speech by the chairman of the executive committee, Mr John Muir

About R16,5-million of the R 23,3-million budget will go towards roads, Mr Muir announced

The chairman of the Council's Housing Committee, Mrs Eulalie Stott, said about 20 000 of the Council's 45 000 tenants would face rent increases of R2 to R4

INCREASED

About 3 000 tenants' rent will be increased by less than R2

About 15 000 tenants will face rent increases of R4 to R7. Of these, 10 000 have water and electricity payments included in their rent

"The increases are reasonable if one considers that water and electricity costs have gone up more than once in the

18 months since the last increase," Mrs Stott said

"Only those in the upper income bracket will be hard-hit. For example, those earning more than R450 will face increases of R6 upwards. Nobody will have increases more than R10. People in Mitchells Plain will pay between one rand and R6 more," she said

STAFF

Mrs Stott said the rent increases were due to increased administration costs, staff salaries and staff intake

The balance was due to a small increase in rates and property insurance

"Because of people's complaints about maintenance to the houses, the portion in the rent for maintenance has been increased to enable the Council to pay more attention to maintenance," she said

GAS TANK EXPLOSION LEAVES FAMILY HOMELESS



● THE JACOBS family they spent a cold Wednesday and Thursday night at the makeshift Vrygrond community centre

A VRYGROND family of 15, on the City Council housing waiting list since 1973, is battling to get a new home after their six-roomed wood-and-iron dwelling was destroyed by a gas tank explosion.

The home of the Jacobs family of Berg Street, Vrygrond, near Retreat, went up in flames at about 5.45 am last Wednesday when one of the family's sons, Mr Eugene Apollis, 24, tried to light a gas stove which was leaking

No one was killed or seriously injured in the blast

His mother, Mrs. Catherine Jacobs, 54, said: "We were all asleep when the fire started. We

managed to get out of the house shortly before the tank actually exploded

SCORCHED

"Eugene's beard was scorched and his face was slightly burnt. My husband, Jacobus, was also hurt but it could have been worse."

The only items that were salvaged were Mr Jacobs's banjo and guitar. The family's donkey also escaped the fire. Mr Jacobus and his family,

which consists of his wife and children and a son's wife and children, spent Wednesday and Thursday night at the makeshift community centre in Vrygrond

APPLIED

The main concern of the family right now is not so much the fact that they lost several hundreds of rands' worth of possessions, but the fact that they are still without a Council house after being on the waiting list since 1973.

Mrs Jacobs, a "born-again Christian" said "In 1973, we applied to the City Council for a house. Two years later, we were given a shack number

They told me they could not give us a home because my husband was not working. But the fact is that he was a hawker and was earning money. After that, he worked at the General Post Office

MAINTAIN

"The Council asked me for payslips and I showed them the pay slips of two of my sons who earn enough money for us to maintain a Council house. My one son earns R69 a week and the other gets R60 a week

"I have been to the Council from time to time to pester them for a house, but it seems nobody ever listened to me. I don't know where to go from here"

● Mrs C. Mulder, acting Director of Housing for the City Council, was not available for comment on Monday



● MR AND Mrs Jacobus Jacobs and their 11-year-old son Charles among the charred remains of their six-roomed house.

3 Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to the examination book (s) are used

Any dishonesty will render the candidate liable

HOMESES: COUNCIL

C. Herald 28/5/83

124

MAY NOT SELL

THE Cape Town City Council will not sell their houses to tenants if they were not compelled to do so, Mrs Eulalie Stott, chairman of the housing committee, has said.

By RYLAND FISHER

which could be sold" and to work out final pre-sale formalities

The circular contained the first definite details of the Government's housing sales plan

INDICATIONS

Indications are that the selling drive will be preceded by a mass advertising campaign

DISCOUNTS

Discounts of up to 40 percent may be given if people lived in the house for a certain period. If they pay a certain amount in cash, if they buy within the first year and if the house requires maintenance.

CIRCULAR

In the circular sent out last week by the Minister of Community Development, Mr Pen Kotze, local authorities are asked to "identify as soon as possible all the houses

PROMISES

"We were promised a manual on self-help and the new rental structures, but we are still waiting. We received the circular on the housing sales only last week," he said

INTENTION

"It is not the Council's intention to sell houses. We believe that when people earn more than the Council's limit, they should move out to make way for people in the lower income group," she said

The chairman of the Council's Executive Committee, Mr John Muir, said the Council had waited since January to

Mrs Stott said the Council's policy was against the sale of houses, while the Government's new housing policy was to sell 500 000 state-owned houses from July 1

The Council has not yet worked out an official response to the Government's latest plan

"We will first have to determine whether we are compelled to sell," Mrs Stott said

use of a ball point pen is acceptable green ink may be used only for emphasis or for diagrams, for which so be used
be printed on each separate sheet (paper) where sheets additional to book (s) are used
will render the candidate liable to disqualification and to possible exclusion from the University

PSL/pd uct

Vervardig in Suid-Afrika

SECTION 4

EVERY CANDIDATE MUST enter in

(124)
C. Herald
28/5/83
**Flats take
a beating
in storm**

A NUMBER of Lavender Hill residents got more than their fair share of winter when parts of their roofs were blown off during a storm on Thursday night.

The asbestos roofs of at least four flats in the Grindal Avenue-Grindal Close area in Lavender Hill were blown off during a heavy downpour at about 10 o'clock last Thursday night.

And there was no escape from the icy water which seeped through the ceilings into the cramped confines of the two-bedroomed flats.

Mrs Betty Soetwater of Grindal Avenue said: "Our roof was blown right off. We had to sleep in the bedroom while the water kept coming through the ceiling.

"What I cannot understand is that the roofs can be blown off so easily. This is only the start of winter. What will happen once winter gets worse? One would expect better standards from the Council."

Council repair work was hampered by a hailstorm and heavy rain.

Indoor pool was no joke!



● A "drained" Mrs Mashonga watches her grandchildren, Michelle, 5, and Ricardo, 3, try to lift up the drenched car-
C-Herald 28/5/83 124

MRS Gertrude Mashonga should have been a happy woman. She had an indoor pool that would keep her grandchildren happy throughout the year.

But no, this Mitchells Plain housewife was mad as hell.

The "indoor pool" was installed by Mother Nature, courtesy of the bad weather, and helped along by the bad drainage (or lack of it) near her Eastridge home.

Early last Friday morning, she heard a noise in her lounge downstairs. To her horror, Mrs Mashonga discovered her furniture floating about the room.

She immediately switched off the electricity, and tried to salvage what possessions had not been affected by the rain.

SOAKED

"Everything in that room was soaked and my husband had to take the radio upstairs to prevent it being damaged further," Mrs Mashonga said.

"I was up all night and worked throughout the day to clear the water."

Mrs Mashonga moved into Eastridge about six months ago. She was told to forward any complaints about the house to the City Council within the six months.

After living in her home for only two months, Mrs Mashonga was at

the City Council office complaining about the walls which remained damp on the inside as a result of rain.

COMPLAINED

She also complained about the water which formed a pool at her front door. Nothing was done about it.

"There are no drains in the backyards nor in the streets, so, because I live at the bottom of a hill, my home will be flooded continuously throughout the winter," said Mrs Mashonga.

"When a man from the Council came around to inspect my home the next morning, he told me that he was sorry but he could not tell me when they would be able to repair my home. In the meantime, I had to try to drain and dry my home."

TRAP

"I would like prospective buyers to open their eyes in future and not fall into the trap into which my neighbours and I fell."

"I don't see any point in paying cheap rent and getting cheap service like this," said another distraught neighbour, Mrs Joan Paulsen who also has the problem of damp walls.

At the time of going to press, the Council had still not been in touch with Mrs Mashonga.

28/5/83
**3 civic
bodies
quit Cahac**

Cape Herald

THREE civic organisations have broken away from the Cape Areas Housing Action Committee (CAHAC)

The organisations announced their resignation from the umbrella civic body at a general meeting on Sunday

The three bodies are the Bokmakierie, Bridgetown, Silvertown, and Kew Town (BBSK) Residents Association, Parkwood Working Committee and the Manenberg Civic Association.

Cape Times 28/5/83

Council to raise rents in estates

Municipal Reporter

RENTS in the Cape Town City Council's housing estates will increase by an average of 10 percent from July 1.

Announcing details yesterday, the council said it was compelled to raise the rents because the postponement of increases in January this year had led to a loss of about R500 000.

Although more than half of this would be borne by the Rates Account in the coming financial year in order to ease the burden on tenants, part of the amount had to be recovered in the form of "modest" rent increases.

The higher rents were the result of increases in the cost of repairs and maintenance, higher premiums for protection against fire and allied risks; increases in administration charges, the replacement value of property insured, and in the provision of rates.

The higher rates for electricity tariff increases, where applicable, had not been

passed on to tenants since the last rent review 18 months ago.

In Mitchells Plain, the rent of a three-bedroomed house in Tafelsig will go up from R32,68 to R34,75 for people with incomes of less than R150 a month.

For those earning up to R400 a month, the rent will go up from R108,23 to R112,65.

In Bonteheuwel, the rent for a three living-roomed house will increase from R15,79 to R20,90 and for a four living-roomed house in Retreat from R27,98 to R34,15.

Rents for a two living-room house in Manenberg, including the charge for water and electricity, will go up from R36,30 to R42,45.

Notice will be given to Bokmakierie residents that the Department of Community Development has authorized the council to renew roofs and electrical wiring. The repairs will start as soon as the money has been provided by the department.

Rents in the area will go up once the work has been done.

THE first of 26 houses being constructed by the United Building Society Development Corporation in Bethelsdorp Ext 10 — also known as Cleary Estates — has been handed over to the new owners, Mr & Mrs N D Müller

After purchasing its maximum allocation of 26 stands from the city council, the society began construction in January this year. Two more houses are due for completion by the end of June and another 11 are under construction at the moment.

The houses range in price from R40 000 to R52 000 and even the smallest house will have carpets, coloured tiles in the main bathroom and a driveway.

The society has applied for a further 50 erven in Bethelsdorp Ext 26.

It said 80% bonds are available to purchasers and interested people should enquire at the society's main branch in Port Elizabeth.

Besides the Bethelsdorp and the multi-million rand Greenacres Village pro-

First of 26 new houses handed over to owners

124
E. Post
28/7/83

jects, the society is also deeply involved in providing homes in the black townships.

Seventeen units have already been built and sold in KwaNobuhle (Uitenhage) while a further 29 are under construction in KwaFord.

In 1982 the society advanced R1 million to Ecab at ½% above the lowest lending rate for the purchase of ground adjoining the black townships in Grahamstown.

Walmer families ^{30/7/83} lose their homes ¹²⁴ _{E. Post}

Post Reporter

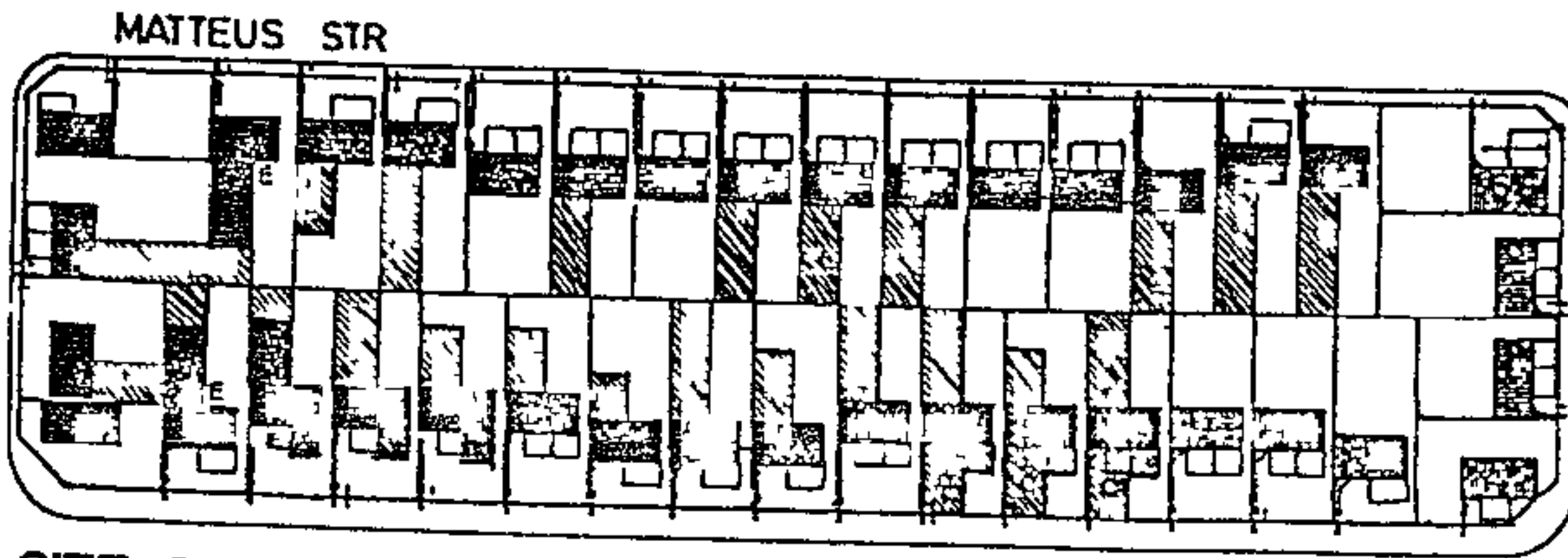
NINE families in Walmer Township were left homeless on Saturday night after their shanty homes were gutted by fire

Mr D J Bezuidenhout, secretary of the Port Elizabeth Community Council, said today the victims had been taken in by other families





Social workers from the East Cape Administration Board had been instructed to see that the families had sufficient food and blankets, he said

A number of houses in Duncan Village, East London, were also gutted by fire on Saturday night

It is not known how many families lost their homes



SITE PLAN

-  'CORE/STARTER HOUSES'
-  DEMONSTRATION EXTENSION
-  EXTENSION BY OWNER
-  GARAGE

The shaded areas denote the extensions people were able to make to their (black) starter houses

Give 'em a start and they'll finish the job

THE point of giving someone a "starter" house is that he should finish it himself.

The big fear among many people is that such "core" or "shell" houses will remain unfinished

This has not been the experience in Valhalla Park, on the Cape Flats, where the first 30 starter houses were completed by a contractor in 1978 and most of the occupants have, since then, extended the houses to a more comfortable size

Yet the tenants of the scheme were coloured squatter families who earned less than R200 a month

In a report made to last week's "Housing Challenge" conference, which was organised by the National Building



Research Institute in Pretoria, it was explained that the Valhalla Park scheme was the first demonstration project of Shelter, an organisation aimed at improving conditions for the homeless in the Cape

Shelter's demonstration projects are aimed at showing the authorities the advantages of home ownership for low-income people

The report said those taking part in the Valhalla Park scheme were chosen from residents of "legal" shacks in Cape Town City Council

squatter areas

The scheme was administered by the Cape Flats Distress and Aid Association and a social worker was involved throughout to ensure the participants "received what they wanted for what they could afford"

Families were granted low interest loans, repayments were kept to a minimum and technical guidance from an experienced foreman was available through Shelter

The starter houses were all built to the same plan, but this was varied with pergolas and extensions

The houses were designed so that they could be easily extended, and three of the starter houses were extended early on as a demonstration to other residents of what could be done

Huge discount homes plan starts next month

AK695 1/6/83 ~~126~~ 126

Staff Reporter

CUT-PRICE housing for about 500 000 South Africans comes on the market next month when tenants can receive subsidies of up to 35 percent

Details of the scheme to sell State-subsidised housing were published in The Argus on May 19 and more particulars have now been given to local authorities

Circular

The latest circular from the Department of Community Development spells out a complex pricing system which will give existing tenants of State-aided schemes massive discounts

Mr M J Aggenbach, deputy chairman of the Cape Divisional Council, said the principal of creating a stable community by enabling people to buy homes instead of letting them, had long been the policy of the council

Although the Divisional Council has not yet formally approved details of the latest selling

scheme, it will participate in the scheme from next month

A council spokesman today explained how the selling prices would be calculated

Costs

He said replacement costs were calculated by determining building costs since 1950

An average price between the original cost including land and services, and replacement value, was then calculated and discounts of up to 35 percent were computed

A buyer paying cash would be entitled to a 25 percent discount. Another five percent discount was given to a tenant who had occupied a house for at least five years and another five percent rebate was given to those buying the house within a year

For example, a house costing R5 000 in 1968 would cost R25 000 to replace at today's building costs

The average between the original and replacement price is R15 000. Discounts of 35 percent would amount to R5 250, meaning the actual price paid would be R9 750

Motivation

The spokesman said the huge discount for cash would motivate the private sector including employers, banks and building societies, to participate in the scheme

Housing authorities will supply the Department of Community Development with an initial list of houses for sale by the end of this month and the list will be updated every three months

A further circular from the department is expected later this year spelling out possible rent increases for those tenants not making use of the home ownership scheme

Government scraps Crossroads homes plan

Mkas 2/6/83
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By HENRY LUDSKI
Staff Reporter

THE R18-million New Crossroads Phase 2 development — 1 200 homes were to have been built — has been scrapped, Mr Timo Bezuidenhoud, the Administration Board's chief commissioner for the Western Cape, said today.

The announcement ends months of speculation that this would happen after the Department of Community Development said last year the plan had been shelved because no funds were available.

A spokesman for the department at the time stressed that the project

was shelved and not scrapped — but speculation continued.

The New Crossroads development, in two phases, was the cornerstone of the historic 1979 'Koornhof agreement' between the Minister of Co-operation and Development, Dr Piet Koornhof, and the people of Crossroads.

It was seen as the most concrete victory of the fight that year by the 20 000 people of the settlement against the bulldozers.

In New Crossroads Phase 1 last year — 1 500 homes were completed at a cost of R18-million — Koornhof Street has been named in honour of the Minister, "who saved Crossroads from the bulldozers".

About two months ago the Department of Co-operation and Development granted permission for about 250 squatters to build shelters on the Phase 2 site.

Driftsands

Speculation that the project would be scrapped was reinforced three weeks later when the Minister announced that a new African township would be built at Driftsands, near Mitchell's Plain.

Mr Bezuidenhoud would not comment when asked what now remained of the Koornhof agreement and would not confirm that the 20 000 Crossroads people would eventually be moved to the new township, Khayelitsha.

"All I can say is that we are going to build the township in stages and we are going to accommodate people as we go along."

Dr Koornhof announced recently that eventually the people of Guguletu, Langa and Nyanga would also move to the township near Swartklip, about 40 km from the city centre.

It is believed the Government now intends to use the money to cover the cost of Driftsands.

HERALD
4/6/83

(124)

Plans to discuss light bills

THE DIVISIONAL Council plans to meet with the Hout Bay Action Committee soon to discuss problems tenants have with electricity in their sub-economic houses.

This follows a recent march by about 200 Hout Bay residents to the harbour township's housing office to hand in a memorandum with their complaints

In their memorandum, handed to a councillor, Mr Leonard Pothier, the residents complained of high electricity bills, burnt-out main boxes, inconvenient electricity due dates, faulty wiring and broken meter boxes

Mr Pothier reported the matter to a special meeting of the council's housing and finance committees.

The meeting decided to meet with a limited delegation of the Action Committee to further discuss the matters in the memorandum. They asked that the Action Committee give them an advanced copy of a detailed memorandum of points for discussion.

They decided to draft a written reply which would be sent to all tenants and a copy of this reply would be "prominently displayed" at the local housing office.

The council's acting secretary, Mr C Mocke, said in his report to the meeting, that residents' had high electricity accounts because they "abused the supply"

He said it would be difficult for the council to change the electricity due date to suit all tenants.

The complaints from tenants about the lack of power plugs in their houses were "fully justified," he said.

Mr Mocke recommended that the council consider upgrading the electrical system

4/6/83

**Vrygrond
fire: 15
rehoused**

Cape Herald
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"OUR shack had to be destroyed by fire before the Council decided to give us a home"

So says Mrs Catherine Jacobs, 54, whose large family, formerly of shack number X457 Berg Street, Vrygrond, have been given two Council homes after their wood-and-iron dwelling was destroyed by a gas tank explosion nearly two weeks ago. They have been on the City Council housing waiting list since 1973

The home of the Jacobs family — 15 in all — went up in flames at about 5 45 am on May 18 when one of the sons, Mr Eugene Apollis, 24, tried to light a gas stove which was leaking. No one was killed or seriously injured in the blast, but all the family's belongings were destroyed.

APPLIED

Shortly after the fire, Mrs Jacobs said. "In 1973, we applied to the City Council for a house. Two years later, we were given a shack number. They told me that they could not give us a home because my husband was not working, but he was a hawker at the time.

"The Council asked me for pay slips and I showed them the pay slips of two of my sons who earn enough for us to maintain a Council house"

Last week, Cape Herald carried a story about the Jacobs's plight. We contacted the City Council housing department for comment early last Monday morning and gave details of Mrs Jacobs's story.

ALLOCATED

Later that day, when Mrs Jacobs visited the Steenberg rent office, she was told that her family had been allocated two Council homes.

Mrs Jacobs, her husband and the younger children have been given a home in Pontac Court, Lavender Hill. Her married son, Mr Michael Apollis, and his wife and three children have moved to their own home in Ruth Court, Manenberg.

Mrs Jacobs said "I am glad that we have now been given these homes.



Cahac leadership comes under fire

THE UMBRELLA civic body, the Cape Areas Housing Action Committee (CAHAC), is staying silent on the resignation of three affiliates.

The Manenberg Civic Association, the Parkwood Tenants Association and the Bokmakierie, Bridgetown, Silvertown and Kew Town (BBSK) Residents Association, announced their resignation at a Ca-

hac general meeting in Lentegour last week

In a joint statement which they handed to the meeting, the three organisations listed five "principled reasons" for withdrawing from Cahac

Reasons given in their statement, related to dissatisfaction with Cahac's leadership and methods of operation

The civic bodies said they were withdrawing because

- "Cahac has not provided a forum for united and decisive action,

- "The Cahac leadership has held back the struggle of the worker-tenants,

- "The Cahac leadership betrays the interests of the worker-tenants,

- "The Cahac leadership has flouted principled unity necessary for organisations working together;

- "The Cahac leadership has denied minorities the right to criticise"

BBSK was under suspension from Cahac at the time of the resignation

Cahac general secretary Mr Trevor Manuel confirmed the resignations, but said he could not comment on the reasons given by the three bodies for their resignations

DISCUSSED

"The matter was raised at the Cahac general meeting, but like all other decisions within Cahac, it is now being discussed by affiliates and Cahac's position on the matter will emerge when delegates to the next general meeting bring their mandates from their organisations

"This has always been how decisions have been taken and will be taken

within Cahac We cannot respond to any claims until our general body decides we should do so," Mr Manuel said

RESPONSE

The three bodies' statement said Cahac had not come up with a consistent response to the Government's proposed sale of 500 000 houses

"Cahac's response to the PC proposals and the Disorderly Bills has been to propose an alliance with the bosses and their agents

"After a long struggle with the opportunism of the Cahac leadership, this was the last straw," they said

The umbrella body recently had a meeting in Hanover Park where about 1 500 people rejected the constitutional bill, pledged support for the people at KTC and demanded that the Government take responsibility for housing.

C. HERALD
4/6/83
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I won't pay two maintenance bills'

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ion
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AN Ocean View resident has a complaint which will sound familiar to countless former Council tenants.

Her house has hardly been maintained by the authorities during the 11 years in which she occupied their dwelling, yet when she leaves, it is she who has to pay for damages due to wear and tear.

And when one buys a house from them the sale is *voetstoots*. The council does not first repair.

Mrs A Anthony said that she had been forced to move to Ocean View from Simon's Town in terms of the Group Areas Act.

Her family had lived at 19/19A Saturn Way for 11 years. Then on March 26 this year, they moved "up the road" to 4 Colombo Way which is part of a new divisional council home-ownership scheme with houses similar to those in Mitchells Plain.

HUNGRY HILLS

It has since become known as Hungry Hills. Mrs Anthony had hardly counted the cost of moving when she received a letter from the Divisional Council demanding that she pay R70 for repairs to her "old" Saturn Way home. She refused to pay.

The council letter, signed by a Mr W Beukes and dated April 25, stated

— says angry former tenant

that she had to pay by May 15. If she did not, legal proceedings would be instituted. This would be done in terms of Clause 11 of the Agreement of Lease, the letter warned

CONTROLLING

But Mrs Anthony is adamant that she will not pay

"How can they make me pay? During all the years I lived there, they hardly replaced a broken window. Now they want me to bear the burden

It's unfair and I will not stand for it

"The council is already controlling our lives and our pay packets. But this time they have gone too far. I am sure that if this was a white area, this would not have happened," said an irate Mrs Anthony

She also complains that her new home has several defects, which she — and not the council — has to fix

The toilet seat is damaged, there is a hole in

the ceiling, some of the locks do not work and a few walls are cracked

Families in Hungry Hills have common waste water drains. Water could run from one house and pass by several before reaching the main sewerage pipes

CLASHES

This had led to clashes between some families, Mrs Anthony said.

Mr Beukes, the author of the council letter to Mrs Anthony, referred questions to the Ocean View Housing Manager, Mr I Ebrahim

He was not available for comment but an official promised he would call back. He did not

Examiners' Initials	
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(Please use the heading on the Examination Paper)

(Please use the heading on the Examination Paper)

WARNING

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

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

Planned township under fire

By Nazeem Howa

WHILE bulldozers and levellers are hacking at the bushes at Drift Sands near Mitchells Plain to make way for the new African township, Khayalitsha, community organisations have condemned the plan to shunt residents of Langa, Nyanga and Guguletu to the new township.

Some people feel this is an attempt by the Government to establish a new semi-urban homeland

● A United Women's Organisation, which has strong support in the townships, said UWO believed that people had a right to the security and comfort of adequate and cheap housing close to their places of work

The high costs of transport from Swartklip would increase the burden on workers and their families, the spokesman said

"We reject the continued attempts to create a patchwork society by shunting people around according to the Government's blueprint for the maintenance of apartheid

"Nothing causes more bitterness than this kind of uprooting of settled communities. The forced removal of people from Nyanga, Langa and Guguletu shows the Govern-

ment's determination to stick to their policies, irrespective of the needs of the people," a statement released by the UWO reads

● "People should have the right to live and move where they want and they should be consulted before decisions affecting their lives are taken," according to a statement released by the Cape Areas Housing Action Committee (Cahac)

"The cost of living, and more specifically, transport costs will increase tremendously because people will be moved further from their places of work," the statement reads

● The Western Province Council of Churches said that even though people were not satisfied with the conditions in the townships, they did not want to move to Khayalitsha.

The people want to stay in Langa, Guguletu and Nyanga even though the houses are very small, they say

UPSET

● Meanwhile, many residents of the townships are very upset about the move

They say they were moved from the suburbs and dumped in the townships. Now they are being forced out of the townships and dumped even further away

The area earmarked for development as an African township is slightly smaller than Mitchells Plain but will consist of much higher density housing.

With the area stretching from Mitchells Plain to Macassar being planned for development many people are asking which people will be housed there. Thus far, it has been announced that the 200 "legal" KTC squatters and the 6 000 "legal" families on the housing waiting list will form part of the envisaged "city"

At present the Department of Co-operation and Development is considering the cases of the 400 Crossroads "bed squatters" and the 900 Nyanga "tent-squatters".

Other candidates who may be considered are the 20 000 residents of the Crossroads squatter camp. They were due to be moved to New Crossroads



THIS is the first of a three-part series on Mitchell's Plain, in which Staff Reporter JOHN FENSHAM examines some of the problems experienced in the Cape Town City Council's unique experiment in creating, almost overnight, a city larger than East London.

APR 45 6/6/83

Instant city in the dunes

MITCHELL'S PLAIN is a vast, sprawling wonder of civil and psychological engineering — a lean-to city conceived, constructed and tacked on to the physical and economic architecture of Cape Town like a complex afterthought.

Mitchell's Plain is both loved and hated, its afterthought status both an improvement on previous thinking and an indictment of the thoughtlessness, the ideological blindness, which made it the "laet lammetjie" it is.

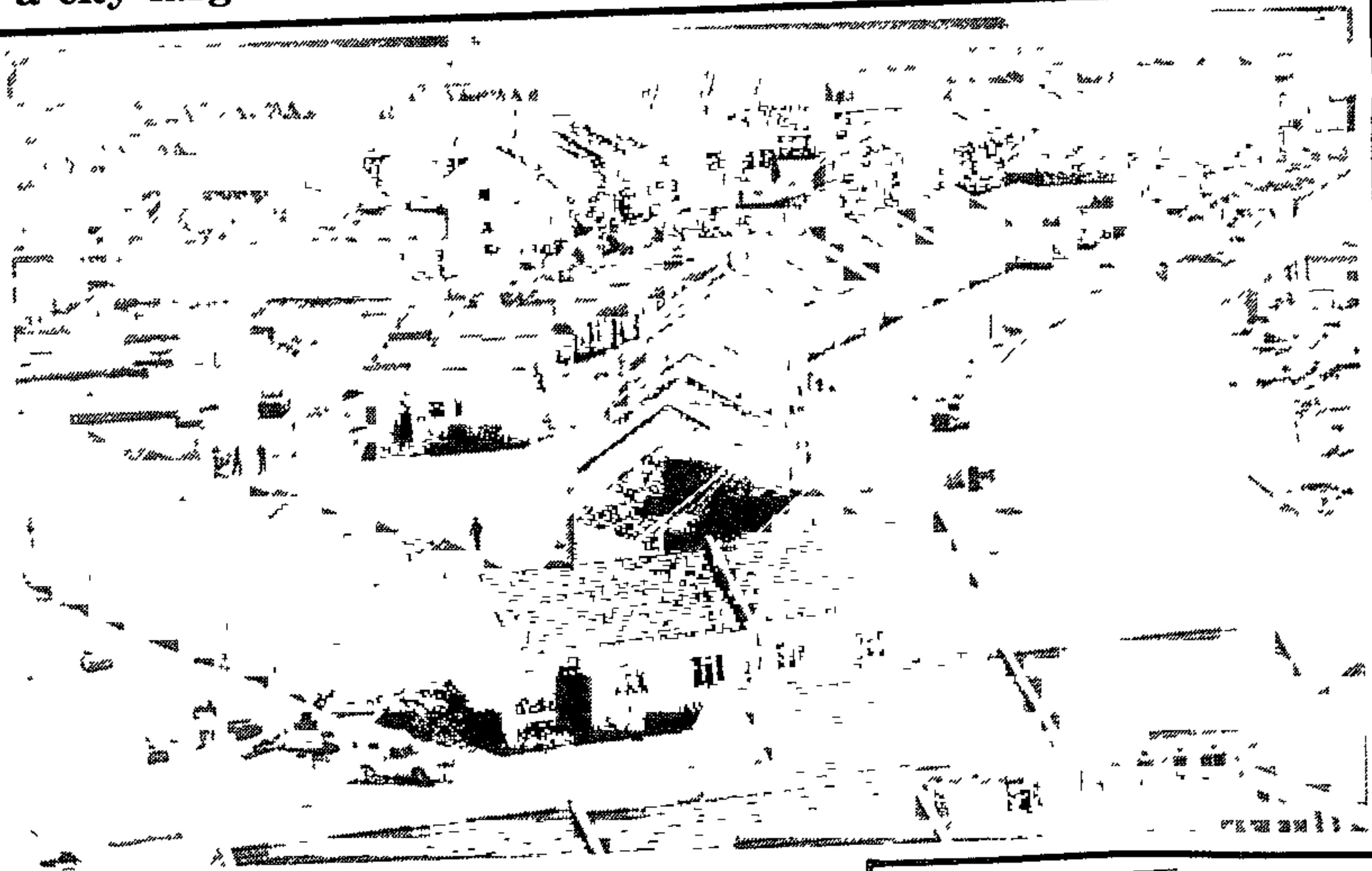
Breadth of vision

Yet any feelings of ambivalence about this mushroom city must be tempered by admiration, perhaps even astonishment, at the breadth of vision, the huge scope of a project which is probably unequalled anywhere, in the world — and the breathless speed at which it was built.

Today, with 10 000 of the projected 40 000 houses still to be built (in excess of R400-million having been spent, the project has run into financing trouble), opposition is less vocal although the paradox of love and hate still darkens what was meant to be an unquestioned place in the sun for the coloured people. The psychological engineering, as much as the civil, was well planned, and slowly residents have come to express pride in their own homes, in the cohesive and coherent community organisations which have emerged to weld the diverse population into functioning social units.

Overcrowding

The problems of designing and creating Mitchell's Plain were immense. Faced with post-war overcrowding, deteriorating social conditions and



IN the foreground the completed homes need only glazing and fencing. Further back, on the left, the duplex-type developments of Westridge erupt from their foundations like concrete mushrooms. This picture was taken in 1975 when the engineering miracle of Mitchell's Plain was still in its infancy.

6/6/83

Conceived "as an investment, not in houses but in people", Mitchell's Plain was designed to house some 250 000 people in 40 000 dwellings, with schools, community facilities, shopping and recreational centres, clinics, police stations and railway links — and it was designed for a construction time of 10 years

Comparison

The scale of this 10-year undertaking is graphically illustrated by comparing it with some of South Africa's longest established cities, and their total populations East London, 115 000, Kimberley 132 000, Maritzburg 148 000 and Bloemfontein 184 000 — all of which are more than 100 years old

The speed of construction is equally breathtaking — three-bedroomed free-standing homes "erupting" from the bare dunes at the rate of 700 a month, or 33 every working day

Mitchell's Plain was conceived as a revolutionary departure from the established principles of low-cost mass housing, as an effort to provide the coloured people with the psychological filip of home ownership, community pride, social upliftment and escape from the corrosive, crime-ridden post-war housing developments

Suspicion

Yet there was little departure, in the planning, from the entrenched paternalism with which other housing estates were conceived, and it was this which caused so much early suspicion and distaste

Under the stricture of law, the city of Mitchell's Plain became perforce a child of the Group Areas Act, a separated dormitory city tied to mother Cape Town only by the umbilicus of economic need

The only "consultation" with the people who were to occupy the town was when they were invited to comment on the design and construction of mock-up homes built inside a shed

Coloured leaders called this exclusion "an insult", and at least one City councillor made it clear that "nobody on God's earth wants Mitchells Plain — the simple fact is that there is nowhere else to go"

rapidly escalating crime statistics, an alarming birthrate and a waiting list for housing growing daily longer, something had to be done

Initial research confirmed what had become blatantly obvious The high-rise, low cost, high-density, low quality housing estates of post-war Cape Town were a planning disaster, reinforcing the self-perpetuating nature of poverty

What the coloured people wanted were their own homes, with private rather than shared open space They wanted to improve themselves, not to be improved by their "betters" They did not want to be lumped together with neighbours whom they considered their social inferiors in that planner's ideal, the "balanced social community" Nor did they want to be lumped together with those whose higher incomes would generate feelings of inferiority

Incomes rising

Further research established that incomes had been rising much faster than rentals in the low-cost letting schemes, and that many thousands of tenants could afford their own homes, in dwellings of a much higher standard than those to which they had been allocated

The 3 100 ha of land at Mitchell's Plain was acquired — with the Portland Cement Company Ltd taking the Municipality of Cape Town to arbitration in a R27-million claim — and planning got under way in earnest

The City Council made it plain from the start "It was intended that Mitchell's Plain would not be merely another housing scheme One of the first objectives was to plan a socially acceptable town in a form which could materially encourage increased social stability"

Schools

The departure from former housing scheme policy was nowhere more apparent than in the Council's insistence that schools — there are 31 primary, six senior secondary and three high schools in Mitchells Plain — and community centre halls, shopping and recreation facilities, clinics, churches and libraries all be built at the same time as the houses In other schemes, houses were built first, peo-

ple were moved in second and only later, in some cases very, very much later, were facilities installed

This laudable intention, however, failed in one vitally important area No public transport was provided Forced out of areas where in many cases work was a mere five-minute walk from home, to a new city nearly 30 km away, the residents of Mitchell's Plain were suddenly faced with a critical transport problem

Rail link

A rail service eventually came into operation in June, 1980 and got under way amid agonising and infuriating schedule delays, breakdowns and serious overcrowding, which did nothing to ease the resentment which had built up in the four years the "city" had been in existence

And still, for many, the daily safari to the city was a three-hour ordeal in cramped, overcrowded buses and short-hop train trips from stations like Mowbray or an expensive, bumper-to-bumper crawl in lift-club cars on inadequate roads as construction of the Mitchell's Plain expressway continued

Traumas

It would be naive to think a "child" of the size and complexity of Mitchell's Plain could be born and grow to functioning adolescence, as the city has done to date, with no trauma Today, with almost 200 000 people resident and enjoying all the facilities — albeit many still in their fledgling state — of the new city, it has become apparent that most of these design, construction, organisational and managerial growing traumas have been overcome

There are still problems — political, sociological, psychological — but already the burden of the solution of these problems is falling less and less on the "progenitors", more and more on the people of Mitchell's Plain themselves, and they are accepting the challenge, and the burden, with enthusiasm, even relish

Tomorrow: Black-mail salesmanship

THIS is the second article in a series on Mitchell's Plain by Staff Reporter JOHN FENSHAM. Today he examines some of the social problems which today still threaten the fabric of communal life

Right idea, in wrong place, wrong reason

ARGUS 2/6/83 SP 124

SPAWNING an almost unbelievable 700 houses a month in its peak construction phase, Mitchell's Plain also generated a flurry of recrimination and reply, of criticism and counter-plea which, reduced to its essence, amounted to just this

"Mitchell's Plain is the right concept, built in the wrong place, for the wrong reasons"

The "right concept" part of the assessment referred to homes people could own for the first time in their lives, homes with air and private (albeit small) space they could green with lawns, colour with flowers, enclose for the safe and decent rearing of their children

The "right concept" included wide boulevards, large community halls, sports fields, libraries, clinics, schools and churches — all still somewhat raw in those early days, but holding the promise of a solid respectability they would not have to fight tooth and nail to secure

Freedom

To those who saw themselves as prisoners in the overcrowded, crime-ridden, dilapidated and debilitated housing estates of Bonteheuwel, Manenberg and Parkwood Estate, in Heideveld and Lavender Hill, Mitchell's Plain was synonymous with the tang of freedom, of clean air and decent living

When they got there, they found a different kind of bondage

To those moved from the "eviction areas" of Claremont, Lansdowne, Harfield Village and District 6, Mitchell's Plain embodied the taint of apartheid, the stigma of forced removal, the smear of "the Group" (Department of Community Development)

The wrong place, for the wrong reasons. Far away from work and friends, initially with almost insurmountable transport problems, people who had clawed for respectability in "separate entrance backyard lodgings", six or more to a room, who had lodged or boarded wherever they could find place, were suddenly proud homeowners

But there was a price to pay, and it almost destroyed them

dents to buy lounge suites, bedroom suites, carpets, curtains, kitchen appliances, garden tools

Unable to get to their places of work, they bought motorcycles and cars

Typical of the techniques used by salesmen in those days (before the five-day "cooling off" clause was written into the Hire-Purchase Act to protect buyers) was the accusation by book salesmen that parents reluctant to buy their wares were uninterested in their children's education. One salesman peddling religious pictures sneered at a family unable to afford his products "I thought this was a Christian household"

This type of "blackmail salesmanship" was by no means rare, and sparked widespread howls of protest from community organisations

Pudding on Sunday

For those who succumbed, whose new homes reeked with the heady smell of newer furniture, disaster was imminent. With a bewilderment nearing panic they watched as the bills piled up, dwarfing income. Reluctant to lose their new possessions, they paid hire purchase instalments instead of the rent, only to find those same possessions on the street, their homes locked and empty, when they returned from work

When this happened to Mrs Anne Davids, of Artemis Road, Woodlands, she said despairingly "I long for the days when we used to stay in a wood and iron shanty. At least we ate meat and could have pudding on Sundays. Now its ox-trotter and sheep's head"

Hastily, although many families had already been partially broken up by the move to Mitchell's Plain and there was no granny to babysit, mothers found friends, even strangers, to care for their children, and went out to look for work

Boiled cabbage

In some cases there was no care, and the children roamed the streets, playing dully, sometimes dangerously, in the parks. In many cases mothers were unable to find any help, and simply locked their children in the house or backyard for the day



SERIOUS and absorbed, these children go in the Dutch Reformed Church creche in Westdene. As double as child-care centres, the children just outside the care -

ties. Most fought it out and survived. Many families, many individuals, did not

Shebeens thrive in the lower income, rental areas of Beacon Valley, Eastridge, Tafelsig, where social workers still struggle against those other diseases endemic to socially depressed communities — child assault and neglect, wife battering, alcoholism, unemployment, undernourishment, crime

One social worker, who asked that her name not be used, said she despaired of making any headway against these problems

"A lot of these problems are the result of financial stress, but much is also caused by ignorance, and the poor example of parents. Children badly beaten by their parents invariably beat their own children. In one of my cases a woman actually protested that child beating was a family tradition when we removed her son's badly injured child"

in "separate entrance backyard lodgings", six or more to a room, who had lodged or boarded wherever they could find place, were suddenly proud homeowners

But there was a price to pay, and it almost destroyed them

Blackmail salesmen

From overcrowded lodgings where they had painstakingly saved their R300 deposit for a house, the early pioneers of Mitchell's Plain moved into homes which echoed with emptiness, their few pieces of furniture pitifully inadequate for the three bedrooms, kitchen, bathroom which were now their world.

So they were sitting ducks for the schools of high-pressure, low-ethic salesmen, who, cruising like hunting sharks, moved in for the kill. Waving "easy-pay" hire purchase agreements, they persuaded the new resi-

Boiled cabbage

In some cases there was no care, and the children roamed the streets, playing dully, sometimes dangerously, in the parks. In many cases mothers were unable to find any help, and simply locked their children in the house or backyard for the day

Where they were lucky enough to be placed in "creches", mostly run by women in their own homes, the worst affected children carried lunch boxes filled with boiled cabbage and potatoes turned sour, or rice and potatoes — "very seldom green vegetables, fish or meat," one shocked supervisor reported

Those were the survival days, when evictions soared and scores of people left their homes like shell-shock victims, seldom looking back. Most of the new residents, unschooled in home ownership and home management, encountered these difficul-

also caused by ignorance, and the poor example of parents. Children badly beaten by their parents invariably beat their own children. In one of my cases a woman actually protested that child beating was a family tradition when we removed her son's badly injured child."

But if the social growing pains of this infant city were immense, so was the will of its residents, and of officialdom, to search for solutions. Ad hoc community and welfare organisations, ratepayers' associations and both legal and illegal creches mushroomed, the sympathetic Cape Town City Council turning a blind eye and even making unoccupied houses available as child-care centres

Clerics and parishoners combined forces to assign space in multiple-use church halls, and to arrange child-care staff. Feeding schemes and lift clubs were formed.

Dual purpose

Sociologists and social workers believe this combined effort on the part of official bodies, and within the fledgling community itself, to identify its own problem areas, and to co-opt solutions where they were not readily available, has served a dual and very unexpected purpose by uniting them against their own collapse, this effort pointed the way towards a solid, proud community spirit, without which Mitchell's Plain would have become just another housing estate, doomed to failure like those from which it drew its citizens

The City Council's concessions, when the magnitude of the problem became known, are legion.

To spread and ease the financial loading on residents — who by 1981 were paying R400 000 a year in arrears on their electricity accounts — the council acceded to the appeals of the rapidly-formed Electricity Petition Committee and rescheduled mid-month accounts for payment at the end of each month (no easy or cheap task)

Mrs Hazel Gohl, the City Council's busiest and most knowledgeable proponent of Mitchell's Plain, recognises the triumphs and mistakes, the accomplishments and the work still to be done.

Understanding

"You cannot go out and read a manual about creating something like Mitchell's Plain. You have to attempt a gigantic synthesis, an almost inhuman understanding and anticipation of the problems, including those not of your own making. And you have to go ahead, build, and try to solve those problems you didn't or could not anticipate

"I think we have done our best, and a magnificent best at that. I know we have made many mistakes, but, in the end, what matters is not the absence of errors, but the willingness to make just as great an effort to put them right."

Tomorrow: The organisers



MRS OLIVA KLASSEN, wife of the first man to move into a Mitchell's Plain home, stands proudly in her garden in Dagbreek Avenue with her year-old-son Duncan. Her husband, shopkeeper Mr Solomon Klassen, took occupation with his father and sisters in March 1976.

Move on black housing plan

124 E-Part

8/6/83
23 000

By SHIRLEY PRESSLY

THE first move was made yesterday to form a utility company to sell about 23 000 houses in the black townships of Port Elizabeth and Uitenhage.

units to be sold

The Chief Director of the East Cape Administration Board, Mr Louis Koch, said today a working committee had been formed to start "sorting out the paperwork"

The meeting was attended by representatives of Ecab, the Community Councils of Port Elizabeth and Uitenhage, building societies, the Port Elizabeth Chamber of Commerce, the Midland Chamber of Industries, the Afrikaanse Sakekamer, the municipalities of Port Elizabeth, Despatch and Uitenhage, the Institute of Estate Agents, Urban Villages, the Urban Foundation and representatives of large

companies
Mr Koch said it was a well-attended meeting which he could describe as truly representative of all the people and bodies which had a direct interest in the plan

Mr Johan Kruger, who has been seconded to the Department of Community Development with responsibility for the 500 000 houses to be sold in terms of the Government decision, also attended the meeting
It was decided to form a working committee with representatives of the Port Elizabeth Chamber of Commerce, the Midland Chamber of Industries, the Afrikaanse Sakekamer, the African Chamber of

Commerce, the Institute of Estate Agents and the Association of Building Societies

Mr Koch said the main task of this working committee was to sort out the preliminaries involved in establishing a utility company to sell 20 000 houses in Port Elizabeth and between 3 000 and 4 000 houses in Uitenhage

Mr Koch said it was hoped all the houses would have been surveyed in two years. Some had already been surveyed
One of the objectives of the utility company would be to train black estate agents to market these homes

124 8/6/83 Housraad
Khayelitsha site C2 Col. 1481
*9 Mr K M ANDREW asked the Min
ister of Co-operation and Development

- (1) Whether the Khayelitsha site falls within a prescribed area as defined in the Blacks (Urban Areas) Consolidation Act, No 25 of 1945 if so within which prescribed area if not
- (2) whether the rights acquired by persons under section 10 of the above-mentioned Act will be affected by their moving to Khayelitsha if so in what way
- (3) whether he is planning to (a) declare as a prescribed area an area which includes the Khayelitsha site and or (b) extend an existing prescribed area to include this site if so (i) when and (ii) what area or areas are involved?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

- (1) Yes Divisional Council of the Cape
- (2) No
- (3) Falls away X



ELEGANT and busy at most times, the Mitchell's Plain Town Centre shopping complex is the commercial focus of the city, incorporating restaurants, discos, supermarkets, a cinema and a wide range of private shops.

Organising the people

ARGUS 8/6/83 (124)

THERE is no political party in Mitchell's Plain, only civic organisations. Yet there is political activity. In his third and final article in the series on Mitchell's Plain, Staff Reporter JOHN FENSHAM examines some of its aspects.

THERE are no politicians in Mitchell's Plain Activists, agitators, angry opponents of apartheid, certainly, but for all of them the priorities are different, the recognition absolutely clear without the politics of social improvement, there can be no politics of power

They prefer to be known as organisers, as agitators on behalf of their people, almost as community workers, untainted by that essential element of the political personality — personal ambition

Undercurrent

Yet there is in the political mind of Mitchell's Plain an inscrutable undercurrent of broader, purer political activity which belies the illusion of suspense, denies the impression that effort is focused only on the bread-and-butter issues of social and communal reform. Government action, however, has ensured that the shape of this activity, and the personalities of its participants, remain submerged

One issue which has drawn the white-hot focus of this activism is the strained matter of the constitutional reform proposals now before Parliament. Opposition to tri-cameral participation in the government of South Africa, and anger at the exclusion of blacks, is vivid in Mitchell's Plain, rapidly gathering momentum, eclipsed only by the pressing and sharply distressing civic problems of inadequate facilities, poverty, hunger, imminent eviction, illness — in fact the whole spectrum of socio-economic problems

Denied choice

"We have been denied the luxury of choice about where we will live," said Mrs Theresa Solomon, secretary of the Mitchell's Plain Coordinating Committee (MPCC). "We've been forced into Mitchell's Plain, into a situation of social and financial upheaval that has and is destroying communities, families, individuals at an alarming rate."

power structures that exert control over them, in the agitation for concessions

"We have to identify problem areas — the fact that areas like Tafelsig and Beacon Valley still, after two years, don't have any schools, the fact that in the whole of Mitchell's Plain there is no hospital, although the Government is now spending R200-million on Groote Schuur, the fact that more and more people need real help to avoid eviction and the breakdown of their families," said MPCC assistant secretary Mr W Simmers

"And then we have to generate the kind of solidarity and unity which can successfully agitate for a solution to these problems."

House meetings

In Woodlands alone, one of the home rental areas, house meetings are held two or three times every week, with attendances reaching 30 per meeting. Agendas range from top priority essentials like urgent rent or electricity payments, through schemes to provide creches or jobs for the unemployed, to protest and agitation strategies to get sand and mud levels reduced, and the perennial issues of opposition to the President's Council or the Koornhof bills

V Navarro's "The Insurgent Sociologist", quoted in a paper by Kate Philip, sums up the approach. "Political power comes from the power that the working class and popular masses have won in their places of work and residence, and in extra-parliamentary struggles in a continuous process of class struggle"

The commitment to this larger objective is strong enough to exclude dubious improvement alternatives such as the creation of industries at Mitchell's Plain. While a great deal of the resentment against Mitchell's Plan is centred on its distant, dormitory status, the MPCC recognises that it nevertheless is still part of Cape Town Agitation for industrial development on the city's borders would turn it into a "colouredstan"

(In terms of a paper published in 1980 by the Department of Environmental Planning and Energy, entitled "A Spatial Development Strategy for the Western Cape, it was "essential" that Mitchell's Plain be prevented from developing into a self-supporting unit.)

No total unity

There is, of course, no total unity of approach. COMPRA, the Combined Mitchell's Plain Residents Association, was constituted in 1979, made up of ratepayers associations from Woodlands, Westridge/Portland, Rocklands and Strandfontein

From the start there were struggles within Comprá, and from without its direction and priorities, its leadership and constitution, were seen as manipulative tools by which its executive sought personal power and position

"By last year Comprá was so tarnished it had no credibility left," Mr Simmers said. "The formation of the MPCC was an attempt to establish an umbrella body with a community basis, and I think we are succeeding."

An attempt to replace Comprá with a Committee of 15, under the same leaders, was shouted down at a public meeting and never got off the ground

Mr Stevens believes there is still a lot of support for the more conservative, less radical activity pattern established by Comprá

Anti-PC

"There is a lot of anti-President's Council activity, but a lot of people believe participation in government under a reformed constitution could be the start of a real power base for the coloured people."

Mr Stevens sees the announcement by Dr Piet Koornhof that a new black township would be established at Driftsands, on the borders of Mitchell's Plain, as the spark that could ignite a wave of political protest in the city. Fears that the new township residents would have to use Mitchell's Plain trains from Mitchell's Plain stations would, he says, introduce new elements of overcrowding, friction and violence

Mitchell's Plain is a reality, a contradiction, a source of pride to its creators, a gigantic, often distasteful symbol of oppression to many of its residents

It is billed as a consummate engineering success. Surely, it is a social experiment second only in size to that of apartheid itself, and for many a personal success, but only the goodwill of the mass of its people can ensure its long term success

This goodwill is by no means assured

(Series concluded)

Claims that Mitchell's Plan is the Shangri La of coloured communities is rubbish. We did a survey recently which showed that 65 percent of people here live in the red. We haven't improved the quality of our lives. Sure, we live in better houses than before, but most of us go to bed hungry, too worried, tired, frustrated and resentful even to kiss our children goodnight"

Grassroots

Residents' and ratepayers' associations are the principal grassroots organisations of all housing estates, and Mitchell's Plain is no exception. Above and around these, however, umbrella and specialist organisations have arisen — Comprá (abandoned because leadership and constitution lost touch with the needs of its constituent bodies), Cahac (Cape Action and Housing Committee), the Mitchell's Plain Coordinating Committee (MPCC), the Ministers Fraternal, local action committees, the Mitchell's Plain Youth Movements (MPYM)

All see their role as one of motivating concerted action for real, grassroots improvement in living conditions. But this is only one element of the equation. Perhaps more importantly, these organisations see their job as one of motivating the mass participation of the people in an ongoing confrontation with the

WCAB to 'cut hostels power'

CAPE TIMES 9/6/83 124

Staff Reporter
 THE West Cape Administration Board (WCAB) has been accused of selectively cutting off the electricity supply to about 50 hostels in Mbekweni in Paarl, leaving about 300 single men without heat and lighting.

A top WCAB official has said the board is determined to cut the electricity to all 3 000 men in the hostels.

According to a Paarl Community Councillor, Mr Matthew Scott, the WCAB has told hostel residents to use primus stoves.

He said yesterday that the board had cut the electricity after firstly stopping their coal.

"Our coal ration was stopped by the board a few months ago so our kitchens received no coal," Mr Scott said.

"The board told us this was done because it was too expensive to give us coal."

He said that the men were then forced to use

the electrical outlets in their hostels for cooking and heating even though the board had warned against the use of "unauthorized apparatus".

When the electricity was cut more than a week ago a group of Mbekweni tenants were told by a senior WCAB official that the electricity was cut off because "the township was using too much electricity".

Yesterday a spokesman for WCAB said tenants had illegally tapped electricity for heaters and kettles when it was meant to be used only for lighting. The supply was cut and tenants had been given the option of having it reconnected if they were prepared to pay the installation costs.

He could not comment on whether WCAB would consider installing sockets in the hostels and said the matter was being investigated.

to be done when a trial lasts only 60 seconds and why two officials of the court had to be severely cautioned to maintain irreproachable conduct in court."

Egg price to rise on Monday

Staff Reporter
 CAPE shoppers will have to pay between four and six cents a dozen more for eggs from Monday.

Coupled with the recent maize price rise, there has been an increase in the price of chicken feed, and egg producers around the country are asking for a higher egg price.

"We were informed yesterday that the producers want us to pay more, from June 13," said Mr Alan Baxter, a senior buyer for Pick 'n Pay in the Western Cape. "They are asking six cents in most parts of the country and four cents locally."

Pick 'n Pay, which deals with independent suppliers, will meet today with its suppliers to try and defer the increase and keep it as low as possible.

A spokesman for the OK Bazaars said any increase demanded would have to be passed on to consumers.

★ Time

★ TONIGHT'S CHOICE
 in conversation with
 at 10 02

Last n

TV1

AN interesting Midweek compensated for How Calls which was pre-feeble as usual, a knee deep in schlock but at least proved thing — when Lynn R grave puts on a black wig and some make she looks pretty good. One of the highlights of the evening's view was Kooperasiestor. The PG du Plessis tries are as simple melkert but they struggle with unerring every week.

Last night's story his customary deft ture of laughter and sadness. The Kooperasiestorie regulars w ably supported George Ballot as Neri the battered child w grew into a battered young man and as a sult caused the death the only person w ever loved him.

Willem de Klerk in viewed Professor G de Klerk, president the Medical Association of South Africa, in die Waarheid te Sê T was followed by a rea first class document on the rise and fall Mussolini in the ser Ons Omstuurige Eeu. WILLEM STEENKA.

Too late for classification
 DEATHS
 HALL — Graham very dear lovingly remembered by M Bamford

Acquitted man is rearrested

Crime Reporter
 ONE of the men acquitted earlier this week after the marathon Oscar Mpetha terror trial was re-arrested shortly after his release, police confirmed yesterday.

The man, Mr Fumankile Boo, was one of seven acquitted by Mr Justice Williamson in the final stages of the marathon trial. The 18 people accused in the case had spent over two years in custody.

Captain Gerhard van Rooyen, a police liaison officer for the Western Cape, said the man had been arrested on a warrant issued by a magistrate in Graaff-Reinet.

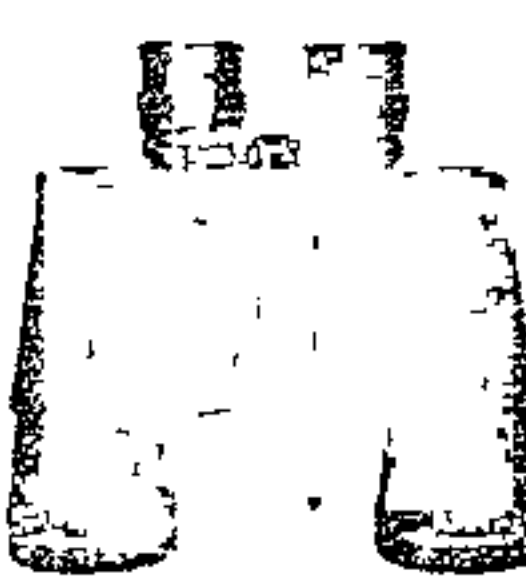
He said his arrest was in connection with a charge of public violence. It is a sequel to an incident in the town on May 23, 1980.

He said the man would appear in court



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LTA
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Star 10/6/83

~~277~~ ~~278~~ 124

Own Correspondent

CAPE TOWN — Anxiety in Langa, Nyanga and Guguletu has reached a peak over an unqualified statement by the Government that township residents are to be moved to Khayelitsha, the new black township near Mitchell's Plain

Dr Piet Koornhof, the Minister of Co-operation and Development, made the statement recently but has to date not elaborated

UNCERTAINTY

Residents and community leaders yesterday spoke of uncertainty in the township and fear of another mass removal worse than that of District Six

This feeling was apparent throughout the

Anxiety reaches peak on township removals

townships especially among those thousands of families who have for years saved their modest earnings to expand and improve their homes

At every corner of the townships are attractively renovated homes. People are continuing to convert their houses

Many of the transformations, from austere face-brick dwellings to houses which would not be out of place in any middle-class suburb, are remarkable

And now the announce

ment by the Minister has created doubt. The question among people who have been urged to take pride in their homes — which they cannot own because there are no leasehold rights for blacks in the Western Cape — is "Has all this been in vain?"

A prominent member of the Langa community who preferred not to be named because he is a senior member of a Government department recently spent about R2 000 on his home. He said "In

the township the move is all people are talking about"

When asked what residents thought the chances were of the Minister carrying out the plan, he said "We all know this is what will happen. We know Dr Koornhof. We can count on it"

Dr Koornhof said in Parliament this week that between 200 000 and 300 000 people would eventually be moved to Khayelitsha. At present there are about 130 000 people in the three townships who would qualify

for homes at Khayelitsha

"Everybody in the townships is saying 'Over our dead bodies', said a resident who works for Dr Koornhof's department

He said "People are aware that they will be moved to satisfy an ideology"

The chairman of the administration board, Mr Franko Maritz, and Mr E B Lubelwana, chairman of the community council, spoke at a Press conference to announce the details of the new township

They said that residents would not be forced to move against their will yet and that the big move would be only in about 20 years' time

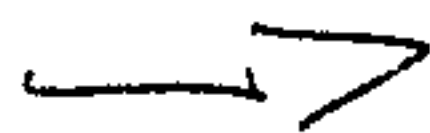
(124) *Harmond 10/6/83*
~~Drift Sands/Swartklip~~ *Drift Sands/Swartklip*
Q. No. 1521-1522

*4 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) Whether any provision is to be made for (a)(i) pre-primary, (ii) primary and (iii) high schools (b) health care (c) shops (d) churches and (e) transport requirements in respect of the first 1 000 families to be allocated sites at the new township at Drift Sands/Swartklip referred to in his reply to Question No 8 on 13 May 1983, if not why not if so
- (2) (a) what will be the nature of these facilities, (b) when is it anticipated that they will be completed and (c) what is the estimated cost in each case.
- (3) what amount has been allocated by (a) his Department and (b) other specified sources for the provision of such facilities?

The DEPUTY MINISTER OF COOPERATION

- (1) (a) (i) No not at this stage
 (ii) Yes
 (iii) No not at this stage
- (b) (c) (d) and (e) Yes
- (2) (a) The provision of school facilities is the function of the Department of Education and Training and it can be accepted that it is regarded as a matter of priority by that Department. The Health Department of the Divisional Council of the Cape is on site to provide health services. Mobile shops are also on the site and provision is made for churches on a site-basis. Subsidized transport is provided by means of passenger buses by Messrs Cape City Tramways



(b) Exact dates cannot be furnished at this stage but the availability of facilities will be programmed according to needs as families are settled in the new township. Subsidized transport is already being provided

(c) No firm estimate of cost can be given at this stage as planning is yet to be finalized. However R9.7 million has been allocated for the development of the township during the current financial year

(3) (a) and (b) The funds for the infrastructure were allocated from the National Housing Fund. Education facilities are to be funded by the Department of Education and Training and transport subsidy by the Department of Transport

~~11/6/83~~

C. Herald 11/6/83

124

No plans to move township residents

THE Western Cape Administration Board (WCAB) has announced that it is not their intention to move residents of Langa, Nyanga and Guguletu to Khayalitsha.

If residents of the townships want to move to Khayalitsha, they would be allowed to do so only after the "homeless have been housed"

A spokesman for the WCAB said the immediate objective was to provide accommodation for about 6 000 people in the new township

The township will be developed over the next 25 years, during which time high-density housing would be built.

Recently, the Minister of Co-operation and Development, Dr Piet Koornhof, announced that residents of the townships would eventually be moved to Khayalitsha.

By GARTH KING

PRIVATE speculators are "sitting" on more than 2 000 plots in residential areas throughout Port Elizabeth, and a disused 505ha township — centrally placed — has the potential to cater for a further 3 500 homes

The absence of these sites from the market is contributing to the spectacular rise in plot prices which the city is currently witnessing

The Deputy City Engineer, Mr Angus Fraser, suggested this week that legislation might have to be revised to encourage owners to develop their plots more rapidly

The prime 505ha are at Fairview — or Overbaakens — alongside the Moffat expressway

Twenty years ago it was a built-up, multi-racial area. In 1966 hundreds of homes were demolished and virtually all residents were moved out

Today the area, owned by the Department of Community Development, is largely unused and unserviced — waiting until 1985 for the estimated R3,5-million City Council provision of a major interceptor sewer

Until then, the plots will not be sold by the Department of Community Development

And it seems likely that speculators will not easily discharge their 2 000 stands when the constantly rocketing price makes them one of the best investments ever

Port Elizabeth Chamber of Commerce president and city councillor Mr Solly Rubin said recently that

"2 000 fully-serviced and developed plots, mostly in the hands of private people are potentially available for sale in Port Elizabeth"

Mr Rubin said that most of these plots were situated in the city's western and southern areas, Lovemore Heights, Lorraine and Summerstrand

At present nearly 40 plots are available at Seaview

In addition to private investors, builders were still offering "package deals" whereby plot buyers had to agree to let the seller build the house

The Deputy City Engineer, Mr Angus Fraser, said that private speculators who held onto plots could do so indefinitely — only being charged for rates and availability of services

For an average plot this amount would be roughly R300 a year — easily worth the investment

He suggested the possibility that legislation allowing this be changed — as it appeared to penalise home-owners who improved their property and favoured those who did not develop theirs

The regional representative of the Department of Community Development, Mr A C Verwey, said this week that some Fairview land was presently being surveyed and that "a first phase" of sale of land — the area between Seringa and Pine roads — could take place much earlier than its scheduled release in late 1984.

He said he hoped that a part of adjacent Springfield, which his department also owned, could be for

sale next year

Mr Verwey said his department had had urgent discussions with the City Council hoping that they could speed up the construction of sewerage for the area

He said that it had been calculated that the servicing of the plots would of necessity result in his department's charging a minimum of R5 000 for a small plot. The size of the plots for sale would be between 600m² and 1 200m²

Mr Verwey reiterated the undertaking given in Port Elizabeth late last year by the Minister of Community Development when he promised that the larger portion of Fairview land would be made available to lower and middle-income first-time buyers

He emphasised that the lack of proper sewerage — the City Council's responsibility — was the only reason for the land being withheld for sale for the time being

Port Elizabeth estate agents contacted agreed that the development of Fairview was long overdue and that the longer it was held over the more expensive its development would be

Some said that Fairview had cost Port Elizabeth well over a R1 million in revenue as the Government did not have to pay rates and taxes on the 505ha area

One estate agent, Mr John Price, said that plot prices in Port Elizabeth were "going mad"

"If we find a plot we grab it immediately and it gets sold just as fast"

Speculators 'sitting' on over 2 000 erven in PE

124
11/6/82
E. Post

Shortage of residential plots in George at new crisis level

By DESMA LANGLEY

GEORGE — The shortage of available residential plots, aggravated by excessively high costs, has reached crisis proportions in George.

Confirmation that George is the fastest-growing town in the country is that Escom has reported an increase of over 16% in power usage during the past year, making this the highest electricity consumption increase for any town

Local authorities say 250 residential plots a year will have to be made available if the demand for building plots is to be met adequately.

All available plots are snapped up as soon as they are put on to the market

Stands in Denneoord, one the more modest parts of town, have fetched four times the price paid for them less than three months ago

The same applies to the more affluent parts of Blanco, where prices have rocketed to from R9 000 to R25 000 and R30 000

Vacant plots have become extremely scarce. The suggested reason for the escalation in prices and the unprecedented demand for ground is the fact that people from up-country look at George as an investment area

Some are buying land because of a lack of faith in their own part of the country, as well as the scenic attractions of George

W/E ARG 43 11/6/83 (124)

Priest to fight 'tyrant' landlords

Weekend Argus Reporter

A CATHOLIC priest has taken up the battle against "tyrannical landlords" in lower District Six

He believes that many of the estimated 350 coloured families living in the area have been harassed and threatened with unlawful eviction

Father Basil van Rensburg of the Holy Cross Church, acting on complaints from neighbours and parishioners, has come to the aid of a couple evicted from their home in Hyde Street

Too scared

"And they are the exception," says Mr van Rensburg "Most people threatened with eviction are too scared to oppose the landlords and seek help"

He has called in legal assistance and is waiting for the Rent Board to investigate the issue, which involves a landlord claiming he needs the house for his immediate family

According to the Rent Board, owners wanting their property for their own use must also be prepared to live in it for an unbroken year

Watching

Mr van Rensburg says he has been watching the house in question So far the landlord has not moved in — but another tenant has he says, and is paying much more than the fixed rent

He is hoping the case will get to court — and create a precedent, even if it is lost

"At least the many people who have to face 'unlawful eviction', will be better informed about their rights under the Rent Act and how to go about claiming those rights," Mr van Rensburg said this week

"It will also make 'tyrannical landlords' sit up

and realise that their actions won't always go unnoticed

"Many other harassed tenants have approached me for help, but in the end they give way to pressure, too scared to put up a fight"

Mr van Rensburg be-

lieves that uncertainty about the future of lower District Six — between Eastern Boulevard and Upper Main Road/Sir Lowry Road — may prompt many of the eviction threats by landlords who want to "cash in all they can while the going is good"



FATHER Basil van Rensburg "most people are too scared to seek help"



WILL she or won't she? ... Go topless, that is. That's what the producers of a new R850 000 London cabaret are asking themselves about Miranda Coe, dancing sister of British athlete Sebastian. Miranda, 24, who has performed in Paris and Las Vegas, put her foot down this week when the question arose of her going topless like the other dancers. "I won't ... and that's it," she said. But we'll just have to wait until the cabaret, called Y, opens in the West End next week, to know for certain.



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Council rents to rise by 8%

14/6/83

124

Municipal Reporter E. Post

AN average 8% increase in rent for Port Elizabeth City Council houses in the city and the northern areas will come into effect July 1

This increase is contained in a report of the Director of Housing, Mr Mick Molyneux, to be considered by the council's Community Services Committee today

The Deputy Director of Housing, Mr Edward Samuels, said today the 8% increase

was due to the increased cost and consumption of services

The committee will also consider a proposed rent increase of the Humewood Bungalows as determined by the Rent Board

The board has permitted rent increases of between 32% (from R56 to R75) and 495% (from R21 to R126)

Mr Molyneux has recommended that sympathetic consideration be given to tenants who have submitted proof of limited financial means

124

By LESLEY LAMBERT
MORE THAN 500 pensioners in Uitenhage are waiting to be accepted by old age homes, cottages and flats which are at present able to accommodate only about 200 people
But new developments for the aged in Uitenhage may solve much of the problem by reducing or even absorbing the growing waiting lists
A proposed new old age home for railway pensioners, extensions to the Nic Claassen Cottages for the

500 U'hage pensioners wait for places in homes for aged

Aged and new block of flats designed for Uitenhage's aged may alleviate the problem

Uitenhage's Town Clerk, Mr Barry Erasmus, said application had been made for the extension of 44 new cottages to the Nic Claassen Cottages for the Aged
The cottages, subsidised

by the municipality, were able to accommodate 30 couples and the 44 new double cottages would absorb less than half of the waiting list of 190

Mr Erasmus said the Town Council had virtually given the railways a large tract of ground in Fairbridge Heights for the

building of an old age home for railway pensioners

Mr T J Barnard said a new block of flats in Cannon Street, Uitenhage, would be ready for occupation in September and would provide 30 single and 32 double units

Mrs Joan McIntyre, former chairman of Rosa Munch House in Uitenhage,

said the home accommodated 59 residents and had a waiting list of 45

Nursing Sister R Clarke, of the Rosa Munch Home, said the home's sick bay which accommodated 13 patients was permanently filled with those in need of care 24 hours a day

A spokesman for the Afrikaanse Christelike Vroue Vereniging old aged home, Aandmymerings, said the home could accommodate 72 residents and had a waiting list of about 100

NATIONAL

ARGUS 15/6/83. 124
Squatter homes not available'

**Community Affairs
Reporter**

No alternative accommodation is available for the Brown's Farm squatters who have been sent demolition notices, according to Mr C H Mocke, acting secretary of the Divisional Council

Replying to written questions from The Argus, Mr Mocke said 32 notices of demolition had been issued to Brown's Farm squatters

But a lawyer who is applying for an urgent

Supreme Court interdict restraining officials of the Divisional Council from demolishing the homes of Brown's Farm residents, says he has about 60 demolition notices

The demolitions have been ordered in terms of the Prevention of Illegal Squatting Act Mr Mocke said in terms of legislation no notice was required but "it is the council's policy to do so"

While some squatters claim to have been in the area for 20 years Mr

Mocke said according to the council's records none of them had been resident on Brown's Farm for this length of time

RESPONSIBILITY

Asked if the Divisional Council would take responsibility for the health of the squatters if their shelters were demolished and they were forced to live out in the open, Mr Mocke replied "No comment"

Mrs Trooi Japhta, one of the Brown's Farm squatters who has been

ordered to demolish her house in seven days or have the council demolish it, said she thought her family would die if they had to live in the open

Her five-year-old daughter Esther is being treated for tuberculosis and her 11-year-old child suffers from epileptic fits

Mrs Japhta, who had a nervous breakdown a few years ago, said "I feel terrible about this I can't stand having my house broken down"

CITY/METROPOLITAN

Council plan to sell homes on subsidies

ARGUS 15/6/83

124

Municipal Reporter
THE Cape Town City Council's Housing Committee met today to work out strategies for selling municipal-owned homes

The council was working in terms of the Government's latest plan to sell subsidised housing to the low-income group.

Reports before the committee show that more than 48 000 houses and flats in various housing estates could be offered for sale, but details of prices and monthly repayments were not made available.

Recommendations

In his report on the matter, the acting Town Clerk, Mr J G Adams, recommended that

- All council cottages be sold to occupying tenants, while the sale of flats be delayed until provisions of the Sectional Titles Act were met.

- If the council decided to sell only a percentage of the cottages, it should be done on a first-come first-served basis. In this way the sales would extend to all housing estates

- The council should continue with repairs to houses, but a discount should be given when a house was sold before the repairs were completed

- Dwellings in the Malay Restoration area as well as the Jutland and Clovelly avenue units should be included in the sales drive

Between 10 000 and 12 000 units would be available for sale in about a year's time when the necessary formalities had been completed.

Most of the remaining units could not be sold in

for some time because of legal limitations

The report said the level of income according to which interest rates would be charged would relate to the head of the household's income and not to the family income as was previously believed

Staff

People who earned less than R300 a month would be charged three percent interest, those with between R301 and R350 five percent, between R351 and R450 seven percent and between R450 and R800 11,25 percent.

Another report said business organisations could soon be allowed to buy vacant sites in the City Council's coloured housing estates to build houses for their staff

Malabar tenants upset by rent rise

124
E. Port
15/6/83

By SHARON LI GREEN

RESIDENTS in Malabar are upset about the short notice given of the proposed rent increases of Government flats and houses coinciding with the takeover of these buildings by the Port Elizabeth City Council next month

Tenants falling under the Department of Community Development's property or letting schemes were informed by letter last week of the proposed rent increases, which come into effect on July 1

This coincides with the takeover of these schemes by the city council on July 1 and was confirmed by Mr R Bhana, chairman of the Indian Management Committee in Port Elizabeth

He said the impending takeover had been negotiated between the council and the department several years ago.

Tenants of the rented flats, Agapanthus Court and Crossandra Court, and the sub-economic houses of Stage 2 held meetings with the IMC last night and on Monday at which they were informed of the rent increases, which were calculated on a sliding scale dependent on income

A further meeting was convened by the Rate-payers' and Tenants' Association last night to allow tenants to air their grievances

A committee of six was formed to make representations to the City Council to meet tenants and to clarify points in the lease agreement.

A resident said the rent for flats had increased in December and tenants were angered at the proposed further increases ranging from R4 to R30

Mr Bhana said these hikes were "negligible" and residents would be more than adequately compensated

The council would provide a maintenance staff, an area manager and a social worker to assist tenants with socio-economic problems. These had not been provided by the department

Mr Bhana said complaints about the conditions of some flats were justified and within the next 18 months new houses would be built in Extension 3.

124) ~~270~~ ^{Hansard} ^{Q 61}
^{Khayelitsha} ¹⁵⁶¹
23 - MF K M ANDREW asked the
Minister of Co-operation and Development

How many (a) families and (b) persons
were living at Khayelitsha as at 8 June
1983?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

(a) 20 families

(b) 96 persons

It was envisaged to house 200 persons
by 8 June 1983. On that date 200 persons
were in the process of settling there and
today, 9 days later, there are 436 persons
housed.

Housing Dept wants loan for homes

15/6/83
124
E. Post

Municipal Reporter

PORT ELIZABETH'S Housing Department is going ahead with plans to build a new coloured township after the completion of 998 houses in Booyesen Park

The council's Community Services Committee decided yesterday to apply to the Department of Community Development for a R8,23 million loan to build 238 houses at Booyesen Park Township 2

In a report to the committee, the Town Clerk, Mr P K Botha, said the Department of Community Development had already approved the design of services and houses but formal approval for the loan was still required

The recommended selling prices of the proposed 97 two-bedroomed houses in Booyesen Park Township 2 would be R34 060, the 115 three-bedroomed houses would be sold for R37 680

and 26 three-bedroomed maisonettes would cost R34 570

Rentals would depend on the size of the house and the income of the occupant and would vary between R188 and R378.

The committee also decided to apply for a R1,78-million loan to build 130 houses Bethelsdorp Extension 21 to complete the township

The township was planned to comprise 557 houses but funds provided by the Department of Community Development last year were only sufficient to construct 427 units

The recommended selling prices of houses in Bethelsdorp Extension 21 were R18 640 for the 223 two-bedroomed houses and R20 360 for the 262 three-bedroomed houses

Rentals would vary between R114 and R215 a month

Malabar (124) E. Post tenants 16/6/83 object to rent rises

Post Reporter

ABOUT 70 Malabar tenants unanimously resolved at a meeting this week not to sign any new leases because of rent increases.

The meeting was called by the Malabar Rate-payers and Tenants Association after the Indian Management Committee had called three separate meetings to explain why the rents had gone up

At its second meeting on Tuesday the chairman of the IMC, Mr Raman Bhana, explained that rentals were calculated on the basis of income

The IMC was notified of the increases by the Port Elizabeth City Council "only a few days ago" and was told to explain the new rents to tenants

He said the IMC could not do anything about the increases, but individuals with problems could approach him for help

To a charge from the floor that the IMC had called three meetings for the same purpose so that the tenants would be "effectively divided and not speak with one voice", Mr Bhana said the arrangement had been made for the sake of convenience. There was not a big enough hall in Malabar to accommodate all tenants at the same time

The IMC's third meeting was cancelled because it clashed with the one called by the MRTA

A six-member committee was elected to present the views of the tenants to the council. They will conduct a survey on tenants' income, previous rental, new rental and general complaints

About 40 tenants signed a petition asking for extension of time to sign the new leases until the committee had met the council



Bongaletu residents' committee members, from left, Mr David Quinn Maclean, Mrs Angeline Ngcelo, the Rev A W Masango, Mr S P Marenene and Mr John Stuurman were in Cape Town yesterday seeking legal assistance to fight a rent increase

CAPE Times 17/6/83 124

Bid to stop rent rise

Staff Reporter

A FIVE-member delegation of residents from the Bongaletu township outside Oudtshoorn has come to Cape Town to seek legal assistance to have a proposed 90 percent increase of their site rentals cancelled

The delegation, representing 4 000 residents, said yesterday that the announcement of the site rent increase (from R10 to R19) effective from July 1 had come without warning or explanation and followed two increases last year

It said the township was provided with inadequate services — there was no water-borne sew-

erage system — sanitation buckets were collected twice weekly, refuse was collected once a week and each street was served by only three taps

Residents had built their own tobacco-stick and mud houses, which they maintained themselves

Most of the men from the community were migrant workers who had to seek work elsewhere because the town was in a coloured preference area and offered few employment opportunities

The community, 900 of whom had signed a petition protesting against the increase, was poor

and could not afford it

The delegation, made up of a residents' committee which was formed when the increase was announced in April, hopes to make representations to the authorities concerned to have the increase stopped

It is also seeking clarification on the township's future — it has been indicated that they might be moved to a new site a kilometre from the present one

The delegation members said that when they were moved to the present site about 17 years ago they were assured they would be entitled to live there permanently

C. Herald
18/6/83
124

Manenberg denies Cahac withdrawal

THE Manenberg Civic Association have denied that they have broken away from the umbrella civic body, the Cape Areas Housing Action Committee (Cahac)

A statement released after an emergency meeting of the association's executive committee on Sunday said that three members of the civic body would face disciplinary action for linking the association with the breakaway.

It was reported in Cape Herald recently that three civic bodies — the Bokmakierie, Bridgetown, Silvertown and Kew Town Residents' Association (BBSK), the Parkwood Tenants' Association and Manenberg — had announced their resignation at a Cahac general meeting.

The MCA statement, signed by the secretary, Mr David Meyer, said they "took exception to the incorrect press statement where the association was included in the breakaway alliance from the Cahac forum".

ILLEGAL

"This decision was illegal and unconstitutional and was taken at an illegal meeting in Manenberg on May 17

"The people who spearheaded this illegal

meeting must still appear at a board of inquiry of the association

"The present position of the Manenberg Civic Association is that we are still affiliated to Cahac as history has shown that unity is strength and only through unity can battles be won

"The executive of the MCA therefore reiterates the rejection of the statement released and we now bluntly restate that the MCA has never formed an alliance with BBSK and Parkwood to withdraw from Cahac"

supply of land may be fixed
labour - prices of which affect cost
Staffs
mechanics
abundant supply of labour → price
capital, econ. climate
rate of interest / profitability



Motherwell houses to cost about R3 000

124

E. Post

2016/1/23

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Post Reporter
THE wet core houses to be built in Port Elizabeth's Motherwell area during the next few months will cost about R3 000 each and financial assistance will be given to buyers by the East Cape Administration Board and building societies that approve of the project.
People not interested in buying their houses may rent them from Ecab.
Details of the costs involved in the purchasing or renting of the houses were given today by Mr D J Matthee, Ecab's director of administration.
A total of 2 147 houses will be built in the massive new town. The first 500 units are expected to be completed next January and the rest will be ready by the end of 1984.
Each unit will initially consist of a kitchen and a bathroom. Buyers, who will receive financial assistance from Ecab or any building society which approves of wet core homes, must then build the rest of the house.
Up to six rooms can be built on each plot.
Mr Matthee said applicants earning less than

R150 a month could rent the houses. The rental would be 5% of the applicant's monthly earnings, with additional costs for lights and water.
People who want to buy the houses on the 99-year leasehold scheme could apply for a loan from a building society. The houses would cost about R3 000 each.
Houses may also be bought on the "indefinite occupation" system. In these cases the applicants, who must have a deposit of 5% of the purchase price, will be helped financially by Ecab.
The monthly instalments will depend on the cost of the house.
Anybody who qualifies to live in the Port Elizabeth area is eligible to apply for a house in Motherwell if he does not already have one.
Preference will be given to the most needy cases, such as families living in Soweto for example.
Applications can be made at the Community Council offices in New Brighton, Kwazakele and Zwide.

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

	Internal	External
(1)	(2)	(3)
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5	3	CE
Examiners' Initials		

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

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

who qualify in terms of section 10(1)(a) (b) and (c) of Act 25 of 1945

(iv) (aa) R975 400

(bb) R1 976 000

(cc) None by the Government and the Administration Board. An other ± R6 million will be spent for the provision of sites at the new township Khayelitsha. At this stage it is not certain how many sites will be provided during this year. Qualifying members of the Black community employers and private enterprise will be allowed to erect houses at own cost on some of these sites.

(v) The amounts mentioned in (iv)(aa) and (bb) above will be made available to the Administration Board by means of loans of the National Housing Commission.

For written reply

124

Q Western Cape housing 21/6/83
Col. 1608-1609

Hansard

922 Mr K M ANDREW asked the Minister of Co-operation and Development

Whether any new (a) houses, (b) serviced sites and (c) other specified accommodation will be provided for Blacks in the Western Cape in 1983 if so, (i) how many houses, sites and other accommodation units, (ii) where will they be situated, (iii) who will qualify for such accommodation and sites, (iv) what amount is to be spent in 1983 on such (aa) houses, (bb) sites and (cc) other accommodation and (v) who will provide the funds in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a), (b) and (c) Yes

(i) 190 Houses and 1 190 sites are envisaged

(ii) 100 Houses and sites in Mbekweni, Paarl

38 Houses and sites in Nduli, Ceres

32 Houses and sites in Nkqubela, Robertson

20 Houses and sites in Zwelihle, Hermanus

1 000 Sites in Khayelitsha, Swartklip

(iii) Members of the Black Community

Migrant labour spreads disease MOH

Municipal Reporter

CAPE Town's Medical Officer of Health, Dr Reg Coogan, has lashed the Government's housing and labour migratory systems saying they spread infectious diseases

His annual report, released yesterday, shows that tuberculosis, a major cause of death among blacks is still the greatest infectious-disease problem in Cape Town

And it is likely to remain so unless the migrant labour system is scrapped and something is done about the housing crisis the report says

SHORTAGE

The shortage of houses in the coloured and black areas, leading to "gross overcrowding in the housing estates", was the "big remaining factor" in the spreading of diseases such as TB, meningitis and influenza

"The infectious pool" was continually being renewed by the migrant labour force entering Cape Town from the homelands and without the abolition of the system it was "difficult to see how the situation could be improved"

The number of registered cases of TB increased from 2 814 in 1981 to 3 420 in 1982

Nearly half Cape Town's cases came from Langa and Guguletu residents, but many of them had been resident in the townships only for about six months and had therefore been infected outside the municipal area

DEATH RATE

The death rate due to TB remained low (148 deaths in 1982 compared to 149 in 1981), but it ranked fifth on the "killer list" for blacks and 15th on the list for coloured people

The death rate does not reflect the fate of new cases in any year but the past and present failure to prevent, treat and cure TB, the report says

Dr Coogan urges health officials to continue to campaign for the improvement of the "socio-economic status of the depressed classes of Cape Town, particularly in respect of housing and nutrition".

124 Sweletemba, Worcester 21/6/83
 946 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Sweletemba, Worcester, in respect of (i) adult (aa) males and (bb) females and (ii) children.
- (2) what is the date of such estimate.
- (3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Sweletemba.
- (4) how many (a) sport fields suitable for soccer or rugby and (b) swimming baths are there in Sweletemba?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 8 755 As this is an estimate it is not possible to make a division between males, females and children
- (b) (i) (aa) 2 699
- (bb) 2 530
- (ii) 3 426
- (2) 31 December 1982
- (3) (a) 1 038 Houses
- (b) 887 Beds
- (c) Nil
- (4) (a) 1 Soccer field
1 Rugby field
- (b) Nil

947 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a)

de facto and (b) *de jure* Black population of Mfuleni Kuils River, in respect of (i) adult (aa) males and (bb) females and (ii) children

- (2) what is the date of such estimate.
- (3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Mfuleni
- (4) how many (a) sport fields suitable for soccer or rugby and (b) swimming baths are there in Mfuleni?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 4 783 As this is an estimate it is not possible to make a division between males, females and children
- (b) (i) (aa) 3 296
- (bb) 482
- (ii) 305
- (2) 31 December 1982
- (3) (a) 176 Houses
- (b) 2 790 Beds
- (c) Nil
- (4) (a) 1 Soccer field
- (b) Nil

948 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Lwandie, Strand, in respect of (i) adult (aa) males and (bb) females and (ii) children.
- (2) what is the date of such estimate.

(3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Lwandie

- (4) how many (a) sport fields suitable for soccer or rugby and (b) swimming baths are there in Lwandie?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 2 391
- (b) (i) (aa) 1 891
- (bb) Nil
- (ii) Nil
- (2) 31 December 1982
- (3) (a) Nil houses
- (b) 2 140 Beds
- (c) Nil
- (4) (a) 1 Soccer field
- (b) Nil

Kaya Mandi, Stellenbosch

949 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Kaya Mandi, Stellenbosch in respect of (i) adult (aa) males and (bb) females and (ii) children.
- (2) what is the date of such estimate.
- (3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Kaya Mandi
- (4) how many (a) sport fields suitable for soccer or rugby and (b) swimming baths are there in Kaya Mandi?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (i) 3 925 As this is an estimate it is not possible to make a division between males, females and children
- (b) (i) (aa) 2 473
- (bb) 332
- (ii) 420
- (2) 31 December 1982
- (3) (a) 103 Houses
- (b) 2 308 Beds
- (c) Nil
- (4) (a) 1 Soccer field
1 Rugby field
- (b) Nil

Swehlie, Hermannus

950 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Swehlie, Hermannus in respect of (i) adult (aa) males and (bb) females and (ii) children
- (2) what is the date of such estimate
- (3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Swehlie.
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Swehlie?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 962 As this is an estimate it is not possible to make a division between males, females and children

- (b) (i) (aa) 460
- (bb) 174
- (ii) 228

(2) 31 December 1982

(3) (a) 93 Houses

(b) 358 Beds

(c) Nil

(4) (a) 2 Soccer fields

(b) 1 Tidal pool

Nduli, Ceres

951 Mr K M ANDREW asked the Minister of Co-operation and Development

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Nduli, Ceres, in respect of (i) adult (aa) males and (bb) females and (ii) children.
- (2) what is the date of such estimate.
- (3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Nduli.
- (4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Nduli?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) 1 313 As this is an estimate it is not possible to make a division between males, females and children

(b) (i) (aa) 788

(bb) 194

(ii) 281

(2) 31 December 1982

(3) (a) 59 Houses

(b) 495 Beds

(c) Nil

(4) (a) Nil

(b) Nil

Nkqubela, Robertson

952 Mr K M ANDREW asked the Minister of Co-operation and Development

(1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Nkqubela, Robertson, in respect of (i) adult (aa) males and (bb) females and (ii) children.

(2) what is the date of such estimate.

(3) how many (a) houses are, (b) single-quarter beds are and (c) other specified accommodation is available in Nkqubela.

(4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Nkqubela?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) 1 071 As this is an estimate it is not possible to make a division between males, females and children

(b) (i) (aa) 424

(bb) 269

(ii) 278

(2) 31 December 1982

(3) (a) 54 Houses

(b) 233 Beds

(c) Nil

(4) (a) 1 Soccer field

(b) Nil

Zolani, Ashton

953 Mr K M ANDREW asked the Minister of Co-operation and Development

(1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of Zolani, Ashton in respect of (i) adult (aa) males and (bb) females and (ii) children

(2) what is the date of such estimate.

(3) how many (a) houses are (b) single-quarter beds are and (c) other specified accommodation is available in Zolani

(4) how many (a) sports fields suitable for soccer or rugby and (b) swimming baths are there in Zolani?

THE MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) 2 173 As this is an estimate it is not possible to make a division between males, females and children

(b) (i) (aa) 602

(bb) 815

(ii) 706

(2) 31 December 1982

(3) (a) 148 Houses

(b) 80 Beds

(c) Nil

(4) (a) 1 Rugby field

(b) Nil

†Indicates translated version

For oral reply

Kruger Rand coins

*1 Mr K M ANDREW asked the Minister of Finance

Whether any persons were sold more than one of each of the 1980 (a) half ounce, (b) quarter ounce and (c) one-tenth ounce proof Kruger Rand coins by the South African Mint if so what was the total number of such (i) persons and (ii) coins?

THE DEPUTY MINISTER OF FINANCE

I do not know

Mr K M ANDREW Mr Speaker arising out of the reply given by the hon the Deputy Minister, does he not think the public is entitled to expect the hon the Minister of Finance or his Department to establish to whom those coins were sold, particularly in view of the fact that those 60 or fewer people

The SPEAKER Order! The hon member must resume his seat. I cannot allow the question

Port Elizabeth: delivery radius

*2 Mr D J N MALCOMESS asked the Minister of Transport Affairs

(1) Whether the South African Transport Services have a free delivery radius in Port Elizabeth, if so.

(2) whether the South African Transport Services have received any representations concerning the inclusion of Markman Township, Port Elizabeth, in the said radius, if so (a) from whom and (b) what was the response thereto, if not.

(124) E. Post 22/6/83

Booyesen Park residents urged to sign papers

THE secretary of the Booyesen Park Ratepayers' Association, Mr Desmond Edwards, today advised residents to sign their deeds of sale so they could benefit by not paying increased rentals from July 1

Tenants, who sign the deeds before the end of June, will not be affected by the pending increases

The Director of Housing, Mr Mick Molyneaux, has warned that those who signed after the deadline would have to pay up to R45 extra on their monthly instalments

Mr Edwards advised all tenants, who were initially against buying the houses, to sign the deeds in order to benefit financially

Mr Molyneaux said he was pleased with the number of people who had already signed.

Mr Molyneaux said there had been a steady increase

in the numbers who had turned up at the Housing Department in Korsten to sign the documents since he issued the warning last week

Mr Edwards agreed with Mr Molyneaux that it would be in the interests of the tenants to buy their houses instead of renting them

Mr Edwards said the association was happy with the improvements which had been made to houses in need of repair after various problems had been brought to the notice of the City Council earlier this year

Mr Molyneaux explained that the council would only be responsible for repairs to the houses for three months after being bought, except in the case of roofs

The council would take responsibility for the repairing of roofs up to 12 months after the sale

EVENING POST, THURSDAY, JUNE 23, 1983

Body formed to put case for PE flat owners

Post Reporter

AN association aimed at furthering the cause of sectional title flat owners, The Association of Bodies Corporate of Port Elizabeth, was formed last night.

Thirty-one representatives from bodies corporate in Port Elizabeth attended the meeting.

Mr Pat Wilson was elected chairman of the committee, and Mr Charles Adams was elected deputy chairman Mrs Shirley Spencer is the secretary-treasurer.

The other members of the committee are Mrs E Benn, Miss M Law-Brown, Mr A Black, Mr S Topic and Mr R Simpson

Mr Wilson said the committee would do all in its power to secure the 23% rates rebate granted by the City Council on houses

However, he warned that it would be a "long, hard road"

Mr Wilson said sectional title owners were home-owners in their own right and also deserved the 23% rebate.

The committee would meet municipal officials soon

The interim constitution of the association was also adopted at last night's meeting

Bodies corporate wanting more information, or wishing to join the association, can write to the secretary-treasurer, Mrs Spencer, 10 Villa Glen, Fern Glen, or phone her at 311298

CAPE BLACKS

Community destruction at work

So the worst fears of the settled Cape black communities have come to pass. In the name of "consolidation," they are to be moved to a huge new dormitory township at Driftsands between Mitchells Plain and Macassar (see *Current affairs*)

Given the racial structure of the proposed constitution, this development, announced by Deputy Minister of Co-operation George Morrison, is all too reminiscent of the old civil rights refrain "If you're brown, stick around, if you're black, get back." The houses in Nyanga, Guguletu and Langa are now scheduled for coloured occupation.

There are over 226 200 blacks in greater Cape Town and the Driftsands settlement, quaintly called Khayalitsha ("our place"), could well be home for 500 000 by 2000.

It is no secret that government wants to retain the western Cape as a kind of white and coloured homeland. Any employer who wants to employ a black in the area at the moment has to get a certificate from the Department of Labour saying that no coloured person is available.

A survey conducted by Stellenbosch University some years ago showed that coloureds themselves do not feel the need for this kind of "protection." Even in recession, blacks from the Ciskei and Transkei are magnetically drawn to Cape Town, despite rigid influx control (the Western Cape

Administration Board is not acceding to the Rikhotso judgment), no housing and the crushing of each and every squatter camp that inevitably springs up.

There may well be an argument that new entrants to the labour market should be accommodated at Driftsands — though the inflationary cost of providing core housing and transport infrastructure should make economists weep. But to pack off the residents of the older townships takes a kind of special madness.

It is evidence, if more is needed, that the new constitution is firmly predicated on the exclusion of blacks. To the extent, indeed, that their houses will presumably be sold off to coloureds — if there are any takers among a community that recalls the rape of District Six.

It has been noted that Co-operation and Development has its own song-and-dance routine when it comes to new announcements. If it's good news, the *verligte* Piet Koorhof is first to say. If it's bad, out pops the *verkrampste* George Morrison. Indeed, in the past, Koorhof has had to countermand pronouncements by his controversial deputy.

Let's hope he does so again before the full implications of what is intended sink home in the townships. Social engineering on this scale is fraught with peril and is almost unheard of outside the Communist world.

Financial Mail June 24 1983

1508

Cape Times 24/6/83 (124) 200/20/1/229/40

Housing challenge for employers

By PHILLIP VAN NIEKERK
Labour Reporter

A MAJOR challenge to employers to provide greater housing assistance for their workers has emerged in the wake of the historic Rikhoto Appeal Court judgment

This follows the statement on Wednesday by Dr Piet Koornhof, Minister of Co-operation and Development, that the government would implement the decision, but would legislate to prevent their families living with them unless they had "approved accommodation".

The Urban Foundation, the Federated Chamber of Industries (FCI) and the Association of Chambers of Commerce (Assocom) all felt this emphasised the need for the private sec-

tor to continue their efforts to overcome the housing shortage

However, in the Western Cape private sector bodies with housing funds are facing a dilemma over providing accommodation in Khayelitsha, the only area set aside for new black housing

It is understood some organizations, including

church bodies, who wish to help beat the housing backlog, do not wish to be party to the planned massive relocation of people from Guguletu, Nyanga and Langa to Khayelitsha, viewed in an extremely negative light in the black community

Mr Jan Steyn, the executive director of the Urban Foundation,

said it was clear that the government's decision to link the settlement of dependents to the availability of suitable accommodation "poses a special challenge to the private sector to actively expand its role in the provision and financing of housing"

Mr Rod Ironside, the president of the FCI,

said employers should take an increasingly active stand in giving real housing assistance to their employees

And Dr John Burns, the executive director of the Manpower and Management Foundation, said every effort should be made to make more land available for leasehold development where housing short-

ages existed

However, Professor David Dewar, the head of UCT's department of Urban and Regional Planning, warned that the government had the prime responsibility to provide low-cost housing. This did not mean that efforts by the private sector should be discouraged

Professor Dewar described the Western Cape as a "Catch 22" situation. There was a desperate housing shortage, but any group providing housing there would face a "severe credibility problem" in the black community

Meanwhile, Dr Koornhof's statement has been welcomed by the Urban Foundation and employer bodies, but civil rights groups and trade unions say they are waiting to see the envisaged legislation

Rikhoto Ruling



Dr Piet Koornhof

UF urges govt not to block families

Own Correspondent

JOHANNESBURG — In a rare public statement, the Urban Foundation has urged the government not to introduce a law to hamper attempts by workers who qualify for city rights in terms of the Rikhoto judgment to have their families in the cities.

The UF welcomed Dr Piet Koornhof's statement that the government would implement the Rikhoto judgment.

But it said new legislation linking the right of families to come to the cities to possessing "approved accommodation" could "create an unnecessarily negative impression if enacted at this time".

"We are convinced the government does not wish to give recognition to the separation of husband, wife and family or to strengthen the migrant labour system," the UF said.

"After all, workers affected by the Rikhoto judgment have shown by length of service that they are a stable and loyal component of the free market system."

CAPE TIMES 24/6/83 (124)

91 old people await rent decision

Staff Reporter

RESIDENTS at a Green Point haven for the aged, many of them in their 80s and 90s, will know tomorrow whether their old-age home has become as expensive as a five-star hotel

Many of the 91 residents who live in the apartment section of Sea Point Place are facing rents that from July 1 were due to rocket from less than R200 to, in some cases, as much as R500-plus

The residents were told of the proposed increases in April by the organization that runs the home, the Cape Pen-

insula Welfare Organization for the Aged (CPWOA)

But last month the CPWOA chairman, Mr Ivan Hampshire, promised a full investigation before the staggering increases were implemented

Yesterday, only seven days before the rent increases are due, he said that an investigation had been instituted, and that the results would be brought before the organization's council

The director of the CPWOA, Mr Ian Tedder, said the decision would be taken by the council today

In spite of this, however, those residents who will be affected say that at no time since the investigation was promised have the organization's officials contacted them, sent them a questionnaire or made any inquiries of them

"They did promise that the food would be better, but I haven't noticed it," said one woman resident

The haven is divided into the section which caters for the near-helpless and the sick, and the apartments

The 200-odd residents in the home section pay 75 percent of their pension for full care and lodging that includes three meals a day and medical assistance

At the apartments, however, the rent system has been changed, which has led to the massive increases

Residents there have always paid a set rate for their small apartments and their one free meal a day, a rental that was commensurate with what they were receiving

Early last year, however, they were told that they would, from July 1, be paying two-thirds of their total income, and were asked for the first time to give full details of income from investments

This caused resentment and several residents have made plans to leave

Labour hitch

delaying

Plet project

124
E-Post
25/6/83

CANDIDATE MUST enter in (1) the number of each question ed (in the order in which it has swered), leave columns (2) and

Internal	External
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Weekend Post Correspondent

PLETTENBERG BAY — Labour problems have caused the multi-million-rand Formosa Garden Village retirement project to be delayed by more than seven months

This was contained in the reviewed delivered by the chairman of the Garden Village executive, Mr Ken Redfern, said at its annual meeting this week

Labour has been in short supply and available hands have not always been experienced ones

The inclement weather last year was another delaying factor, and instead of being ready in October, 1982 the village will only be fully occupied in August this year

Despite the problems nine of the cottages are already occupied

The committee hopes to have the sanatorium Frailhaven, with six beds, in use in August

Mr Redfern announced that the Frailhaven was not a fully-fledged geriatric sanatorium One envisaged for 40 people would be built on land adjoining the retirement village in the next five to seven years

Apart from 150 elderly people who would live in the village, other couples were retiring to Plettenberg Bay and it was imperative that facilities for people requiring 24 hour nursing service be made available, he said

The village has aroused unprecedented interest and all 30 units built with a Government loan were allocated this year, he said

Of the 60 units built for sponsors, only one flat was available for sponsoring

Thirteen members who have donated cottages will only occupy these later and they can be leased

This leaves 12 cottages and flats to let The Formosa Garden Village has fixed assets of R3 353 810

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	4(a)		
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	Examiners' Initials		

Ni

- 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

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

State-owned houses for sale: details made public

124 e-post 28/6/83

By STEPHEN ROWLES
Municipal Reporter

THE average prices of the 9 000 State-owned houses to be sold from July 1 were disclosed by the chairman of the Port Elizabeth City Council's Community Services Committee, Mr Ben Olivier, at a Press conference today

Mr Olivier said prices would vary between R3 340 and R14 056 in the white city area and between R3 476 and R13 613 in the coloured northern areas

The council has decided to retain houses in Helenvale, Holland Park, Valley Road, Hoy Township and Lea Place for letting schemes

Mr Olivier gave average prices which would apply to existing tenants who qualified for all the possible discounts

Three-bedroomed houses in Kensington, Forest Hill, and Ferguson Township would cost about R5 300, R7 500 and R7 400 respectively. A two-bedroomed house in McLeanville would cost about R2 500

In the northern areas, two-bedroomed houses in Arcadia, Windvogel, Bethelsdorp and Schauder Township would cost about R3 600, R5 400, R6 700 and R2 600 respectively

He said schedules of the selling prices of all units had been prepared and would be available for inspection at the Housing Department's offices in Pleinhuys, Korsten, Schauder, Gelvandale, West End and Chatty after July 1

Buyers intending to purchase houses could sign applications and these would be processed. Although the houses were available for sale immediately no units were available for immediate transfer

It could take up to two years to prepare all the houses for transfer because the erven would have to be individually surveyed. Communal water and sewerage connections would have to be separated

The cost of preparing the house for individual ownership would be included in the purchase price. Transfer costs would be about R300

Mr Olivier said only people earning more than R450 a month who provided their own finance through financial institutions or their employers would qualify for the 25% cash discount

Tenants earning less than R450 a month could purchase their houses with National Housing Commission funds with a deposit of R300.

Separate meetings arranged because this suited tenants

Sir — I refer to a report in the Evening Post on June 16, under the heading "Protests over rent rises in Malabar"

This report, on the meetings called by the Malabar Ratepayers' Association to explain the recent rent rises, included several inaccurate statements which were at no time substantiated by me

The facts of the matter are

The IMC convened three separate meetings for tenants affected by the new City Council rent assessments to explain how the rentals were calculated

Separate meetings were arranged for the convenience of the tenants because rentals and service charges varied from flats to homes and income

Those who attended the meetings appreciated this, because they found it easier to understand the increases which applied to their own situation

It is not true that the IMC was told by the City Council to call meetings to explain the rentals

We, as truly elected representatives of Malabar, understand our responsibility and did not have to be told what to do by the City Council or anyone else

No one ever said the IMC could not do anything about the increases. Each case was assessed on the income furnished to the Department of Community Development by the tenant

In fact, there had been no rent increases whatsoever. The only increases were service charges which are made up of water, electricity, rates and renewals and maintenance of grounds

In respect of the quote that no big hall was available to accommodate all tenants at one time, no such statement was made because this was not necessary

The MRTA did not invite any members of the IMC to their meeting. In fact, there was no need to attend their "instant meeting of convenience" because the tenants, with the exception of

the 72 tenants of Crossandra Court, were already being addressed

The MRTA took advantage of the IMC meeting convened at the Temple boardroom and, due to a hold-up at the meeting held at the Reformed Church Hall — where all IMC members were explaining to the many tenants how their rentals were assessed — there was a delay in reaching the boardroom. The result was that the MRTA misled the Crossandra Court tenants in stating that the venue had been changed. When this was discovered by the tenants they demanded that they be addressed by IMC and not the MRTA

At that stage I was asked to address their meeting which I bluntly refused, stating that "I shall not give credibility to the MRTA at our expense"

As far as the Committee of Six is concerned, they submitted a seven-item memo to the Director of Housing who, in consultation with the IMC, replied appropriately, stating

"I wish to add that the Indian Management Committee has gone out of its way to communicate with the residents on the new rentals and has, in fact, arranged public meetings for this purpose

"Your memorandum has also been referred to the Indian Management Committee as the elected representatives of the residents and the official body for communicating the views of the residents to the City Council

"I am prepared to meet your committee in a joint meeting with members of the Management Committee, and will communicate further with you in due course concerning the date and time of such meeting"

For the further information of the Committee of Six, the very people who were told not to sign the lease agreements were the first to stand in a queue to sign the leases. Well over 100 have already signed

RAMAN BHANA, JP,
Chairman, IMC
Port Elizabeth

~~285~~ 124 Hansard Q Col. 1712
Port Alfred 28/6/83
1004 Mr E K MOORCROFT asked the
Minister of Co-operation and Development

~~3140~~



1713

TUESDAY.

- (1) (a) What is the (i) adult male (ii) adult female and (iii) child population of the Black township of Port Alfred and (b) how many houses are there in the township.
- (2) whether there is a waiting list for accommodation in the township, if so how many families are on this list.
- (3) whether any houses were built in the township by his Department during the latest specified period of five years for which figures are available if so, how many, if not when were houses last built there.
- (4) whether there are any plans for future residential development in the township, if so, what is the nature of these plans?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) (i) 2 282,
(ii) 3 890
(iii) 3 111
(b) 1 300 Houses
- (2) Yes 96 Families
- (3) None There are only self-built houses
- (4) Yes The replanning of the township and the upgrading of the services are in process. The surveying of sites for 99 year leasehold purposes will be undertaken in the 1984-'85 financial year. A socio-economic survey is being conducted at present to determine the number of houses to be erected

Govt unveils plans for new District Six

ARGUS 28/6/83 124

By HENRY LUDSKI, Staff Reporter

AN EXCLUSIVE townhouse development for 600 coloured families looks set to rise out of the rubble of District Six

The Department of Community Development plans to sell the coloured area of District Six to private developers

These developers are likely to build homes for the middle and upper-income brackets

The Department of Community Development has released the final plan of what it intends to do with the coloured portion of District Six, now named Zonnebloem

Basic services

Mr Anton Fuchs, liaison officer of the Department of Community Development, disclosed today that his department and the City Council had "just recently" reached agreement on the provision of basic services. These are likely to be laid on by the end of the year.

The development, for townhouse duplexes or even multi-storey flats, will include a primary school and private developments.

It seems to indicate the homes would be for middle to higher-income coloured families.

The development — finally off the drawing board after several months of planning — will be on a portion of land roughly a fifth the size of the old District Six which the Government earlier this year proclaimed a coloured area.

The President's Council proposed in 1981 that the whole of District Six be returned to the col-

oured people, but the Government reclaimed only the portion bounded by Eastern Boulevard, the dual-carriageway Keizergracht, Johnson Street and Walmer Estate

The Department of Community Development envisages a medium to high-density development on land which will be coloured people, but the Government reclaimed only the portion bounded by Eastern Boulevard, the dual-carriageway Keizergracht, Johnson Street and Walmer Estate

By tender

Mr Fuchs said that once basic services had been provided sites would be advertised and sold by tender to private developers.

They will be required to submit their plans to the City Council, who will approve them in terms of the council's overall town-planning scheme.

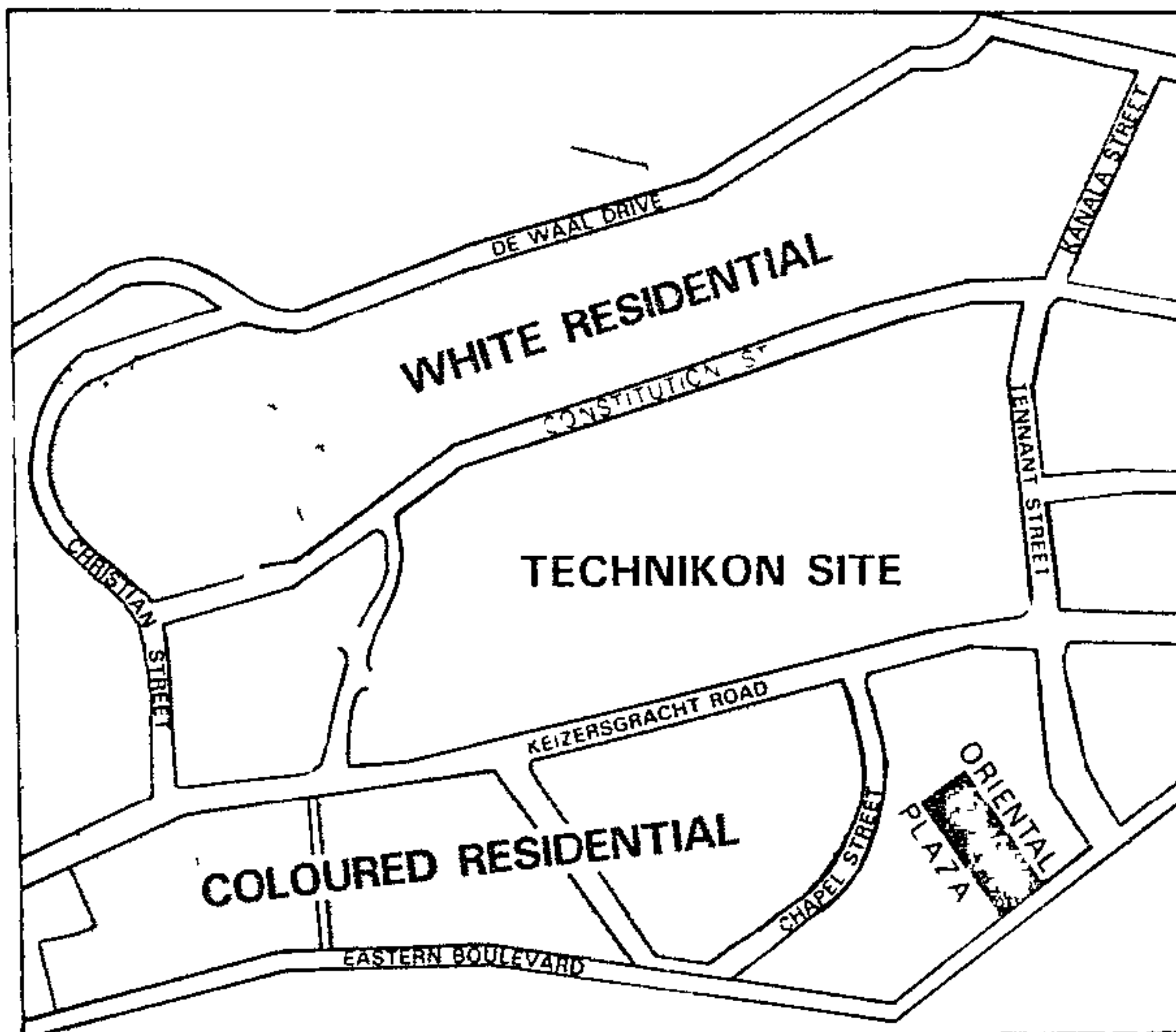
A start on a such a development for whites in District Six, now awaiting the approval of the Provincial Council is likely to be made soon and the council will no doubt insist on some consistency in the design of developments elsewhere in the area.

Flats

Officials conceded however, that plans for multi-storey flats could be submitted.

Since the Department of Community Development completed the master plan for District Six in 1978, and more particularly since last year the areas earmarked for residential and commercial areas have been shaded in and an overall picture of what the area will eventually look like has started to take shape.

To date seven commercial and two residential sites have been sold by tender.



THE separation of the coloured and white areas of District Six (Zonnebloem) by the proposed site of the Technikon is illustrated on the map. The white area is bounded by De Waal Drive and Constitution Street, while the coloured area lies between the Keizergracht and Eastern Boulevard.

'Cape Town factor' raises a UK storm

Argus Foreign Service

LONDON — The suggestion that Cape Town might be used as a staging post for men and materials used to build a strategic airfield on the Falkland Islands has drawn a storm of protest from opposition MPs in Britain.

Defence secretary Mr Michael Heseltine who announced yesterday that the £60-million airfield would be built at Mount

Pleasant 32 km from Port Stanley, suggested at a Press conference later that the contractors wanted to stage materials and men through Cape Town.

Labour and Alliance MPs are furious that Mr Heseltine when he made his Commons statement omitted to mention that South African territory would be used as a staging post.

Mr John Silkin

bour's defence spokesman later accused the Government of suppressing in the House of Commons the information that Britain proposed to use South Africa, rather than Ascension Island as a staging-post.

Mr Silkin said last night "I think it quite scandalous that a decision as important as this should be made without references to the House of Commons."

This is not the first time Mr Heseltine has

Housing meets 'wrong' needs

CAPE TIMES 29/6/83 (124)

Staff Reporter

THE present coloured housing structure was not adapted to peoples' needs, Dr R E van der Ross, rector of the University of the Western Cape, said yesterday.

Speaking at the opening of Strandfontein village near Mitchells Plain, he said that at present there were about 80 000 single people, 19 000 old-age pensioners and 20 000 single-parent families accommodated in family housing.

Of these, 60 000 of the single people, 8 000 of the old-age pensioners and 18 000 of the single-parent families found themselves in overcrowded conditions.

"The problems of

these people will not be met by simply providing more family housing. It is time that developers and planners realize that the coloured community also show the same life-cycle pattern as all other communities," Dr Van der Ross said.

On the topic of industrial development in the area, Dr Van der Ross said that because of the rapid expansion of Mitchells Plain and Strandfontein, serious consideration should be given to industrial development in Philippi.

Referring to a study completed recently by the Institute of Social Development of the University of the Western

Cape, he said it was found that 90 percent of the people were reluctant to move to Mitchells Plain or Atlantis.

One of the reasons for this was that people felt they would be too far from their work.

"Obviously then it is not sufficient to provide someone with an attractive house. The house should also not be too far away from his place of employment."

He said that even though more than 300ha of industrial land was available in nearby Philippi, developers preferred to develop in Atlantis or other decentralization areas where financial incentives were offered.

124
2-10-67
29/6/67

MCI opposes rate concession for flat owners

Post Reporter

THE Midland Chamber of Industries has come out strongly in opposition to the Port Elizabeth City Council granting any rates concessions to owners of flats bought under sectional title.

The chamber also intends opposing the Association of Bodies Corporate, a new body formed last week to look after the interests of sectional title owners

One of its main objective is to persuade the City Council to grant the same rates concession which applies to owners of houses

At present, sectional title owners have to pay the same rate as commerce and industry — 23% higher than the house owner

The Chamber of Industries says in its latest information bulletin that an integral part of the free enterprise system in the democratic world is the formation of associations, to protect the interests of particular groups and, in many instances, to co-ordinate pressure to bring about the necessary changes to enable the association to fulfil its mission.

"The chamber has noted that an association has been formed to 'push' for owners of flats under sectional title to qualify for the rebate on rates as presently enjoyed by home owners

"The chamber opposed the granting of that concession and, likewise, will oppose the move by the sectional titles group

"Robbing Peter to pay Paul has always been a very popular solution with Paul and, because 'Peter' has on many occasions in the past been industry, this chamber is concerned that if granted the further spreading of the rebate will once again lead to a bigger share of the rates contribution being borne by industry"

● See Page 8

For written reply

124

Hansard 29/6/83

Rehabilitation areas: funds

Q. 61, 1755

957 Mr S S VAN DER MERWE asked
the Minister of Community Development †

Whether any progress has been made with the making available of funds for the renovation of privately owned houses in the rehabilitation areas in (a) Walmer Estate, (b) Kensington, (c) Maitland, (d) Wittebome and (e) Muizenberg, if not, why not, if so, what progress, in each case?

The MINISTER OF COMMUNITY DEVELOPMENT

An amount of R200 000 is available for the 1983-'84 financial year for the granting of loans for the renovation of houses in designated rehabilitation areas. The City Council of Cape Town has been informed that funds are available and applications for loans are awaited.

EAST LONDON — The Indian Management Committee will meet the housing and finance departments today to discuss rent increases of about 100 per cent in Braelynn 4

Residents of the Braelynn 4 area have been notified that large rent increases — amounting in some cases to more than 100 per cent — will take effect on July 1

Mr Michael Williams, the member of the Indian Management Committee (IMC) responsible for housing, said yesterday that the announced increases were "ridiculous" At a recent meeting of Braelynn 4 residents, he suggested that they do not pay the increased rents "until

Braelynn (124) rent hike condemned

D. Pasfatch
29/6/83

further advised"

IMC chairman, Mr L Parhboo said the IMC had not been notified of the increases

City officials said yesterday that the rent increases had been ordered by the National Housing Commission

The city finance department notified residents of the increases by post earlier this month

One resident, Mr K

Ramsamy said his rent had been increased from R112,50 to R207,50, which is almost half his salary and he will continue to pay R112,50 a month

Mr Williams said the IMC had an agreement with the city council that rents would be increased "gradually."

Mr Parhboo said the IMC would even have welcomed an increase of three to 15 per cent, but cannot accept increases of 100 to 200 per cent

The city housing director, Mr Ken Martinsen, yesterday released the following random sample of rent increases in Braelynn 4

Rent now (monthly)
R100/rent as of July 1 (monthly) R176, now R120/July 1 R204, now R49/July 1 R114, now R137/July 1 R207, now R75/July 1 R146

Mr Martinsen said that rents now charged in Braelynn 4 were subsidised by the government, and explained that the new rates represented full, unsubsidised rental charges

He said that when construction of Braelynn 4 was completed last year, "an arrangement" had been made with the Department of Community Development (DCD) that the "full charges would not be brought into operation"

It had been recognised from the beginning that residents would not be able to afford full rental charges, and the DCD had agreed initially to charging lower rents, which would gradually be increased in line with what residents could afford, Mr Martinsen said

"We will have to go to the DCD to ask for an opportunity to discuss the increases with the National Housing Commission," he said

Mrs Elsabe Kemp, who holds the housing portfolio on the city council, said yesterday that she was "very concerned" about the rent increases

Mr Donald Card, who holds the council's finance portfolio, said

"It's obvious if people can't afford it that something will have to be done," Mr Card said —
DDR

Relief as Sea Point Place rents frozen

Staff Reporter

THE elderly residents of Sea Point Place have temporarily won their battle over rents at the seaside haven that is their home

Since April the residents, most in their 80s and 90s, have been living under the threat of massive increases in rent that were due to become effective on Friday, July 1

In many cases the rent would have more than doubled for a small unfurnished room and one meal a day

All rents have now been frozen

"The increases in board and lodging charges will be deferred until further notice," said Mr Ivan Hampshire, chairman of the Cape Peninsula Welfare Organization for the Aged, which runs Sea Point Place

The reprieve has been greeted with unabashed delight by residents. One elderly woman,

close to tears, said "If they had gone ahead, it would have meant that many of us would have had to do without the small luxuries that bring you so much joy in old age"

Since Sea Point Place was opened in February 1980 rents in the apartment section have been at a fixed rate

Under the new system, the CPWOA authorities proposed to charge the elderly people two-thirds of their total monthly income

The extra income according to CPWOA director Mr Ian Tedder, would have been used to defray the home's deficit, which he says has risen to over R140 000 in the past two years

Mr Hampshire told the Cape Times yesterday that this deficit would be recovered "over a period of time", and that a fuller investigation would be undertaken

City engineer helped build Amsat satellite

Staff Reporter

CAPE TOWN electrical engineer Mr Gordon Hardman helped build and launch an amateur satellite that orbits the earth every 627 minutes and passes over Cape Town at least once a day

Mr Hardman, of Brackenfell, is over the moon about the successful launching of the Amsat Oscar 10 from the European Space Agency test range at Kourou in French Guyana, South America, this month

"It was a textbook launch aimed at improving radio amateur communications," said

Mr Hardman, systems engineer of the project and vice-president of SA Amsat (Amateur Satellite Corporation)

The satellite's parts were built in many countries by Amsat radio hams. After being tested in Germany, they were sent to Amsat Laboratories in Washington, where Mr Hardman spent 16 months helping to assemble them

The Oscar 10 is the 10th in a series of amateur spacecraft launched by Amsat. It has a lifespan of about five years and will greatly improve amateur radio communications

262 bags of dagga seized

Own Correspondent

EAST LONDON — R4,6-million worth of dagga has been seized by police at roadblocks in the Free State and Aliwal North

A total of 262 bags of dagga were confiscated, of which 25 bags were seized after a high-speed car chase near Aliwal North on Sunday. The driver of the getaway car died of bullet wounds

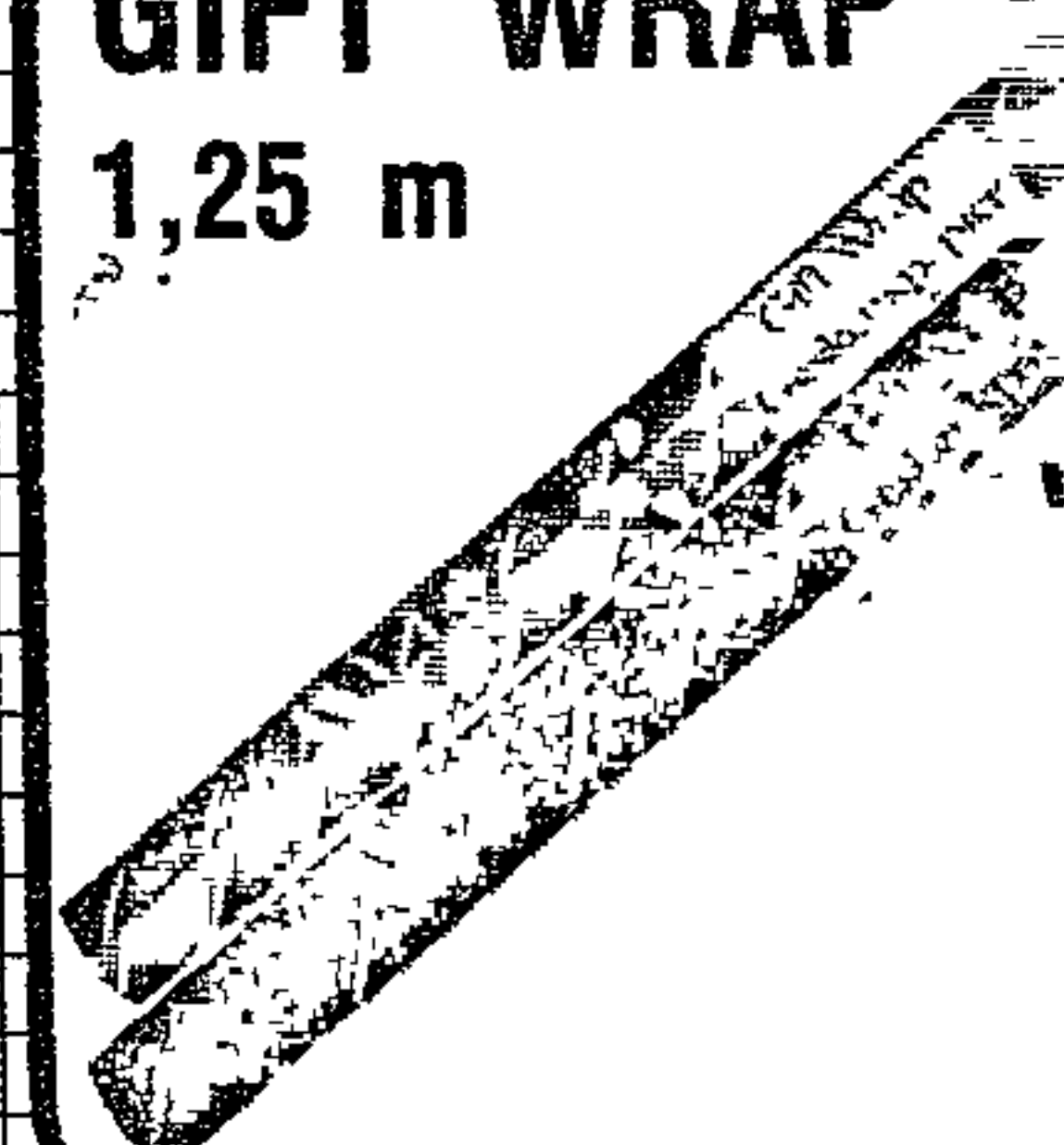
the car crashed. They have been placed under police guard in the Aliwal North hospital

Road blocks in the Free State were put up between Friday and Monday and police arrested 13 men and recovered seven stolen motor vehicles

Major W W Brown, police liaison officer for the border, said members of the Narcotics Bureau and the Gold and Diamond Squad

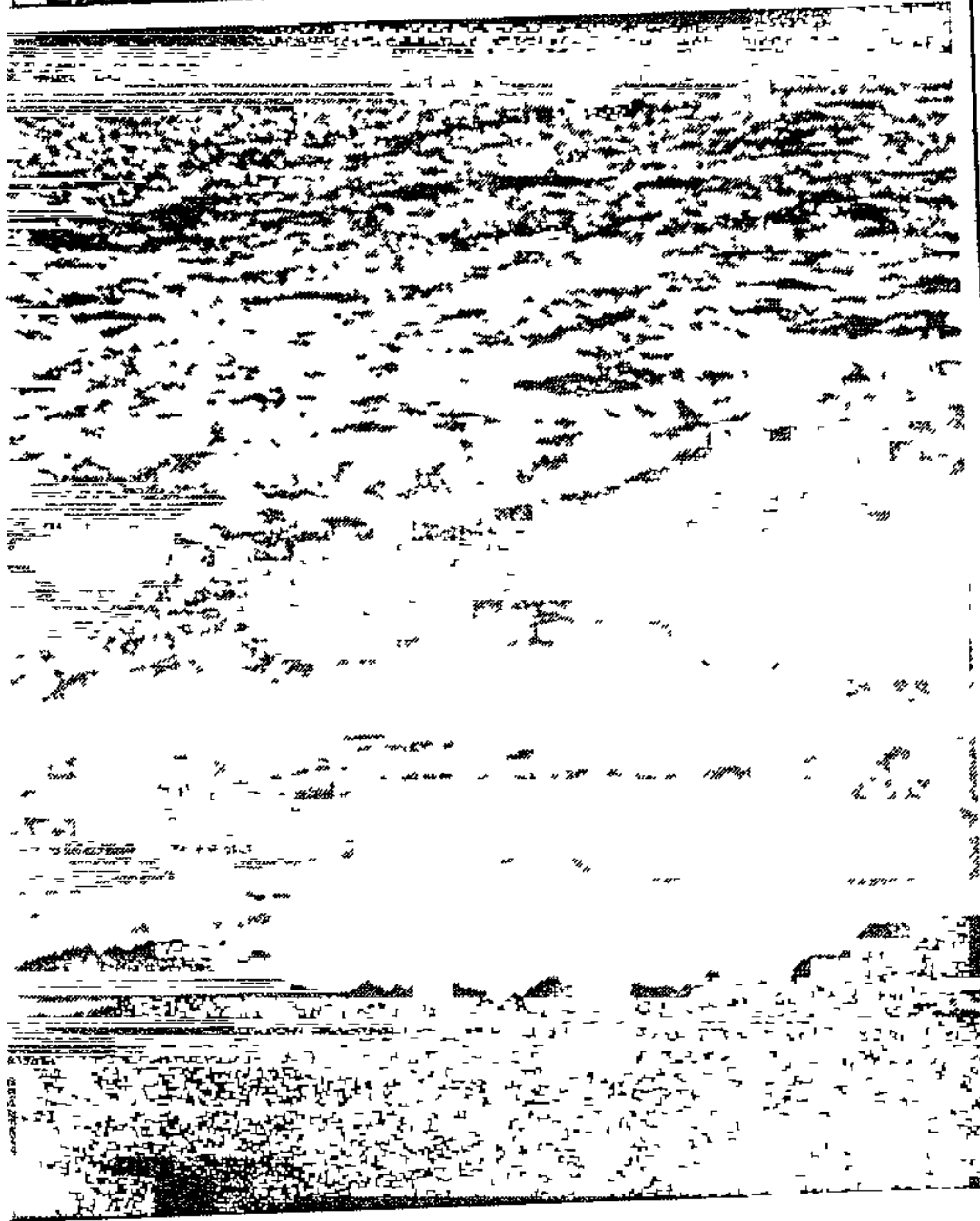
SYLKO GIFT WRAP

1,25 m



ELN-225

Age of Hobie Cat



wintry sea as he painstakingly combs the rocks near the Hobie Cat, which disappeared on Saturday with two
Picture by Mike Holmes

Malabar group seeks rentals delay

124
29/6/83

Post Reporter
THE Committee of Six, a sub-committee of the Malabar Ratepayers and Tenants Association today submitted a list of demands about the rents and general housing position in the suburb to the Director of Housing Mr M Molyneux

The committee and members of the Port Elizabeth Indian Management Committee met Mr Molyneux and other municipal officials

A spokesman for the Committee of Six said one of the demands was that the rent increases should come into effect on January 1, 1984, instead of July 1 1983

They also discussed the impending take-over of Malabar by the Port Elizabeth City Council

Mr Molyneux said the complaints would be referred to the council's Community Services Committee

Govt is mum on UK use of Cape

Political Correspondent
CAPE TOWN — The South African Foreign Affairs Department regards the planned use of Cape Town as the staging post for building the new runway on the Falkland Islands as "a purely commercial transaction and will not comment on it officially"

The new airfield was announced in the British Parliament on Monday by the Defence Secretary Mr Michael Heseltine, but the South African connection emerged only later

A Labour MP Mr Robert Hughes challenged the Prime Minister to square defending the interests of 1 800 Falklanders with invoking the assistance of South Africa

Mrs Thatcher said "If you are suggesting we should have no commercial relations with South Africa may I remind you there would be 150 000 jobs at stake in the United Kingdom Perhaps that is what you want?" — Sapa-Reuter

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★ BURGLAR PROOFING ★ GATES ★

UWC rector slates SA housing scheme

THE Government's provision of R2 000-million to develop "neighbouring states" should not be done at the expense of providing housing for South Africans, according to Professor Richard van der Ross, Rector of the University of the Western Cape (UWC).

Professor van der Ross who opened the new Strandfontein Village yesterday said there were about 60 000 single people, 8 000 pensioners and 18 000 single parent families who found themselves in overcrowded conditions. In the case of the poor, the State should continue to play an active role.

Many of the people who found themselves in overcrowded conditions were not in a position to bear the financial development of private housing.

He said a map of the available unoccupied industrial land seemed to indicate that Strandfontein was well situated as there was more than 300 hectares of industrial land available nearby.

"An integral part of

the Mitchell's plain scheme was the industrial development and this important part has not yet come. It is up to the Government to move in that direction," he said.

He said the Institute of Social Development of the UWC had recently completed a survey which proved that Cape Town was not suffering from overconcentration. Rather there was a migration of the coloured people from the Cape Town metropolitan area, including Atlantis to the Transvaal.

Because of this and the fact that Cape Town grew at a mere 1,6 percent each year from 1968 to 1980, the institute recommended that

growth should be stimulated in the Cape metropolitan area itself rather than redirecting growth to Atlantis.

He said the UWC was considering establishing centres for adult education in the area which would include providing courses at university level, classes for the upgrading of teacher efficiency, outreach courses for high school pupils, and business courses for small businessmen.

The Strandfontein village project was an excellent example of mass housing initiated and developed by private enterprise with building societies and banks providing loans, leaving the State relatively free to channel its funds into areas of greater need

such as low-cost housing for low-income people.

Nearly 5 000 applications have already been received for houses at the village which will comprise of 2 000 at a cost of R100-million.

The cost of the houses ranges from R27 000 to R35 000 and schools, churches, creches, shops and public amenities will also be provided.

THURSDAY, JUNE 30, 1983

Move to end rent control welcomed

724
E. Post
30/6/83

By **STEPHEN ROWLES**
REPRESENTATIVES of property owners and estate agents in Port Elizabeth today welcomed a Parliamentary select committee's recommendation that rent control should be abolished and an ombudsman appointed to investigate complaints and to settle disputes between tenants and landlords

The report, which was tabled in Parliament yesterday, recommends the repeal of the 1976 Rent Control Act while still protecting low income tenants. It also recommends the introduction of a Protection of Tenants Act providing for an ombudsman.

The chairman of the East Cape Regional Committee of the South African Property Owners Association, (Sapoa), Mr Bill Randall, said he welcomed any moves to repeal "this iniquitous Act".

He said Sapoa had made strong recommendations to the committee on behalf of property owners to abolish rent control and the report was a vindication of their efforts.

"We have said in the past that it is unjust for one investment sector to carry the responsibility of the community as a whole.

"If a man invests in the stock market he is free to do as he pleases, but if he invests in a block of flats he is expected to look after the poor."

Mr Randall said he also supported the idea of an

ombudsman "who will be able to set standard and hopefully will see that justice is done"

The chairman of the Port Elizabeth and Midlands branch of the Institute of Estate agents, Mr Wyn Goosen, said it was high time rent control was abolished.

Rent control should have been abolished 10 years ago to allow rentals to find their own levels in accordance with supply and demand as in any other business activity, he said.

It was not the duty of the private sector to see that accommodation was provided for people in need.

"That is the duty of the Government," he said.

He said he was not in favour of setting rentals for low income tenants because this was "contrary to the spirit of free enterprise".

Mr Goosen said the appointment of an ombudsman was a novel idea which could pinpoint cases of profiteering and exploitation.

In terms of the recommendation of the select committee, tenants who lose rent protection will have a two-year period during which rent increases will be limited to 15% a year.

Tenants with monthly incomes below R450 in the case of a single person and R850 in the case of a family will be given protection.

Rent in such cases may not exceed 30% of the tenant's monthly income.

124 Dispatch 30/6/83

Rents stay same pending meeting

EAST LONDON — The Indian Management Committee (IMC) and the East London departments of housing and finance will meet the Department of Community Development and the National Housing Commission soon to discuss rent increases of about 100 per cent in Braelynn 4.

Residents of Braelynn 4 have been notified that large rent increases — amounting in some cases to more than 100 per cent — will take effect tomorrow

After a meeting yesterday, the IMC and the de-

partments of housing and finance said residents will not have to pay the new rents until they have met with the Department of Community Development (DCD) and the National Housing Commission (NHC)

Mr Michael Williams, the member of the IMC responsible for housing, said yesterday the IMC did not accept the present increases, but would agree to three to 15 per cent increases in rentals according to residents' incomes

Mr Williams described yesterday's meeting as "very good" and said members of the housing

and finance departments showed a "sympathetic" attitude

Braelynn residents must continue to pay their old rentals, Mr Williams said

Local MPC, Mrs Elsabe Kemp said the delegation to meet the DCD and NHC will make very strong recommendations

"We have also submitted recommendations to the Action Committee of the City Council which will be discussed on Monday," she said — DDR

Editorial opinion,
P14

By Audrey d'Angelo

House prices and flat rents levelling off

ARG 45 30/6/83

124

A STRANGE thing about the present recession is that although consumer resistance kept other prices down, there was a boom in property and house prices and rents soared

So it's cheering for most of us that house prices seem to have stopped rising — for the time being at least — and the shortage of flats to rent seems to be over

Estate agents report that it is no longer as easy to sell high priced houses

Shareholders warned

And shareholders in Ovenstone Investments of which Bellandia Homes is a subsidiary, were warned by their chairman Mr A D P Ovenstone at the annual meeting this week that they could not expect property prices to continue at the same rate

Flat rents don't seem to have come down yet. But for people who

can afford R300 a month or more, there seem to be plenty on the market. This should stop the rents from rising further

One of Cape Town's leading estate agents Mr Joe Abel of Syfrets, confirmed this week that landlords who asked too much were coming up against consumer resistance and that prices of flats sold under sectional title seemed to have reached a plateau

Hedge against inflation

'I don't see prices dropping but I don't see them increasing at the rate they have in the past'

Buying flats under sectional title was a hedge against inflation rather than a source of income since people who let them would receive only a reasonable return to cover their expenses

He thought developers and converters of blocks for sale under sectional title would make smaller profits

Bhongaletu Township, near Oudtshoorn, and (b) how many of these houses were built by (i) his Department and (ii) the private sector,

- (2) whether any additional houses are to be built in this township, if not, why not, if so, (a) how many, (b) by whom and (c) when is it anticipated that they will be completed?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) 377 Self-built houses
- (b) (i) Nil.
- (ii) Nil.

- (2) No A new township is to be developed
- (a), (b) and (c) fall away

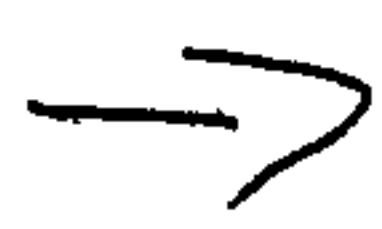
Bhongaletu Township

1065 Mr A SAVAGE asked the Minister of Co-operation and Development

- (1) Whether any services are provided in Bhongaletu Township near Oudtshoorn, by the Eastern Cape Administration Board; if so, what services,
- (2) whether a charge is levied for these services, if so, what is the charge per household,
- (3) whether it is intended to increase this charge; if so, (a) when and (b) to what amount?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) Yes. The following services are provided:
 - Township administration
 - Street maintenance
 - Health services
 - Refuse removal
 - Sanitation
 - Water supply



- (2) The approved tariff is R21,29 However, as a result of low wages and unemployment the Administration Board collects at present only R10,00 per month per household The difference is being written off in terms of section 20 (4) of Act 25 of 1945

- (3) The Administration Board has recently re-investigated the charges for services rendered and has established that the services can be rendered economically at a rate of R19,00 per month The matter is therefore at present under consideration

Bhongaletu Township

1066 Mr A SAVAGE asked the Minister of Co-operation and Development

- (1) Whether refuse removal are carried out in Bhongaletu Township, near Oudtshoorn, if not, (a) why not and (b) how is refuse removed, if so, at what intervals,
- (2) how many (a) taps and (b) latrines are there in this township;
- (3) whether nightsoil is removed in this township; if not, why not, if so, at what intervals?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) Yes
 - (a) Falls away
 - (b) Once a week by the Municipality of Oudtshoorn
- (2) (a) 32 Communal taps
- (b) 378 Pail latrines
- (3) Yes Twice a week

Bhongaletu Township

1067 Mr A SAVAGE asked the Minister of Co-operation and Development



- (1) Whether site rentals are charged in Bhongaletu Township, near Oudtshoorn, if so, what are the amounts of these rentals
- (2) whether these rentals are to be increased, if so, (a) why, (b) when and (c) by what amount?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) No site rentals are charged
- (2) Falls away

Handwritten notes:
 Bhongaletu Township
 1065 Mr A SAVAGE asked the Minister of Co-operation and Development
 What was the (a) adult (male and female) and (b) child population of Bhongaletu Township near Oudtshoorn as at the latest specified date for which figures are available?

Handwritten notes:
 The MINISTER OF CO-OPERATION AND DEVELOPMENT

Handwritten notes:
 As at 31 March 1983

Handwritten notes:
 Bhongaletu Township

Handwritten notes:
 1067 Mr A SAVAGE asked the Minister of Co-operation and Development

Handwritten notes:
 How many houses are there?

Handwritten notes:
 1066

Handwritten notes:
 1065

124

Q. 61.1783
30/6/83
Port Alfred
Hansard
1006 Mr E K MOORCROFT asked the
Minister of Co-operation and Development

30 JUNE 1983

1784

- (1) Whether the 99-year leasehold scheme applies to the Black township of Port Alfred, if so,
- (2) whether any sites are available for leasehold purposes, if so, (a) how many and (b) what will be the (i) size and (ii) cost of each stand,
- (3) whether any applications for 99-year leases have been (a) received and (b) granted, if so, how many in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) Yes
- (2) None at present The surveying of sites for 99-year leasehold purposes will be undertaken during the 1984/85 financial year
 - (a). (b)(i) and (ii) Fall away
- (3) No (a) and (b) Fall away

1983

1783

THURSDAY.

Howland

Port Alfred

20/6/83

Q. Col. 1783

1005 Mr E K MOORCROFT asked the Minister of Co-operation and Development

- (1) (a) What is the service charge per residential unit in the Black township of Port Alfred and (b)(i) when and (ii) by what amount was this charge last (aa) increased and (bb) decreased,
- (2) whether any further (a) increases or (b) decreases are planned, if so, (i) when and (ii) for what amount?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a) R6,09 per month.
(b) (i) and (ii)
 - (aa) An increase of R1,16 (R4,93 to R6,09) per month has been effected from July 1982
 - (bb) Falls away
- (2) (a) The Community Council of Port Alfred has applied for an increase of the service charge to R7,44 per month from 1 July 1983
(b) Falls away

124 Home and Qd. 1767
Red Location, Port Elizabeth
30/6/83
965 Mr A SAVAGE asked the Minister
of Co-operation and Development

- (1) (a) How many houses are there in the Red Location in Port Elizabeth and (b) how many of these houses are unoccupied at present,
- (2) whether it is intended to demolish any of these houses, if so, (a) how many and (b) what is the time schedule for their demolition,
- (3) whether any arrangements have been made for alternative accommodation for the inhabitants of these houses, if so, what arrangements?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

- (1) (a) 980 Houses
(b) Nil



Y. 30 JUNE 1983

1768

(2) Yes

(a) 980 Houses, but it should be pointed out that it is the intention to upgrade the area and a new lay-out plan which provides for 746 sites, has already been approved. It will, however, be impossible to undertake the first phase of the project i.e. the upgrading of the infrastructure before the inhabitants have been resettled elsewhere

(b) Scheduled for demolition during 1986-87

(3) Yes. It is the intention to resettle the inhabitants of Red Location in Kwa-desi and Kwamagxaki. In accordance with Government policy houses will be erected for those families with a monthly income up to R150,00. A socio-economic survey is to be conducted to determine the number of houses to be erected. To those families with a monthly income above R150 serviced sites will be made available

HOUSING & HOSTES - CAPE

1983

• JULY — DEC.

184
1

Good (124) response to big 2 post housing sale 11/7/83

Municipal Reporter

THE "housing sale of the century" kicked off in Port Elizabeth today with more than 100 applications for State-owned homes which are being offered to tenants at vast discounts

A spokesman for the Housing Department said there had been a good response, with 120 tenants indicating their intention to buy

There are almost 10 000 houses for sale, some of which are being offered at prices lower than the cost of a serviced plot

Prices vary between R3 340 and R14 056, but discounts of up to 40% are available.

From today prospective buyers can examine schedules giving the selling prices of all units at the Housing Department's offices in Pleinhuis, Korsten, Schauder, Gelvandale, West End and Chatty where they can sign application forms. The prices still have to be approved by the Department of Community Development.

The council has decided to sell all the schemes in the northern areas, except Helenvale, while in the white city area, houses in Forest Hill, McLeanville, Kensington and Ferguson Township will be sold

Holland Park, Hoy Township, Lea Pace and Valley Road will be retained as letting schemes

The council's Director of Housing, Mr Mick Molyneux, said earlier this week that there was considerable interest in the scheme

wo-horse
ce for
ess
onours

gus (Correspondent

FORIA — It may be the Durban July, the South African chess champion - here is turning out to be a two-horse race the rest of the field being

turning in a devastating display in the ear- lages to be up there among the leaders is Lt Power - elec- ics engineer Dan 35 from Johannes- who surged to vic- in the fifth round of Oude Meester event n he outplayed thern Transvaal's ent Blast

olf had his man down out after 11 moves l should have re- then but hung on 40 moves before quitting

angry Wolf de- ed the long stages of a n as meaning- - after which he ned out

TIME TROUBLE

- Wolf is not terror- the field alone He ned at the top of the , by Mark Rubery, from Johannesburg

ubery collected his point when he neat- heckmated Johannes- bank manager, Bob fths, whose penchant nding in time trou- manifests itself

ade those last few s even more agonis- as Rubery swept in 'he kill after 36 es with a precision n-bishop ending

17-year-old from Town, Donald Mac- lane, is the nearest Henger, 1.5 points d

brilliant rook sacri- against provincial mate Wayne Berson nd up all the ave- The rest was a uality

Freed hostages



WHILE their angry parents mop up these children decided to make the most of the school holidays — and the rain.

ARGUS 1/7/83 124

Still mopping up, Flats residents blame councils

Staff Reporter
CAPE Flats tenants in both Divisional and City Council areas are still mopping up after the heavy rain early this week

And as they dodged puddles and avoided the splashes of passing cars they blamed the inefficiency of the councils for the severe flooding

HANOVER PARK
Most of the deluge of complaints originated from Hanover Park near Athlone where roads were flooded and from Grassy Park where gravel roads even today — several days after the heavy week long down

pour - are still potholed and muddy

Members of the Lotus River and Grassy Park Residents Association are angry because year after year they say they have sent delegations to the council to protest

R1.8-MILLION
Mr Peter Gabriel, the chairman of the association, said 'Last year we paid R1.8-million in rates and the rates have gone up again. We want to know what the Divisional Council is doing with our money

We have lived here for years and yet conditions are still the same. We have sent delegat

ion to the council but the news we still bring back to our muddy areas after these confrontations is 'No more. No roads

COUNCIL REPLY
The Divisional Council's chief engineer, Mr M K Botha said today the improvement of roads and services depended on the money available

If residents wanted improvements to be made more speedily they would be expected to pay higher rates

Mr Gabriel's answer to this is that Cape Flats residents were moved from established areas

like Constantia New lands and District Six

In Hanover Park blocked drains at the Algoa Flats caused water to accumulate on roads and flood into the flats a tenant Mrs M Abrahams said

People telephoned the council when the rain started but we still haven't seen them

A spokesman for the City Council confirmed that they had received scores of complaints from Hanover Park about blocked gullies which he added were cleared. He said complaints were answered as swiftly as possible

Homes on sale Friday

124
SALE
200
C. Herald 2/7/83

THE Government's massive sale of 500 000 economic and sub-economic houses kicks off this Friday — as rent, water and electricity for all Divisional and City Council tenants are increased.

Indications are that the selling scheme is not being received with the enthusiasm the Government wanted and the Cape Town City Council's housing committee chairman, Mrs Eulalie Stott, has warned that it would aggravate the present housing shortage

The Minister of Community Development, Mr Pen Kotze, has warned that those people who did not buy their houses would face rent increases

The Divisional and City Council have announced that their rent, water and electricity charges will be increased from Friday July 1

ADVERTISING

A circular sent to local authorities throughout the country by the Department of Community Development last week said that the Government would embark on a large-scale advertising campaign involving the Press, radio, television and pamphlets to advertise their selling campaign

The Divisional Council has accepted the selling scheme in principle and planned to discuss the issue in more detail this week

Houses in the African townships are not affected by the selling scheme, according to an Administration Board spokesman. In terms of South African law, Africans cannot become home-owners in the Western Cape

City Councillor Mrs Eulalie Stott said that Cape Town's biggest landlords, the City Council, were still undecided on how they should respond to the scheme

"The Government's circular does not leave us with any choice as to whether or not we want to sell. We will just have to sell.

"This will lead to many problems. We will have no more houses left for transfers for those people wanting to live in specific areas.

"We have gone through the Government's circular but there are still many cardinal points which will need to be clarified. The housing committee will have a special meeting as soon as our questions are answered," Mrs Stott said.

SHORTAGE

Mrs Stott said that the housing problems stemmed from the shortage of houses for the 30 000 people on the waiting list and from overcrowding in existing houses.

"One cannot expect enthusiasm to buy from people who are already living in these houses. One could expect enthusiasm if people without houses learn they will at last get a house."

Mrs Stott said that the response to the council's pilot selling scheme in Hanover Park and Heideveld could be an indication of tenants' attitude towards the sale of houses.

"In nine months, fewer than 40 out of 330 people came forward to buy their houses," she said.

Many community organisations have rejected the selling scheme, calling on the Government to make more money available for housing and to take full responsibility for housing.

2 groups claim civic leadership

(124) #17
C. Herald 2/7/63

WILL the real Manenberg Civic Association please stand up?

Cape Herald has in recent weeks been approached by two groups, both claiming to be the Manenberg Civic Association

The confusion (at least for us and some of our readers) started when we received a statement from the Manenberg Civic Association, the Bokmakierie, Bridgetown, Silvertown and Kew Town Residents Association and the Parkwood Tenants Association saying that they had withdrawn from Cahac

They listed five "principled reasons" for withdrawing

Shortly afterwards we received a statement signed by Mr David Meyer, as secretary of the Manenberg Civic Association, saying that they had not withdrawn and three members would be disciplined by the association

Mr Meyer's statement said "This decision was illegal and unconstitutional and was taken at an illegal meeting in Manenberg on May 17

"The people who spearheaded this illegal meeting must still appear at a board of inquiry of the association

"The present position of the Manenberg Civic Association is that we are still affiliated to Cahac as history has shown that unity is strength and only through unity can battles be won.

"The executive of the MCA therefore reiterates the rejection of the statement released and we now bluntly restate that the MCA has never formed an alliance with BBSK and Parkwood to withdraw from Cahac"

DISCIPLINED,

One of the members to be disciplined, according to Mr Meyer, was Mr Keith Dumas, who later brought us another statement refuting Mr Meyer's statement He said Mr Meyer was the former secretary of the MCA and had been expelled with two other people

Mr Dumas signed the statement as general secretary of the MCA

Both Mr Meyer and Mr Dumas used the same stamp on their letters

According to Mr Meyer, Mr Dumas was a youth representative on the association

INITIATED

Mr Dumas denied that the move to withdraw from Cahac was initiated by three individuals and said Mr Meyer underestimated the "intelligence of the rank and file"

He said the meeting on May 17 was, in fact, "legal" and was attended by Mr Meyer who was not able to convince the people of his views

Mr Meyer said the meeting was attended mostly by youth who could outvote the older residents in the civic body He said the older residents were dissatisfied with the youth taking control of the civic association

ENTERED

Mr Dumas said the alliance entered into by the MCA, BBSK and Parkwood and the Bishop Lavis Action Committee (BLAC), was a recommendation flowing out a joint general meeting of the organisations

"The new alliance is one forged on the basis of principled unity and not where bureaucratic decisions are being made, as in the case of Cahac," he said

BLAC is believed to have also withdrawn from Cahac There are still about 20 organisations affiliated to Cahac A new affiliate in the Cahac ranks is the Ravensmead Civic Association

Makatala (124) spells out (347) DV's future

EAST LONDON — The chairman of the Duncan Village Community Council (DVCC), Mr D D. Makatala, told a meeting of the DVCC on Saturday what "the future holds for Duncan Village"

Addressing hundreds of Duncan Village residents attending the meeting, he said that an upgrading committee consisting of the DVCC, the city council of East London, the East Cape Administration Board, and Mr L Rive, will deal with the upgrading of the retained section of Duncan Village known as Ziphunzana

Mr Makatala said because of economic and other practical considerations the government had decided that Ziphunzana would be retained and upgraded on condition that the Community Council accepted that no expansion of the area would be permitted once its boundaries were established

He said residents must accept the application of "economic tariffs" in Ziphunzana and that the government would lower tariffs only in cases prescribed by regulation

Mr Makatala stressed that conditions laid down by the government specified that no squat-

ting would be permitted and said that the Community Council would undertake "to effect proper control to this end."

He said the Ziphunzana area would be replanned to attain the highest possible density within the framework of the planning norms laid down by the Departments of co-operation and Development and Community Development.

Mr Makatala said that residents due to be removed to Mdantsane from the area known as Duncan Village Proper would be rehoused in terms of the existing agreement between the South African Government and the Government of Ciskei, and would retain their employment rights in East London

He said residents would be notified well in advance of removal plans, and that removals would proceed as and when accommodation became available in Mdantsane

Councillor Florence Mangala explained to the residents that Duncan Village Proper includes the Majombozi and Mekeni areas, and not only Ndende section, as some believe. — DDR

CAPL Times 5/7/83
**Squatters starve
in Transkei**

Staff Reporter

SEVEN squatters came to the Peninsula to seek work because they faced starvation in Transkei and had nowhere else to go, a Wynberg magistrate heard yesterday.

This was claimed in the trial of Zolile Khupiso, 20, Alice Manyebese, 31, Mankazana Nqatolo, 46, Nomabliaca Nana, 27, Grace Frans, 24, Monica Nlangala, 27, and Eveline Nele, 28, who all pleaded guilty to a charge of illegal squatting.

They were fined R50 (or 50 days) each, but the magistrate suspended the sentences conditionally for two years.

Five of the accused were also fined R50 (or 50 days) each on an additional charge of remaining in the Peninsula for longer than 72 hours. The sentence was suspended for two years on condition

that they leave by July 21.

The remaining two women, Alice Manyebese and Monica Nlangala, were acquitted on a similar charge.

Passing sentence, the magistrate, Mr A P Kotze, said the court was aware of the very poor conditions in Transkei.

"But there has been evidence that the Administration Board cannot cope with supplying legal residents with houses and it is common knowledge that by coming to the Peninsula you are jeopardizing their chances," he said.

"It became clear in past cases that none of the people approached the Transkei Government for help."

Mr A C Venter appeared for the State and Mrs M Kursten for all the accused.

'Home sales plan won't help crisis'

Argus 6/7/83

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By SAN VIVIER,
Municipal Reporter

THE State's new housing policy and plan to sell State-owned houses will do little to solve Cape Town's housing crisis, according to City Engineer Mr Jan Brand

Mr Brand painted a bleak picture of the housing problems facing the city when he addressed a meeting of leading businessmen, Government officials and academics last night



Mr Jan Brand

The problems included shortages of money for new homes and maintenance, land, jobs, lack of equal opportunity and poverty

In 10 years' time residentially zoned land for coloured people would have to support 257 000 more people to meet the job opportunities which would be generated by the presently zoned industrial land — yet it was declared Government policy not to provide any more residential areas for coloured people in Greater Cape Town

Overcrowded

"Without additional residentially zoned land, Cape Town will become a reservoir of labour living in severely overcrowded conditions," Mr Brand said

There was already overcrowding in the housing estates in Valhalla Park, for instance, an average of 2,73 people lived in a habitable room in Bishops Court, by contrast, an average of 0,44 people lived in a habitable room

In Manenberg the average bedroom floor area was 2,19 sq m, in Valhalla Park, 2,65 sq m and in Mitchell's Plain 5,88 sq m. The average

space requirement according to the Slums Act was 3,22 sq m

In South African prisons, 3,5 sq m was provided for inmates in single cells while 5 sq m was provided in shared cells

Graphs shown during Mr Brand's address illustrated that there was a direct relationship between crime rate and overcrowding

At the end of April there were nearly 33 000 people on the City Council's waiting list for homes — and the demand was growing. In the past six months there had been nearly 6 000 new applications

Mr Brand said he knew of a family who had been on the waiting list for 20 years

Statistics showed that 8 500 new homes were needed annually to wipe out the backlog and to provide homes for new families but the City Council, the private sector and self-help schemes would provide only about 3 000 new homes every year in future

Sales tax

Taking into account that an average house cost R14 000 — of which the Government would pay R7 000 — R38,5-million was needed every year to provide the remaining 5 500 homes

There were various ways to raise funds for housing, Mr Brand said

An extra 0,4 cents general sales tax in the rand would provide R15-million for the area, or the City Council could increase electricity, water and rates charges

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DV blaze victims still homeless

By ROOSEVELT FANI
EAST LONDON — About 25 of the 126 Duncan Village families whose homes were destroyed in a blaze in Ndende and Godlo Streets in May, are still living in the Duncan Village Community Centre.

Some of the families who were left homeless have been moved to Mdantsane. The remaining families are keeping their fingers crossed that they will get homes soon.

Most families with children, some as young

as eight months old sleep on the floor of the centre as most of their belongings were destroyed in the fire.

They also live in makeshift "rooms" which are a conglomeration of cupboards, wardrobes and suitcases.

The families often hold vigil for a whole night, some praying for their lost belongings and to be lucky to get more assistance from people in East London.

During the day, wives whose children attend school keep the fires burning with primus.

stoves which are their only source of heat.

When the Daily Dispatch visited the families, they spoke readily of their plight. Some families said they had lost all their belongings in the fire. They now share food, blankets, and cooking utensils.

A 30-year-old spinster, Miss Zodwa Feliti, whose total belongings were destroyed by the fire, said "As you see me now, I am completely out of any clothes, because all I have on me has been borrowed from

my friends here at the centre.

"I was really hurt when my belongings were burnt in the fire, but I still hope that God will help me get a house in Mdantsane. Although I am not working at the moment, I hope to get a job soon," Miss Feliti said.

Another housewife, Mrs Nokhaya Mbane, said all her belongings were destroyed by the fire. She has five children whose books and school uniforms were also destroyed.

Mrs Mbane, said she was praying to get a house soon. She said the authorities had visited them and took their names.

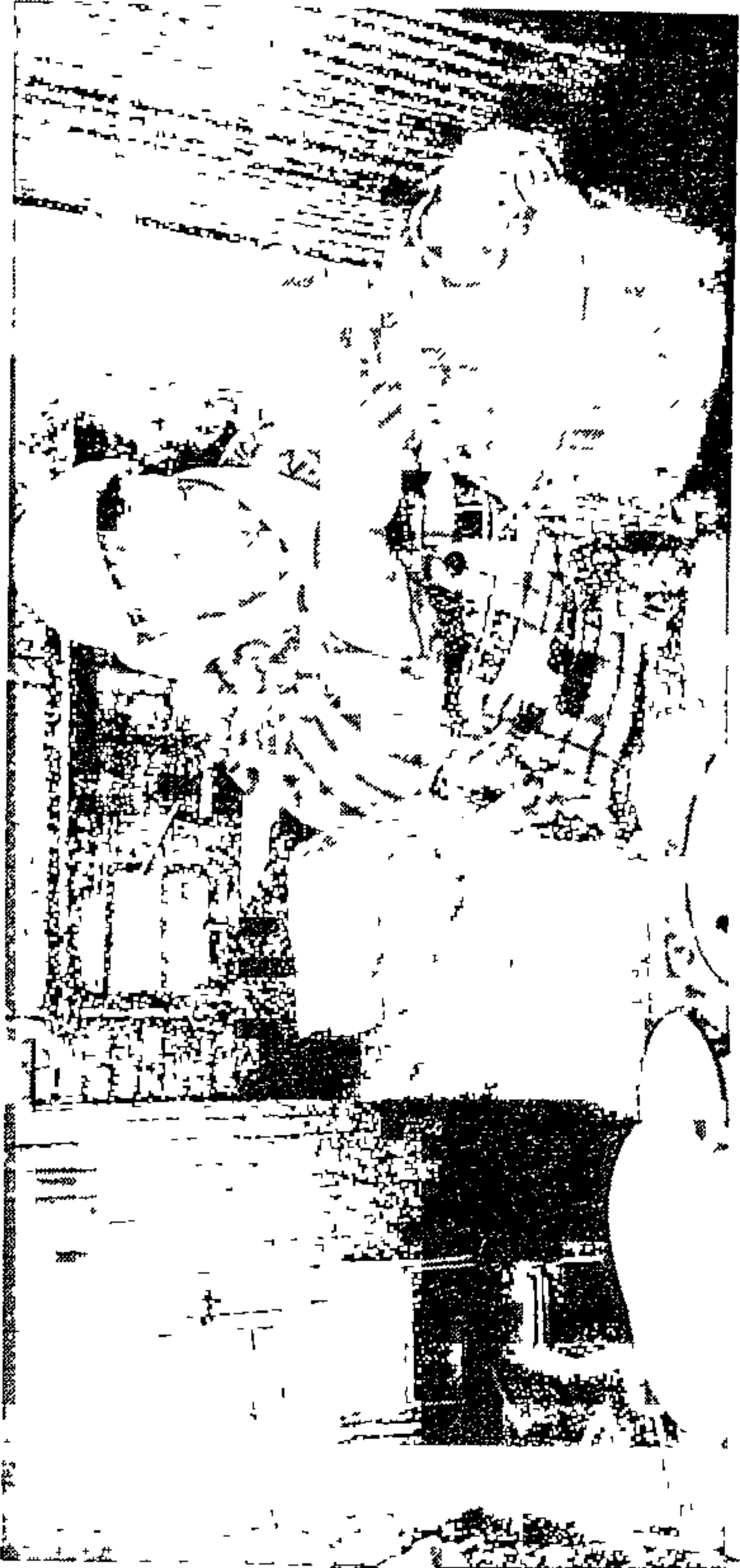
They were not told when their new homes would be ready but still hoped that the officials' visit was an indication that they would be moved soon.

She said her family of six had to share blankets with other families.

At times, when other families were not at work, they had to sleep on the floor — DDR



Mr and Mrs Mongezi Quntana in their makeshift home in the Duncan Village Community centre



One of the Duncan Village Community Centre inmates, Miss Florence Ngcawa (30), prepares a meal on a pressure stove. Pictures by George Luse



In the make-shift homes stoves provide the only warmth for cold hands.

CAPE TOWN'S 6/1/63
Ways to
solve
housing
crisis

By JO-ANNE RICHARDS

CAPE TOWN'S housing crisis — a need for 5 500 houses a year beyond those provided by government or private sector funds — could be solved by the City, said Jan Brand, yesterday. He addressed a mass information meeting on the subject, chaired by Zyl Mayor, Mr M J van

Mr Brand said overcrowding had a direct effect on the crime rate. The proportion of houses with more than eight people was 41 per cent in Kalksteentfontein, 35 per cent in Facticeon and 24 per cent in Valhalla Park and Lavender Hill. There was an average of 2,57 people per habitable room in Kalksteentfontein and 2,73 in Valhalla Park, compared with 0,44 in Bishops court and 1,33 in Wynberg.

One of the ways he suggested the city could raise housing funds was to increase general sales tax in the metropolitan area by less than half a cent in the

Other possibilities were a 10 percent levy on electricity, a 50 percent levy on water, a 15 percent levy on rates, or a composite increase of all three.

These possibilities would eventually provide R15-million a year. Yet in the first five years of a plan to solve the problem, home-owners and a government subsidy would provide most of the funds, while the city paid R3-million a year.

The average cost of a basic house, less the materials funded by the government, was R7 000, he said. Thus R38,5 million a year was needed to provide the houses.

However, the city also desperately needed more land on which to house the coloured population. Appeals to the government for more funds and land had been largely unsuccessful, he said.

Mr Van Zyl concluded the meeting with an appeal for suggestions from the public.

Housing crisis 'govt's burden'

CAPE TOWN 7/7/83

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Staff Reporters

NEW thoughts on how Cape Town could solve its housing crisis were welcomed yesterday, but many people felt that housing was a burden the government should bear.

The reaction followed a suggestion by the City Engineer, Mr Jan Brand, that extra taxation could produce the funds to solve the City's housing crisis — the need for 5 500 houses a year beyond those provided by government or private-sector funds.

'Controversial'

His suggestions — increased sales tax or a levy on water, electricity or rates — did not receive widespread support. However, most people felt that the suggestions were a start.

Mr David Curry, chairman of the Labour Party, said although he and many others believed it was the State's responsibility to provide housing, local authorities were being forced to

look for other sources of income.

An additional rate levy would be "controversial", but this income would give the City more say in providing housing more suited to its needs rather than having to abide by the standards imposed by the State.

Neither could industry escape its responsibility to provide money for the housing of its employees, he said.

Mr Herbert Hirsch, leader of the Opposition in the Provincial Council and city councillor, said Mr Brand should be congratulated on initiating discussion on the problem.

The implications of extra taxation needed in-depth investigation, he said. "I'm sure that if we put out heads together, we could consider alternatives and the best solution for the community."

He suggested the formation of an ad hoc committee, including councillors and representatives from private enterprise.

National tax

Mr Dennis Lambert, chairman of the housing committee of the Divisional Council, felt that Mr Brand's suggestions for taxation would hit the poor hard. He suggested a national tax on liquor and cigarettes to deal with the national housing crisis.

Mr Brian MacLeod, director of the Cape Town Chamber of Commerce, said Mr Brand's attempts to find solutions to the housing problems were "laudable".

The burden of an extra rate levy would fall mainly on white ratepayers who could well accept the sacrifice as "worthwhile" in the interests of housing.

However, he cautioned against "precipitate action" by the City Council while the new local government dispensation had still to be finalized. It was not

known what functions and services would be allocated to a new regional or metropolitan authority and existing local authorities, he said.

Burden spread

Assuming that a regional authority was made responsible for housing, the cost would then have to be shouldered by a much wider population, giving a broader base from which to draw revenue.

The chairman of the Cape Areas Housing Action Committee (Cahac), Mr Wilfred Rhodes, said the government should carry the burden of providing housing as the housing crisis had been caused by their policies.

He said he appreciated the City Council's position in the present crisis, but could not support a suggestion which would hit the general public.

Mr Clive Keegan, a housing committee member of the City Council, said housing was the responsibility of the government. "The council could raise a few pennies here and there, but there is no way they could raise the amount needed."

Unreserved support

Mr Neil Ross, a housing committee member of the Divisional Council — one of the country's largest housing authorities which is also battling with a lack of housing funds, gave unreserved support to the idea of an additional tax.

Mr N Osburn, vice-chairman of the City Council's housing committee, supported the idea of increased sales tax on a national basis, which would spread the burden.

Employers should also assist their employees to become homeowners, he said.

Provincial Administration spokesmen were not available for comment yesterday.

CAPL files 7/7/83
Govt hope on houses

Own Correspondent

JOHANNESBURG —

The government hopes to sell the first of 350 000 state-owned houses in black townships by the middle of next week, the Minister of Co-operation and Development, Dr Piet Koornhof, said at a press conference in Pretoria yesterday

The houses are part of a recently announced government plan to sell 500 000 state-owned dwellings in black, coloured, Indian and white areas

Dr Koornhof said the prices of the 350 000 houses falling under his department had not been finalized. However, an "average" Soweto unit would cost between R800 and R1 500 and would be sold under the 99-year leasehold

scheme

Details of how many houses would be available in various townships would be announced soon

The houses would be offered at "special cash prices" for the next year during which time existing tenants would be given first option to buy

Dr Koornhof stressed that no-one would be forced to buy a house. Details of how to go about buying a house could be obtained from administration boards

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D. Dispatch
7/7/83

Rent hike talks

EAST LONDON — The East London City Council has invited a senior official of the Department of Community Development (DCD), Mr P. D. McEnry, to the city to discuss, among other things, recent rent increases in Braelynn 4.

Mr McEnry is expected to meet the city council and the Indian Management Committee (IMC) on July 13 to discuss rent increases of about 100 per cent.

They are also expected to discuss sport facilities for Indians and financial aid for the white housing schemes.

Mr McEnry will not discuss the Oriental Plaza rent issue or the demolition of shops in the surrounding areas as it does not fall under his control, according to the city councillor who holds the housing portfolio, Mrs Elsabe Kemp.

— DDR

Bethelsdorp plots may go to building societies

Municipal Reporter

THIRTY-SEVEN unsold plots in Bethelsdorp Extension 26 will now be sold to building societies and development companies if a recommendation from the Town Clerk, Mr P K Botha, is accepted by the Port Elizabeth City Council's Administration and General Purposes Committee at its monthly meeting today

In a report to be submitted to the committee, Mr Botha says there have been considerable difficulties in selling the 574 plots in Bethelsdorp to private individuals over the past 18 months

The sales are time consuming, with individual documentation and approval required by the Northern Areas management committee

Many of the problems of private sales are eliminated when batches of plots are sold to development companies with the council receiving immediate payment

Direct sales to development companies have advantages for home owners because the completed homes are available sooner

On the other hand the private individual, using his own skills, can often build a home at a cheaper price

However, the council must maintain a satisfactory balance between the demands for plots by development companies and those of the private individual, Mr Botha says

Because it may be difficult for the council to provide serviced land for development companies, they should be encouraged to buy large tracts of land to develop their own townships

If the council has to sell serviced land to development companies, very little land will be available for lower and middle income housing, he says

● Moves are afoot to declare the T S Lanherne building and the building at 2 Norfolk Pines, Hume-wood Road, as national monuments.

The National Monuments Commission has advised the Port Elizabeth City Council that this was recommended because of the buildings' architectural and historical importance. It has asked the council for comment, and the City Engineer, Mr Arthur Clayton, has said he has no objections

The council's Administration and General Purposes Committee will be asked to approve the proposal at their meeting today

Willowdene's residents to be rehoused

7/7/83

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E-Post

21

By STEPHEN ROWLES

AFTER years of anxiety with the threat of removal hanging over their heads, the people of the coloured enclave of Willowdene at the west end of the Fairview white group area may finally be rehoused.

Bethelsdorp Extension 21, a project of a contractor has been earmarked to house the Willowdene people.

The Department of Community Development has decided to rehouse the 210 families in the 557-unit township despite the fact that Willowdene is a sub-economic area with many low income residents and pensioners.

Bethelsdorp Extension 21 is to be a selling scheme with prices in the R18 000 to R20 000 range.

The Assistant Regional Representative of the Department of Community Development in Port Elizabeth Mr J S Bekker, said today the people of Willowdene were to be moved to Bethelsdorp Extension 21.

A spokesman for the city's housing department said Willowdene residents would be given the first option to buy in Bethelsdorp Extension 21.

He said the first 427 houses were nearing completion and would be available for occupation at the beginning of August at the rate of about 60 a month. The contract was at present being extended to include another 130 houses.

About 300 houses would be occupied this year with the balance in 1984.

The Housing Department was fully aware that some Willowdene people would suffer hardship in going to the more expensive Bethelsdorp Extension 21, he said.

However, the council would try to find cheap accommodation for them.

He said the decision to demolish until the matter had been reported to the council's Community Services Committee next Thursday.

The deputy chairman of the Northern Areas Management Committee Mr W J Dietrich today condemned the proposed removal.

"In the present economic climate it is simply foolish to demolish usable homes while there is a chronic housing shortage. The country cannot afford such wastage at this time," he said.

Willowdene had developed into a settled community and the people should be left to live there until suitable houses were available.

Mr Dietrich pointed out that many of the residents were manual labourers with low incomes or pensioners who would not be able to afford the new houses.

Willowdene which originally comprised 276 prefabricated units was built in 1955 by the old Walmer Town Council.

Many of the people who came to live there were coloureds who had been living in the Walmer Township while others were resettled from the rest of Fairview when it was proclaimed a white group area in 1969.

In December 1979 despite strong opposition from the Coloured Management Committee the City Council decided to demolish houses as they became vacant because some of them were no longer structurally sound.

In February 1982 on the advice of the then Director of Housing Mr D J Cleary, demolition was halted in response to a cutback in the provision of State housing funds.

Diana wanted to be a ballerina

CAMBERLEY, England — Princess Diana has disclosed that her childhood ambition was to be a ballerina.

During a visit to a local ballet school, she told 13-year-old pupil Francesca Dallaglio that her height had thwarted her desire to become a classical dancer.

Francesca said "The princess was saying she wanted to be a dancer, but when she reached about five feet five inches (1,65 metres), she thought she

180 hostages held under threat of death

PARIS — Five heavily armed Iranian hijackers claiming to be rebels opposed to the Government of Ayatollah Khomeini today held more than 180 hostages under threat of death in an Iranian jumbo jet at Paris Orly Airport.

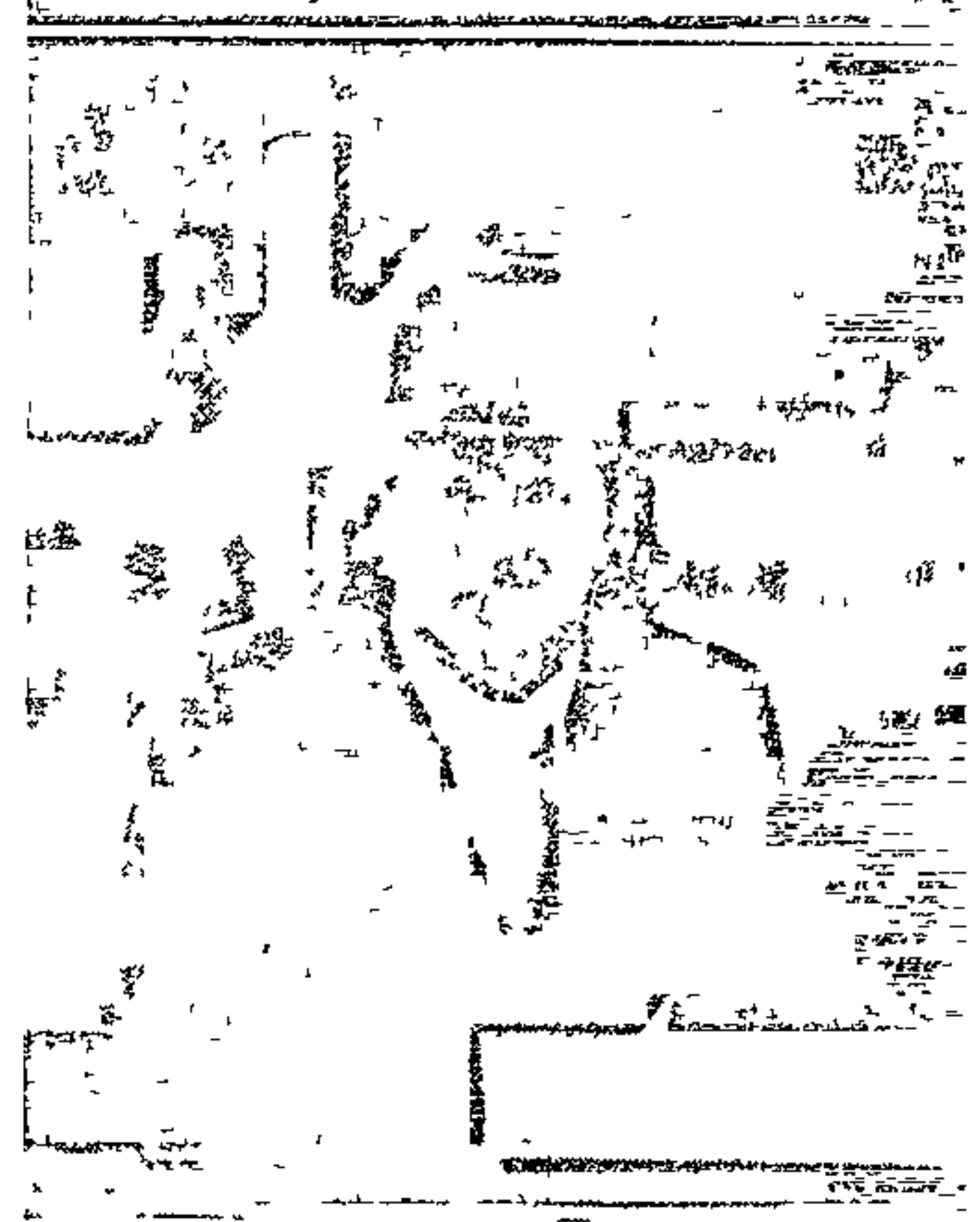
Security forces who surrounded the Boeing 747 when it landed today pulled back after the hijackers said they would blow up the aircraft unless they withdrew, a Government spokesman said.

The plane was seized on an internal flight yesterday and arrived in Paris from Kuwait after the pilot, threatened by the gunmen, defied a Government ban on the aircraft entering French air space.

The hijackers released 157 women, children and old men in Kuwait leaving 186 hostages on board for the flight to Paris — all of them men.

Medical sources said five passengers, including an

Winter



One of the highlights of the 1983 B'cial showjumping championships or contenders for the title again this year of Ceres, ANDRE FERREIRA, on Irish

New event for SA surfing calendar

Post Reporter

A NEW event on the South African surfing calendar, the Renault Sport, will be staged in Durban's Bay of Plenty from July 14 to 17, straight after the Lightning Bolt Country Feeling Surf Classic in Jeffreys Bay which ends on Sunday.

The new event, which has been sponsored to the tune of R20 000, now means that, along with the Gunston 500, South Africa will host two of the premier contests on the international circuit run by the Association of Surfing Professionals.

Surfing is one of the few South African sports unaffected by international boycotts, and the top 16 surfers in the world are expected to brave the winter cold next week for the Renault Surf.

Besides South African professionals Shaun Tomson and Martin Potter, Australians Mark Richards, Cheyne Horan, Wayne

Bethelsdorp plots to be social

Municipal Representative THIRTY-SEVEN plots in Bethelsdorp Extension 26 will now be building society development, a recommendation the Town Clerk A Botha, is accepted. Port Elizabeth City Council's Administration General Purposes Committee at its monthly meeting today.

In a report to be tabled to the committee Botha says there has been considerable difficulty selling the 574 plots in Bethelsdorp to private individuals over the months.

The sales are continuing with documentation approval required Northern Areas Management committee. Many of the plots

State ⁽¹²⁴⁾
house
sale
details

E. Post
8/7/83

Municipal Reporter

DETAILS of the vast sale of State-owned houses in the Eastern Cape's black townships should be available early next week

The Chief Director of the East Cape Administration Board, Mr Louis Koch, said today all the selling schemes had been identified and the prices would be finalised at a meeting on Monday

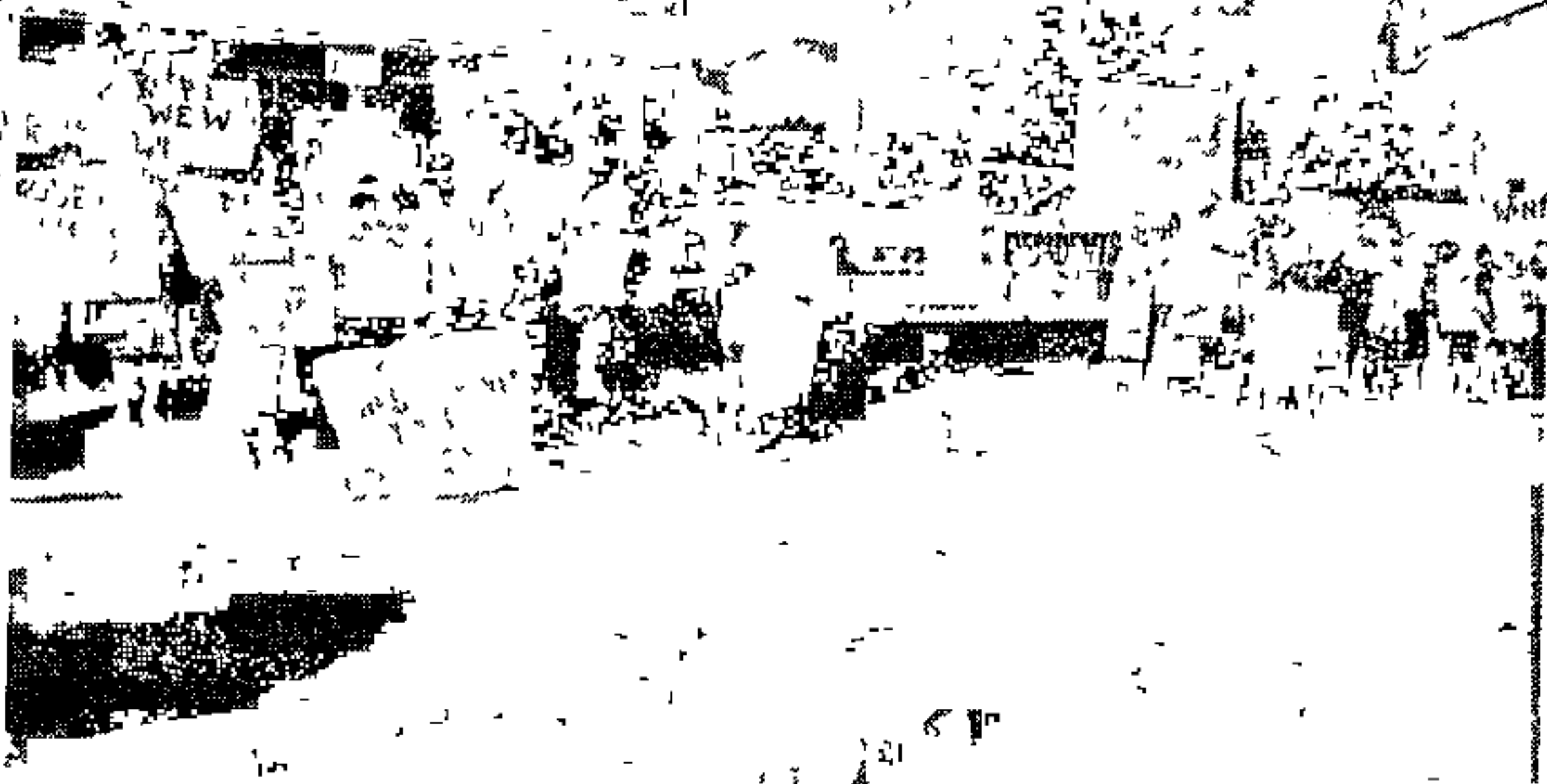
Details on which houses would be available for sale, the prices, and how people could go about applying to buy would be available on Tuesday or Wednesday, he said

Earlier this week, the Minister of Co-operation and Development, Dr Piet Koornhof, said the 350 000 State-owned houses in black townships would sell for between R800 and R1 500, depending on their age

Preference would be given to present tenants of the houses

Companies and other organisations could purchase houses for their staff

Residents stage placard protest



● Residents with placards protesting outside the Divisional Council's Lotus River housing office on Saturday morning.

124 C. Herald 9/7/83
MORE than 120 Lotus River and Grassy Park residents carrying placards, staged a protest at the Divisional Council's Lotus River offices on Saturday morning because they claim the council has turned a deaf ear to their complaints.

They said that complaints made at the housing office and letters sent to the council had received little attention.

The residents, all members of the Lotus River and Grassy Park Residents Association (Logra), said the only reply they received from the council was formal notes acknowledging receipt of their letters.

COMPLAINTS

Some of the complaints listed by residents include the lack of electricity in a number of houses, the lack of ceilings in some houses, the latest rent increase which took effect as from July 1 and the inefficiency of officials at the housing office.

One resident, Mrs R Jordaan, said water dripped constantly from the asbestos roof of her home and that bedding, floors and furniture became soaked.

The action by Logra follows a seven-month campaign to have electricity laid on to all houses in the area.

According to a spokesman for the body all the tenants wanted electricity. They say that electricity is a right, not a privilege.

"We wrote a letter to the council asking for electricity. The council's reply to this letter was to say that rent would have to be increased if electricity was laid on.

"Our members rejected this and said that their rents go up every year but no improvements were made to their houses," the spokesman said.

Another resident, Mrs Z Ismail, said the council's argument that they (the residents) could not afford electricity was ridiculous.

"We spend a fortune on candles, paraffin, wood and gas. During the winter months our outlay increases as more fuel is needed.

FEAR

"Paraffin and candle-smoke blackens curtains, walls and clothing. We live in fear of fires breaking out. Our children are not doing too well at school because of the lack of electricity. It is almost impossible to study by candle-light," she said.

Residents said they hoped to draw the council's attention to their plight through the demonstration.

"Promises will not be enough. The council must do something quickly to relieve the hardships," a resident said.

D Dispatch
9/7/83 *(124)*
CNIP cards are not required — Xaba

MDANTSANE — Mdantsane residents who have to appear before the government-appointed housing committee on Thursdays do not have to produce Ciskei National Independence Party (CNIP) cards before being attended to

Both the chairman of the CNIP Ciskei Vice President, the Rev W M Xaba and the Secretary for Internal Affairs and Land Tenure Mr J W Grieb, yesterday confirmed there was no instruction from the government that people who wanted to appear before the housing committee had to produce party cards

The action of demanding party cards by some

members of the committee — made up of Mr N Fiyi MP Mr M Matsheketwa, Mr J Liebenberg, manager of Mdantsane, and Mr P Qamba, a civil servant — has been reported by several people appearing before the committee

Asked for comment yesterday Mr Liebenberg said he could not comment on any matter concerning his work in the Ciskeian Government Service

"Ever since I started here I was taught one golden rule that every government department has a liaison officer who deals with all press matters

"I have nothing

against your newspaper but I am afraid I have to refer you to the Director General, Mr Grieb or his minister," Mr Liebenberg said

Mr Grieb had said earlier that he had no knowledge of the practice

"Why don't you ask the housing committee?" he asked

When he was told that the only officials of the housing committee who could be contacted over the telephone were Mr Grieb and Mr Qamba — both civil servants in his department — he said he knew nothing about the alleged practice and if there was any such action it had been done without an instruction from them — DDR

BRING WORK NEARER TO

THE HOMES

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C. Herald

9/7/83

MANY people are reluctant to move to either Mitchell's Plain or Atlantis because, among other reasons, they feel that they would have to travel too far to get to work. Now obviously, it is not sufficient to provide someone with an attractive house; the house should also not be too far away from his place of employment.

If one looks at a map of the available unoccupied industrial land, it would seem as though Strandfontein is quite well situated. For, not too far away, more than 300 hectares of industrial land are available. However, if one considers the actual situation in this area, one finds that very little industrial development has taken place.

One of the reasons for the lack of development in Phillippi, according to the Institute's findings, is that an industrialist who considers establishing a new factory is offered enticing financial incentives in Atlantis and in other decentralisation and decentralisation areas designated as growth points.

ARGUMENT

In the case of the Pretoria/Witwatersrand/Vereeniging area there may indeed be a strong argument in favour of decentralisation. However, except for a few specific industrial areas, Cape Town is not suffering from overconcentration.

On the contrary, as the Institute shows in its re-

IN launching the new Strandfontein housing development between Rocklands and Strandfontein Village last week, PROF R E VAN DER ROSS, rector of the University of the Western Cape, used the findings of the university's Institute of Social Development to suggest that the planning of industrial development in the Cape Peninsula was not as effective as it might be. This is an excerpt from the speech delivered to about 100 businessmen and officials.

port, there was between 1970 and 1980 a net emigration of coloured people from the Cape Metropolitan Area (and here we include Atlantis) mostly to the Transvaal.

The slow development of the Cape Metropolitan Area is also reflected in the growth figures of the Gross Geographical Product. Between 1968 and 1980 Cape Town grew at a mere 1.6% per annum, which put it at the bottom of the league if compared with all other development regions.

STIMULATE

Under these circumstances the Institute for Social Development recommends that one should not attempt to redirect growth to Atlantis at this time, but that we should stimulate growth in the Cape Metropolitan Area itself. One of the areas in which industrial development should be encouraged in particular, according to our findings, is Phillippi. Given the rapid expansion of Mitchell's

Plain and Strandfontein, this suggestion seems to warrant serious consideration.

A second finding of the Institute of Social Development which may be of some interest, is that the present coloured housing structure is not all adapted to the needs of the people. At present there are about 80 000 single people, 19 000 old age pensioners and 20 000 single-parent families accommodated in family housing. Of these, 60 000 of the single persons, 8 000 of the old age pensioners and 18 000 of the single parent families find themselves in overcrowded conditions.

PROBLEMS

The problems of these people will not be met by simply providing more family housing. It is time that developers and plan-

ners realise that coloured people show the same life cycle pattern as all other communities. Thus, as their economic position improves, an increasing number of single people would be looking for bachelor flats and more and more old age pensioners would wish to find their own accommodation. I am convinced that free enterprise could make a valuable contribution in this respect.

It must at the same time be stressed though, that many of the people who find themselves in overcrowded conditions are not in a position to bear the financial burden of private housing. Especially in the case of the 20 000 single-parent families, the state has a responsibility which it cannot abdicate to private enterprise.

In the case of the poor the state should continue to play an active role. It is to be hoped that the recently announced plan of the Government to spend R2 000-million in developing neighbouring states is not to be done at the expense of providing essential housing for South Africans.

Another finding of the Institute which I think may interest you, is that good housing as such is not in itself sufficient, for often respondents would say that although the houses which they were occupying were better than their previous homes, they would nevertheless wish to move back to the area where they had previously lived. The reason for this was that in the previous areas they were closer to facilities (and to their work) and that they felt part of the previous community.

Important as good housing is, it is thus only the start. The appropriate facilities have to be developed and a community spirit needs to be encouraged. This can only be done if the developers are also aware of the social and psychological needs of their clients.



● A general view of some of the completed houses in the new Strandfontein Village development.

124 C. Herald 9/7/83
Cut the red tape!

TOWN planning and building regulations should be waived to make it possible for more people to own their own houses, said Mr AB Constant, representing the developers of the new Strandfontein housing development.

"I would really like to see the current township design standards questioned. Are these standards pitched at the right level relative to the quality of the dwellings? This quality is now being controlled by affordability.

"Is it not time that the town planning and building regulations made provision for "experimental areas", where the existing rules would be automatically waived?

"We believe there is a great scope for improvements to the value for money ratio in the provision of living environments.

"Strandfontein Village is the first major residential development of its kind by the private sector. This stems from the State's new policy towards economic housing, in which the private sector is now expected to play a greater role. If this policy is to be effective,

the State and all the various authorities are going to have to encourage and make it easier for the private sector to participate.

"The resourcefulness and innovative spirit of the free market system will have to be stimulated to come into play. A closer partnership needs to be formed between the authorities, financial institutions and the developers," said Mr Constant.

IMPORTANT

"Another important area that needs urgent attention is the delay which is usually associated with township establishment. This is one single factor which, more than any other, can kill a project.

"All the authorities, but especially the Cape Town City Engineer's Department, need to be congratulated for assisting us in making a start at creating Strandfontein Village. I am sure that the six-month period from inception to official opening must be a record.

CHALLENGE

"Apart from the State and the other authorities, the private sector financial institutions need to react to the size of this

challenge. They will need to examine whether the existing procedures are appropriate. Bond approvals need to be speeded up and the pre-selling of houses may have to be facilitated.

"In order that the challenge lying ahead can be adequately dealt with, the entire financing of this kind of housing needs to be reviewed. Purchasers must be encouraged through innovative marketing to pay the largest deposit possible and pay off the bond in the shortest period. Finance for housing needs to be rolled over as quickly as possible so as to make it available to more people," said Mr Constant.

GOVT ^{uses} DENIES CONF TO SELL

¹²⁴ ^{10/7/83}
THE GOVERNMENT has denied there is confusion over its plan to sell thousands of municipal homes, despite claims to this effect by the Cape Town City Council.

A Department of Community Development statement issued this week describes the Council queries as "inexplicable".

Despite a fanfare of publicity about the July 1 kick-off date, there has been little local interest in the scheme, according to the Cape Town City Council.

Among other important details which have not been ironed out, according to the council's housing committee head, Mrs Eulalie Stott, are

- Whether people would be thrown out of their homes to make way for buyers;

- Exactly how much more rent they would pay if they did not buy. A council official said they feared people who chose to rent could end up paying the equivalent of bond repayments, anyway.

- Whether discounts — these would be for cash sales, buying within the next year as well as the lengthy tenancies — would cease after a certain time period, and.

- Exactly how sectional titles would be sorted out, especially where there was joint metering for services and joint plumbing.

Statement

The Department of Community Development's housing sales coordinator, Mr Johan Kruger, said in a statement this week

- Houses would be offered for sale to the existing tenants, who would have an option to buy or continue renting.

- Nobody would be forced to buy, or be penalised in any way if they elected to continue renting, but rentals would 'become more realistic, especially for those who (could) afford it'

- Prices would be very favourable and, in some cases, would amount to only 30 percent of the replacement value, and.

By SYLVIA VOLLENHOVEN

- Discounts would range from between five percent — for occupants of municipal housing for longer than five years and those who bought by June next year — to 25 percent for a cash sale

A special statement issued by the Cape Areas Housing Action Committee (Cahac) said it was "laughable that neither the Council, nor the Government officials, appeared to know exactly what was expected"

They saw the plan as a move to "provide homeowners for racially-separate municipalities"

In his reply, Mr Kruger said it had always been the Government's policy to "promote home ownership" and the current scheme was "a serious attempt to re-emphasise the benefits of home ownership and its advantages to all people"

National chairman of the Labour Party, Mr David Curry, has hailed the scheme and accused the City Council of being reluctant to part with the homes

Crisis

At a special public meeting this week, City Engineer Mr Jan Brand said Cape Town's housing problem had become a "crisis"

He said "the promotion of the Government's laudable goals were restricted" by, among other things

- Lack of land More Group Areas proclamations, creating additional land for coloured housing, was needed

- Excessive unsatisfied basic needs of people and

- The lack of equal, mainly political, opportunities

Mr Brand said housing for the poor was the responsibility of the State

He said home ownership could be promoted if new problems were not created, housing stock, was expanded to meet backlog, as well as new demand, the decay of housing stock was arrested and sufficient job opportunities were provided

Mr Kruger said "The Government's intention to sell houses forms part of a two-pronged strategy to alleviate the demand for houses in the

lower-income categories.

"This strategy evolves around the involvement of the individual, financial institutions and employers — as a supplementary action to Government's own action — to make a contribution."

He said the plan would result in the Government spending more on self-help schemes — for example, serviced sites as opposed to "ready-to-occupy houses"

"The present sales campaign represents a serious attempt to re-emphasise the benefits of home-ownership and its advantages to all people

"The extremely attractive prices now make it possible for even very poor people to enjoy home-ownership, the corresponding wedge against inflation, the capital appreciation the pride of owning property and the ability to let their children inherit.

"In addition home-ownership is the most effective way to improve the housing environment and to combat decay of existing stock.

"This does not imply that the Government is shedding its responsibility towards the very poor

"On the contrary, both in the selling scheme and for those who wish to continue renting, generous provision, has been made by the continuation of the subsidy on interest rates," said Mr Kruger

He said many people, who could afford more-expensive accommodation, were enjoying the benefits of subsidised rentals at present.

"It is the Government's intention — from July 1, 1984 — to start phasing in increased rentals, to bring such rentals to more-realistic levels," said Mr Kruger

Details

The details of the new rentals had not been decided, but it would depend on "the general economic condition, the continuation of the drought and the resulting unemployment"

Mr Kruger said all the information had been given to all local authorities in May

"In addition, a meeting of all Cape metropolitan authorities was held on June 27

"At this meeting, local authorities and management committees were given the opportunity to ask questions and the meeting was only terminated when all questions were answered," he said

WIVES GO INTO CONFUSION OVER PLAN TO SELL GOVT HOMES

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Decision today on future of squatters

Post Reporter

THE fate of the 32 squatter families near Redhouse who have received demolition notices will be known after a meeting between officials of the East Cape Administration Board (Ecab) and Port Elizabeth Community Council officials today

The Chief Director of Ecab, Mr Louis Koch, said today was the deadline for the squatters, living in the area adjacent to Veeplaas, who had received notices served on June 29

He said they were families of contract workers who did not have the right to reside in the Port Elizabeth area

"We cannot condone the illegal erection of houses in the area, and this policy decision has already been taken at a joint meeting of the community council and the Ecab," he said

He added that officials

would begin considering the qualifications of each family before deciding what would be done

He said they would not be dealing with squatters in a "hard-hearted way"

He said their settlement had unfortunately become a health hazard because it was not served with water or sewerage facilities

"The area is also unsuitable because it falls within the flood plain of the Chatty River, although this is not a deciding factor," he said

Mr Koch said the administration board had "pulled out all the stops" to get sites ready

Sites would be established in Motherwell and they were busy installing services at the Qamakate area for 2 000 sites

He said he could not tell exactly where squatter families would be placed as cases had to be considered individually

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E. Post
124
12/7/83

By SAN VIVIER
Municipal Reporter

THE crisis in black housing in the Peninsula has reached "quite alarming proportions"

This is leading to "serious social problems", warns a University of Stellenbosch researcher

In a report on black urban housing since the beginning of the century, Mrs C M Elias traces the history of various Peninsula settlements and housing schemes

According to the report more than 10 000 houses are needed to relieve the overcrowding in existing townships and to provide for squatters

The 1980 census showed that 180 400 blacks were living in the Peninsula but only 130 820 of them were in "prescribed" townships of Langa, Guguletu and Nyanga

At that time the housing stock and hostels could reasonably accommodate 101 655 people

Of the rest of the black population at least 31 940 were known to be living in squatter conditions requiring about 5 323 homes

A Stellenbosch
University

researcher warns that the black housing shortage in the Peninsula has reached 'alarming proportions' ...



Wanted: 10 000 homes for blacks

There had been "inadequate" housing for Africans since the turn of the century and it was clear that the authorities only took action when housing conditions had deteriorated to "such a level that they were perceived as a threat to the well-being of the wider community."

The first "native location" of Uitvlugt, for instance, was established in 1901 as a result of the outbreak of bubonic plague in Cape Town

Similarly Guguletu, the Nyanga transit camp and New Crossroads were developed in reaction to the appalling squatter conditions

The report also shows that residential apartheid was institutionalised and legalised for urban blacks in the Peninsula in 1902 — nearly 50 years before the Group Areas Act was passed

Mrs Elias reports that the Government's coloured labour preference policy had "dampered the rate of urbanisation", resulting in a "vigorous attempt to relocate urban Africans in homeland areas"

In this way an attempt was made to limit the demand for family dwellings in the urban areas of the Peninsula and the Et-selen line area

Life is tough in the place they call 'Slagpaal'

Municipal Reporter

EVEN with the sought-after Section 10 rights and a house, life is tough in the "prescribed African townships" of the Peninsula

Nyanga is known as "Slagpaal" (place of slaughter) because there is no police station and street lighting is bad

With no police station it is difficult to find accurate crime statistics, says the recently published study on Peninsula black housing

But in 1979, 66 murders and 1 285 assaults with intent to do grievous bodily harm were reported to Guguletu station. In 1981 the numbers had risen to 133 murders and 1 613 assaults

AMBULANCE SERVICE

The study says the provincial ambulance service does not provide personal home services

"Anyone requiring an ambulance service must find their way to the police station where the ambulances are parked. Only when the ambulance is full does it go to hospital

"The position at the weekend is particularly difficult. Anyone requiring medical facilities urgently has a long wait since no emergency services are available within the township"

While the Divisional Council employs one traffic official in Nyanga, there are no traffic department services in Langa or Guguletu

"As there were 39 fatal road deaths in Guguletu during 1981 it would seem as if this is a problem which needs to be speedily resolved," the report remarks

Nyanga has no library. There is a community move to establish one but "suitable premises are extremely difficult to obtain because of the housing shortage"

TELEPHONES

There is no electricity in Nyanga homes, street lighting is "rudimentary" and a new sub-station is needed

There are 261 private telephones and seven public telephones in Nyanga serving a population estimated in 1981 to exceed 23 000

In 1980 there were 33 320 living in Langa and 73 480 in Guguletu

● The research report, prepared by Mrs C M Elias, is published as Occasional Paper No 7 of the Research Unit for Sociology of Development at the University of Stellenbosch under the title An Historic Review of the Supply of Housing for Urban Africans in the Cape Peninsula 1900-1982. It costs R6, plus GST



Index

● Houses on view are on pages 1, 2, 3, 4, 9 and 16.

● Flats and townhouses on view, page 2.

● Auction ads can be found in the Cape Times Classified Section.

● Property linkage ads, pages 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.

● Property news, pages 1 and 2.

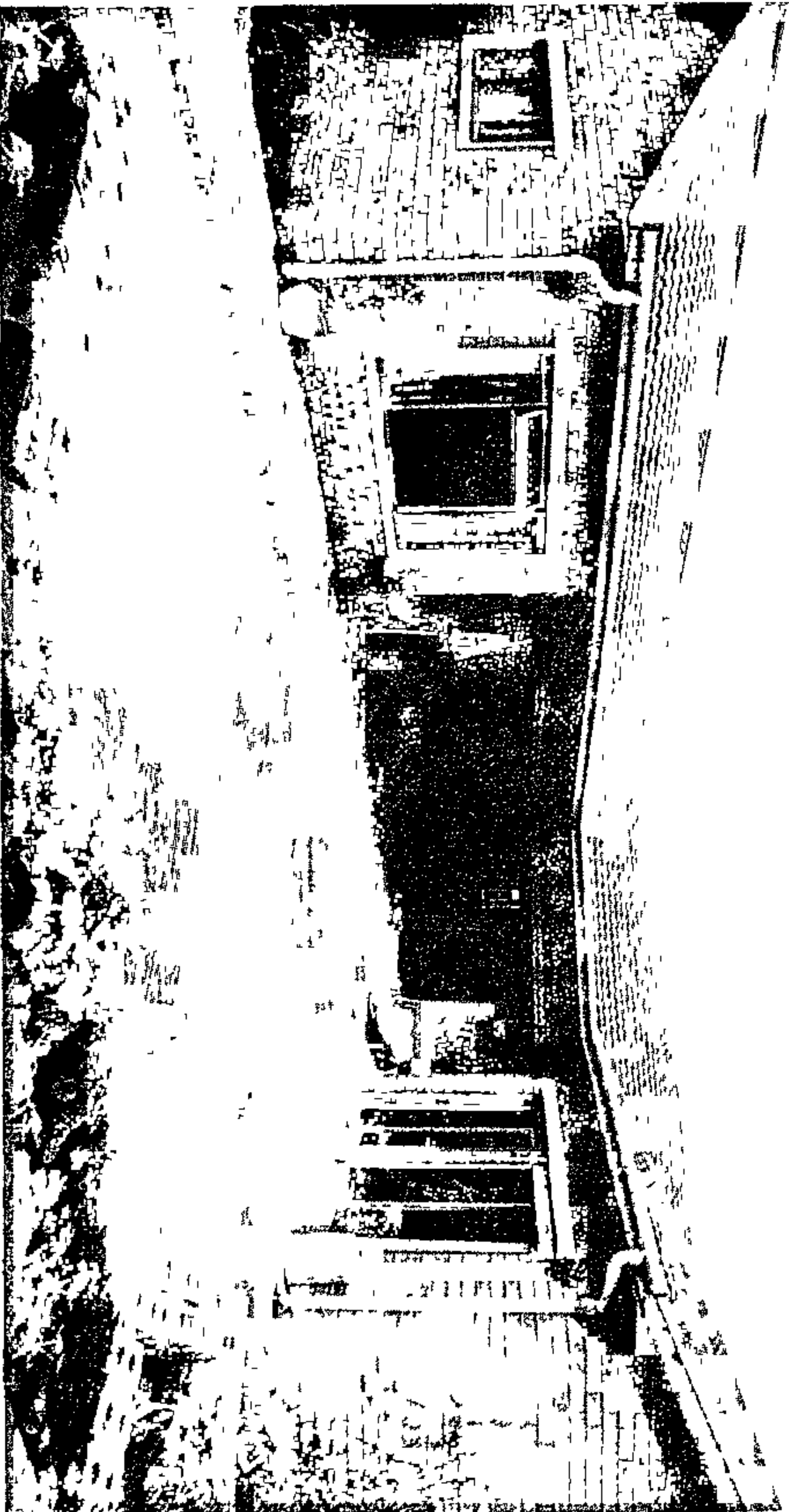
166-unit black housing project

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THE Uluntu Utility Company is currently building 166 houses and three blocks of flats at Malunga Park in Guguletu.

According to Fednews, the house magazine of Federated Timbers, the company was registered in November 1981 as a result of the co-operative efforts of local black leaders, private enterprise and the Urban Foundation. Finance was obtained through a loan from Barlow Rand (50 percent), Anglo American and De Beers. The report continues:

"Uluntu has obtained a 60-year leasehold right over Malunga Park. This unique factor enables the company to offer a measure of security of tenure for the first time to Western Cape blacks. The individual homeowner, in turn, signs a sub-lease agreement with Uluntu, effectively giving him rights of tenure for 60 years, which he may deal in if



the need arises.

"The prospective homeowner is assisted by the company's community liaison officer to determine the size of the house he can afford, taking into account the available finances from his own resources and those of a well disposed employer.

"The following three main types of houses are available, all of which have been designed on the company's modular system.

● Starter house: The main section of the house is built by

Uluntu with facilities to add further rooms and improved finishes at a later stage.

● Standard built house: This is a more expensive home. All the interior finishes are completed to the specifications of the individual homeowner.

● Self-help house: This is similar to the standard-built house with Uluntu providing all the building materials and technical assistance. The homeowner uses his own labour, thus making a considerable saving possible."

● Sixty people attended the auction of this Tokai home last week and the final selling price was R127 500. This attractive facebrick home bordering on Tokai forest, was the 'Auction Pick of the Times' of July 3. Mr Julius Buchinsky, the auctioneer, said the price reached was an indication that auctions often prompted better prices than would have reached through private deals

Braelynn rents rise settled

EAST LONDON — Mr McEnry who addressed the Indian Management Committee (IMC) and the finance and housing departments here yesterday said residents will not have to pay the initial increases served on them on July 1, but normal increases will be charged

He said residents will begin paying normal rent increases after the housing and finance departments have worked them out

“There will be increases of between seven and twenty-five per cent,” he said

“These increases will be levied according to the resident's income, but we have been told there will be astronomical increases next year, not only in East London, but throughout the country, affecting all council dwellers,” Mr Harry Parbhoo, chairman of the IMC said.

Mr Parbhoo said the meeting was very successful and the IMC achieved what it set out to achieve

Mr McEnry said Braelynn residents could still purchase their homes at R23 000 They would cost R40 000 if built by private developers

He also said they would receive a “tremendous” discount if they purchased their homes now

“We will also offer this residential land to industrialists, who want to build houses for employees who are from other parts of the country”

Govt finances 72 houses

EAST LONDON — The government will finance the construction of 72 houses costing R1,2 million for whites in Morningside, Mr P D McEnry, the deputy director of the Department of Community Development (DCD), told the city council delegation at a meeting here yesterday

The construction of these houses will start in the “near future”, Mrs Elsabe Kemp, chairman of the housing department said

“These homes will be for white lower income groups, but we cannot at this very early stage say what these houses will cost

“It is now government policy to sell all homes built by them, but residents will have the choice of either renting or purchasing them,” she said

Thirty-two more houses will be built by the government in

Stoneydrift at the cost of R500 000, which also cater for white lower income groups, Mr McEnry said

Mr McEnry said the city council could also look for more residential ground in Stoneydrift for the construction of another 32 houses

The government has also approved the spending of R700 000 for the upgrading of 175 houses in Milner Estate which will begin immediately, Mrs Kemp said

“There is a tremendous backlog of white housing, with approximately 400 families on the waiting list,” Mrs Kemp said

“Therefore we will make an application for more funds to alleviate this problem”

Mr McEnry said East London's housing problems could be solved within the next few years — DDR

R400 000 rec hall agreed

EAST LONDON — The government will spend R400 000 on a recreational hall for Indians, Mr P D McEnry, deputy director of the Department of Community Development (DCD), told the Indian Management Committee here yesterday

The Assembly of God church in Braelynn will be converted into a recreational hall, and construction will begin almost “immediately” Mr Harry Parbhoo said

The hall will seat 3 000 people and a swimming and paddling pool will be built at a later stage, Mr McEnry said

The IMC were given a choice of having either a creche or a sports complex for Indians

The IMC after a meeting last night decided to accept the sports complex which will cost approximately R380 000

“We decided to accept the sports complex as there will be no delay in its construction, whereas the creche could not be built immediately,” Mr Parbhoo said

Mr McEnry said the IMC could make an application for funds for the creche next year, when funds will be available — DDR

Mr Parbhoo said more than 50 per cent of Indians living in council houses have either purchased or signed to purchase their homes

The government has declared North End a light industrial area, and any industrialist was free to start a business there, Mr Parbhoo said — DDR

'Final stage' in plan to upgrade PE men's hostel

124

E. Post

~~207~~

14/7/83

By CLAIRE
PICKARD-CAMBRIDGE

NEGOTIATIONS between the Port Elizabeth Municipality and the East Cape Administration Board on a R5,6-million project to upgrade the municipal contract workers quarters in the Kwazakele single men's hostel are in the final stages

This was said this week by Mr M Shand, personnel manager of the municipality, in response to strong criticism by the chairman of the Civil Rights League, Mr Brian Bishop, after a visit to the section of the hostel housing municipal contract workers

Mr Bishop described the section as "an absolute hovel", saying there was no privacy or facilities for the men who slept eight to a room, in buildings containing six rooms

He said the buildings, which belonged to Ecab, each brought in a revenue of R336 per month

But conditions were so poor "the Rent Board would not allow R100 to be charged to white tenants, and would order the building demolished", he said

"People who had lived in one room for nine years could not ever remember the room being painted"

Each contract worker

pays a monthly rental of R7

Mr Bishop said the conditions he had seen in Port Elizabeth had defied belief and were "unworthy of any city calling itself civilised"

Mr Shand said that on March 31 the council had approved R5,6 million for the upgrading of the hostel

"We will start improvements on the hostel this year and it will undergo a complete revamping over a period of three years," he said

Negotiations with Ecab were at a final stage, and all that remained to be concluded was the arrangements for water and electricity services

Mr Shand said a wall had previously been built around the municipal workers' section for "security reasons" and to implement a general clean-up

He thought facilities for the 1200 municipal contract workers were no worse than those in the rest of the hostel, which housed all contract workers in the city

An advice officer for the East Cape Council of Churches, Mr Sakkie Macozoma, said conditions in the municipal workers section were worse than those of other contract workers

"What strikes me is that

the city council seems to want to blame everything on Ecab, but looking at the conditions of municipal workers, it seems the council are just playing hide-and-seek

"I am aware of plans to upgrade the hostel, but this is something the council should have done long ago especially in view of the positive statements they make from time to time"

An article in the Evening Post in March reported a spokesman from the City Engineer's Department saying the hostel had been outdated for 20 years and that they should "keep up with the times if they wanted a contented labour force"

Mr Bishop also said they also visited Red Location in New Brighton on Tuesday and the stench rising from the unroofed toilets had been terrible

"The tin houses in the Red Location were built to house British troops in the Boer War and in 1908 blacks were moved in as an emergency measure," he said

He also said he did not see how Port Elizabeth could be called "the friendly city" when local officials seemed intent on harassing a large number of citizens

EVENING POST, THURSDAY, JULY 14, 1983

By JIMMY-MATYU

A FORMER secretary-general of the Port Elizabeth Black Civic Organisation, Mr Wilberforce Danile May, was evicted from his Mankayi Street home in Zwide IV today

Mr May, who has not paid rent for about two years as "a form of protest" against increased rents, owed the East Cape Administration Board R1 500

"This is what I call sheer victimisation," he said "I think Ecab feels I am a threat to them because of my civic work among the people They have now applied the law to have me evicted from my house"

Mr May said that a messenger of the court, accompanied by police and three labourers, arrived at his home at 7 30am today

The official handed him an eviction order made out on June 29, 1983, stating he had to be out of the house, and signed by the Clerk of the Court on June 30

He said he was aware that on June 28 the Administration Board had applied to the court to have him evicted from the house

He said he could not remember the date but some-

Ex-Pebco man owed R1 500 rent — evicted

(124)
~~124~~

time in June he did receive final summons instructing him to pay the R1 500 within three days

"I did not have the money as I was unemployed at the time I have sought assistance from the East Cape Council of Churches since February this year and handed them the summons I had received But promises of assistance made to me were never met

"I started working for an insurance company at the beginning of last month and I was planning to pay the whole money I owe the board I tried to contact Mr Louis Koch, Chief Director of Ecab, to put my case to

him. Every time I was told he was busy," he said

Mr May said he managed today to contact Mr Koch by phone and when he appealed to him to give him time to raise the money, Mr Koch told him the matter was now out of his hands

"He explained it was in the hands of the court," he said

Mr May said he was also told he would have to re-apply for a house

Now he was faced with the problem of getting temporary accommodation for his two minor children and two younger brothers who were staying with him

Committee to discuss resettlement

Municipal Reporter

124 E. Post
14/7/83

THE Department of Community Development's insistence that houses in the coloured Willowdene area be demolished and that the people be resettled in Betheldsdorp Extension 21 will be discussed by the Port Elizabeth City Council's Community Services Committee today

The City Council decided in 1982 to halt demolitions in Willowdene because of the critical housing backlog. It was decided to rewire the houses at a cost of R151 000

Permission to rewire the houses was turned down by the Department of Community Development, and the council was instructed to resettle the Willowdene people as soon as houses in Betheldsdorp Extension 21, presently under construction, were available.

In a letter to the council, the regional representative of the Department of Community Development, Mr A C Verwey, says his department is well aware that the Betheldsdorp project is earmarked for the re-housing of people from Missionvale, but the families from Willowdene must nevertheless be resettled as a first priority

The Town Clerk, Mr P K Botha, has recommended that families in Willowdene be resettled as soon as houses in Betheldsdorp become available and that houses in Willowdene be demolished as soon as they become vacant

Housing plan not the answer

w/L ARGES 16/7/83

124

CAPE TOWN City Council has always believed in home ownership.

Its first home ownership scheme for low income families was started in 1925 and home ownership has been an option for our citizens in housing estates for more than half a century

Some 23 500 of our council houses have been purposely built for sale. Before the issue of the circular about the sale of rented dwellings, we had publicly committed ourselves to the sale of 9 800 of our 47 000 rented dwellings and told our tenants accordingly. No other municipality in South Africa can match the record.

But the housing problem is created by the shortage of houses for low income families and the appalling overcrowding which exists in the houses. To solve the housing problem, sufficient houses should be provided, with a choice of home ownership or rental, plus a choice of area, house size and quality,



The plan to sell low income housing to tenants means the poor will lose their greatest asset, says Mrs Eulalie Stott, chairman of the Cape Town City Council Housing Committee. Here she reviews the crisis in low income housing in the light of the decision to sell rented homes.

Consequently, more and more low income families will inevitably be forced to move increasingly further afield with higher transport costs

Only "white" low income people (who are not fortunate enough to receive housing subsidies from employers) will know the havoc that sectional title and the removal of rent control has played with the provision of housing for them. Today, few houses or flats are available anywhere under R200 a month

So far, low income "white" people whose employers are unable to pay them much more than R400 a month (and there are many) have been spared the overcrowding that other races have endured for decades

But now the impossibly high cost structure and the removal of rent control will work to their disadvantage and, if the Government applies its new policy to them, they too will not get a house unless they accept the responsibility for building it themselves

This, if done by building societies or utility companies, will inevitably be more expensive than our mass housing schemes

Finding money

Masses of money must be found for housing. Bonus Bonds for housing only should be started. The Government should re-organise its priorities to provide R1 000-million a year for the housing of people earning less than R500 a month, otherwise other sources must be found

The compulsory loan levy (which realised about R170-million in 1982/3) at a low interest rate of five percent should have been doubled, not abolished

The old, low-cost housing stock is the greatest asset of the poor of our city and should have been preserved for them

and adequate subsidies for those in need

To sell existing rented houses does not provide one additional house for people needing accommodation. Currently, there are 21 000 families on our rented waiting list and 10 000 on our home ownership waiting list. The vast majority of these breadwinners have monthly incomes below R400 — the majority earn between R200 and R300 monthly

"Rent control"

The council makes no profit from its provision of housing and consequently its housing is, in effect, rent controlled. When buyers of our council houses decide to sell, they do so at market value, and the new buyer (unless subsidised by somebody) has a much higher income than the people on our waiting list. Thus, once sold, the house is lost to low income families for ever

This would not be a great tragedy if it were Government policy to continue large scale building schemes at subsidised interest rates, but it is the cost of providing housing subsidies, together with high building

costs, which has caused the Government to decide to build houses mainly for families with incomes up to R150 a month

The new policy is that if you do not take the responsibility for building your own home (an option which I have favoured for years), you won't get one. This, together with the lack of land in the municipal area for houses, must result in an even more appalling shortage than now and, inevitably, those who have houses will be able to demand room rentals exceeding our rental for an entire house

But even if the Government continued building as before, it makes no sense for a government, which claims it has no money for housing, to sell existing houses (which can rent at about R40 a month or less), at less than their replacement cost of more than R15 000. We have about 25 000 such houses

It is argued that it does no harm to sell existing houses, since they already have tenants. This shows an ignorance of the housing position, which is that in any one year, by normal upward mobil-

ity and the movement of people, we have more than 100 vacancies monthly

Once most of our housing stock is sold, vacancies which could go to families on our waiting lists will obviously cease, and all those who want a particular area or a transfer to a larger/smaller house will never be satisfactorily accommodated

One of the council's grievances has been that it was compelled to give priority to squatters in the last six years, most of whom are not on the council's waiting list until put there by us. They have acquired the 5 000 vacancies which could have gone to the long-standing applicants on our waiting lists

The shortage of land, together with population growth (which has doubled in Cape Town in the last 20 years), probably requires that the City Council redevelops existing land to higher densities (though not high-rise) in the next 20 years — an option that will either be impossible or at best a very costly procedure if the council does not own the land

D. Dispatch 6/17/13 **New social contracts** *1274*
needed in SA — Mopp

GRAHAMSTOWN —The evils of sub-economic housing schemes and resettlement were two of the topics discussed at the conference on environmental development here yesterday

An East London legal consultant, Mr Peter Mopp, said "new social contracts were needed to allow the proper development of South Africa's resources

"We have to break down the evil of racism and together draw up a social contract where we will all be equal partners

"We need a contract that will allow each human being to develop to his or her fullest potential, unfettered by the shackles of oppressive laws and free from the tyranny of poverty," he said in a paper on the impact of housing on development in the Eastern Cape

Sketching the system of housing in South Africa, Mr Mopp said sub-economic schemes had been deliberately designed to tie in with the government's policy of "bestowing perpetual second class citizenship upon its inhabitants"

Two other speakers at the confer-

ence spoke of resettlement as the greatest challenge facing developers in the Eastern Cape

The representative of the Urban Foundation, Mr Bill Davies, said the "astronomical costs of forced removals and the degrading effects" it had on people made it the most unsettling factor of life in the region

"Security must be a key issue — security of tenure, security of jobs, and security of family — in any development plan

"For that reason the people in the region must have a stake in the planning on any development," he said

Earlier yesterday Professor J B Daniel of Rhodes University said political developments in the Eastern Cape, such as the forced removals of communities and the creation of independent states were slowing down development

Professor Daniel said the redrawing of boundaries and creation of resettlement required "urgent reassessment" before the Eastern Cape could be developed to its full potential —
DDR

**Man burnt
to death**

124 E. Post
18/7/83
Crime Reporter

A MAN was burnt to death last night when fire gutted a wood and iron shack in the backyard of a house in Kwanobuhle, Uitenhage.

He was Mr Vuyisile Marenene, 30, of 62 Hintsa Street

Another occupant of the house, Mr Rotwell Nojekwa, was badly burnt. He was taken to hospital.

The cause of the fire is believed to be a candle which fell over.

UCCI

Sale of State homes in PE, U'hage under way

By STEPHEN ROWLES

THE vast discount sale of State houses in the Port Elizabeth and Uitenhage black township kicked off today with almost 3 000 houses immediately available for sale at between R2 820 and R9 943

However, the selling prices will be drastically reduced with discounts of up to 40% available

Eventually 17 843 houses will be marketed in Port Elizabeth and 6 218 in Uitenhage

This was disclosed today by the Chief Director of the East Cape Administration Board, Mr Louis Koch

He said house prices for the campaign's first phase had been established and prospective home owners could now apply to their township superintendents

Mr Koch said 760 four-roomed homes in Zwide with electricity, indoor sanitation and bathrooms would be sold for R5 519

In Kwaford 288 homes are now available for sale — 31 two-bedroom houses for R8 033 and 257 three-bedroom houses for

R9 943

In Uitenhages's Kwanobuhle township extension 3, there are 1 749 houses for sale — 788 four-roomed houses at R3 427 and 961 other four-roomed homes from a different scheme for R2 820

Mr Koch said Ecab was now working on the selling prices for East London, Queenstown, Cradock, Somerset East and Cookhouse These would be available within a month

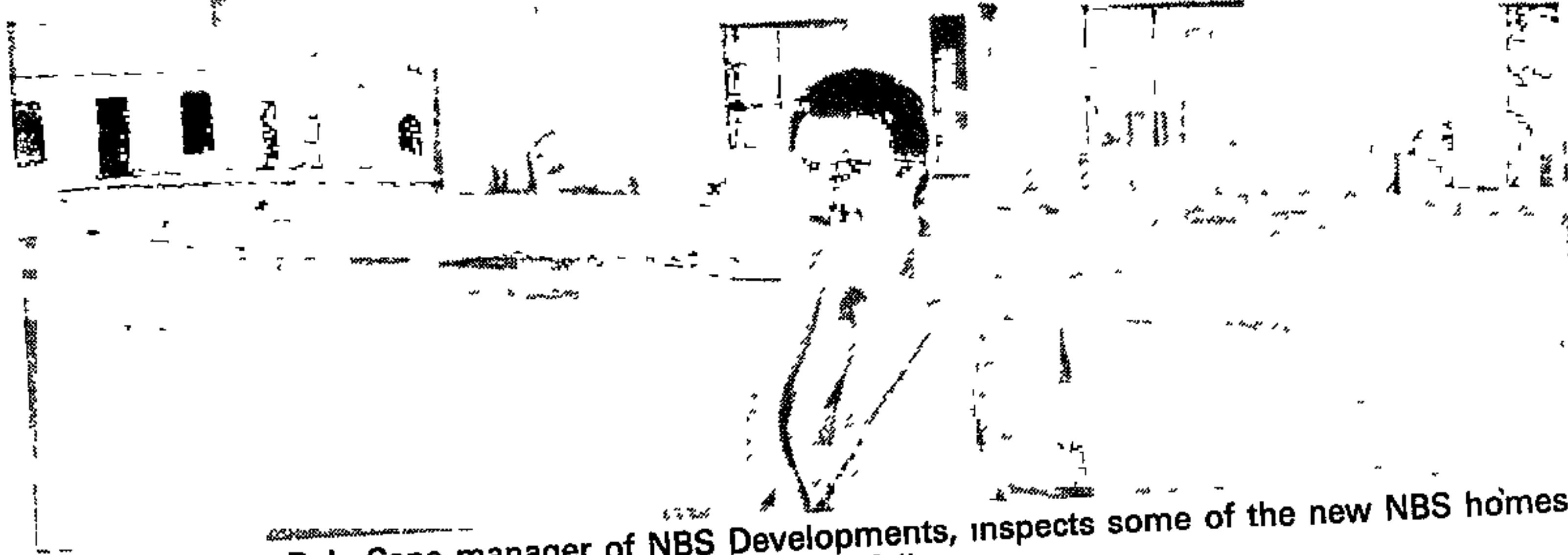
After this, priority would be given to preparing for sale the balance of Port Elizabeth and Uitenhage houses Details should be available in the next three months

Mr Koch said those earning more than R450 a month would have to approach building societies to arrange finance Those earning less than R450 could get loans from their employees or put down a 5% deposit on a National Housing Fund loan

However, those buying with State funds would not be eligible for the 25% cash discount

(24) E. Post 18/7/83

1983



Mr Johan van Dyk, Cape manager of NBS Developments, inspects some of the new NBS homes in Brackenfell.

NBS Developments build 180 homes in Western Cape

CAPE TIMES 19/7/83 (124)

MORE than 180 new homes are being built in the Western Cape by NBS Developments in the 1983-84 financial year

This covers developments at Colorado, Northpine, Durbanville and Brackenfell, a total investment value of R9.4m.

The manager of NBS Developments (Cape), Mr Johan van Dyk, said that NBS realised that large scale housing developments were urgently needed to help alleviate the serious shortage of homes.

"Our mission is to provide affordable, socially acceptable homes to the lower to middle income groups for all communities," he said

"The average price of the homes are R48 000 with an almost 50-50 coloured to white spread

"There has been a tremendous demand with the units at Brackenfell and Colorado already sold out and long waiting lists for Northpine and Durbanville."

A breakdown of the four developments is as follows

Brackenfell — 43 units

in the R60 000 range Three bedrooms, double garages and twin bathrooms Plots of 750 m²

Colorado — 48 units in the R44 000 to R47 000 range. Three bedrooms and fully fitted kitchens Plots from 500 m² to 600 m²

Northpine — 34 units in the R38 000 to R45 000 bracket Plots of approximately 500 m²

Durbanville — 62 group units in the R54 000 range. Three bedrooms twin bathrooms and enclosed leisure areas. Plots of 500 m²

Mr Van Dyk said that these four developments, totalling 187 homes, were value for money success stories and were being scooped up as soon as they were available

"We have tremendous faith in the Western Cape as a development and investment area and are the first society to open a regional development office here. We are looking to expand our base but are being hampered by the lack of suitable land and escalating property prices."

British

Master plan ^{(124) E. Post} recommended ^{19/7/83} for Malabar

Municipal Reporter

A MASTER plan which will speed up the expansion of Malabar and alleviate the housing shortage will be prepared if a recommendation by the Port Elizabeth Town Clerk, Mr P K Botha, to the City Council's Policy and Resources Committee, which meets today, is accepted

In a report, Mr Botha says it could take up to five years before the first houses are erected in Malabar Extension 3.

Planning has to be undertaken, the township has to be approved and services have to be installed

He says because of the urgency of providing additional plots to alleviate the housing shortage, representations were made to the Department of Community Development to speed up the process

It was suggested that planning consultants be ap-

pointed and a master plan be drawn up

Mr Botha has recommended that the City Engineer's Department proceed with the preparation of a master plan and that the council appoint town planning consultants to prepare a township application

● The committee will also be asked to approve the appointment of consultants, at an estimated cost of R90 000, to undertake an analysis of the most effective way of solving the transport problems in the Stanford Road corridor

The consultants will be asked to ascertain whether the construction of a second carriageway in Stanford Road, between Beetlestone and Windvogel Roads, would provide the most effective solution to the transport problems

The construction of an exclusive busway or a light/heavy rail system will also be considered

Sale of State ⁽¹²⁴⁾ houses ^{E. Port} _{20/7/83} discussed

Municipal Reporter

ABOUT 250 representatives of local authorities from the Eastern Cape and the Southern Cape attended a seminar in Port Elizabeth today to sort out the "nuts and bolts" of the sale of State-owned houses.

Mr J Kruger, who is co-ordinating the vast sale for the Department of Community Development, said advice on solving practical problems involved in the sale was given

Nothing new was discussed and there would be no statement after the meeting, he said

Options
124 E. Post
on move
to be 20/7/83
set out

Municipal Reporter

A TASK force from the Port Elizabeth Housing Department will be moving into Willowdene within the next two weeks to explain the resettlement options available to the residents

In terms of an instruction from the Department of Community Development, residents of Willowdene, a coloured enclave in the Fairview white group area are to be rehoused in Bethelsdorp Extension 21

According to a spokesman for the Housing Department, Willowdene residents will be given the first option to buy or rent houses in Bethelsdorp. Prices will range between R18 000 and R20 000

The spokesman said for some of the Willowdene residents the new rents or instalments would be comparable

The council would make available re-lets from cheaper housing schemes to those who could not afford increased rents

He said he did not expect resistance to the proposed rehousing once the residents had been given all the details

House prices high, say tenants

(124)
Post
21/7/83

Post Reporter

TENANTS of Port Elizabeth City Council houses in the northern areas have complained about the high prices being charged for houses they have occupied for many years and which they can now buy on an instalment basis, according to Mr Charlie Green, chairman of the Northern Areas Management Committee.

Mr Green said a delegation had been invited to discuss the problem with officials of the Department of Community Development in Pretoria on a date to be decided.

This follows a meeting between representatives of the NAMC and various local authorities with the co-ordinator of the Government's new housing sales scheme, Mr Johan Krige, in Port Elizabeth yesterday.

Mr Krige addressed the meeting to explain certain "points of confusion" regarding the scheme.

At the meeting Mr Krige invited the NAMC to send a delegation to Pretoria for discussions after he was told the selling prices were too high.

Members of the NAMC have held regular public meetings in the northern areas since the Government announced that tenants in all areas would be able to buy houses at present being rented by them.

The scheme was launched nationwide on July 1.

Mr Green said most of the tenants had complained about the high prices and he agreed with them.

"My committee and I want the prices to be dropped. The prices are much too high in all areas. We will continue to have talks with the authorities so that the tenants can benefit," he said.

Mr Green referred to families in Schauderville who had rented their houses for the past 40 years and who were now expected to buy them at an "exorbitant" price.

The tenants, he said, had paid interest and redemption costs on the houses throughout the years and it was only fair that prices should be lowered.

(124)
E. Post
22/7/83

Delegates for talks on housing

Post Reporter

THE Northern Areas Management Committee (NMC) is to send a delegation to Pretoria to discuss the "exorbitant" prices being charged for houses with officials of the Department of Community Development, says Mr Charlie Green, chairman of the NAMC.

The Town Clerk, Mr P K Botha, has already been asked to arrange a date for the meeting

The meeting is to be held at the invitation of Mr Johan Krige, co-ordinator of the Government's country-wide house selling scheme, which was launched on July 1

1981

Chambers Call for urgency slam new township on local housing

CAPE TIMES 22/7/85

(207) (208) (209) (174) (240)

Staff Reporter

THE Western Cape Chambers of Commerce yesterday urged the government to develop "a sense of urgency" over the housing crisis in the Peninsula

A unanimous resolution taken at their annual congress yesterday urged the Department of Community Development to make more land available for coloured housing

A delegate from the Cape Town Chamber of Commerce which put forward the motion, Mr Harold Groom, said the interests of the community were inextricably bound with those of business

One prerequisite of productive labour was an adequately-housed workforce which preferably had a stake in it

Businessmen had accepted the challenge thrown out by the government that private enterprise had to help provide housing. However, since the announcement a year ago on the new State housing policy, no progress had been made with the provision of more land and serviced plots

The guest speaker at the congress, Mr Chris Heunis, Minister of Constitutional Development and Planning, said the problem was more to do with the use of the limited land. Density would have to be increased and standards lowered

He suggested to the chambers that they channel these problems through the newly-formed regional economic advisory committees

By JANE ARBOUS
THE Western Cape Chambers of Commerce yesterday condemned the construction of the new township Khayelitsha as a consolidated housing area for blacks in the Peninsula

In a resolution passed by a large majority of the chambers at their congress at The Strand yesterday, the government was urged — in the interests of the Western Cape economy — to let blacks legally occupying houses in the existing townships remain there

Mr Robbie Stern, president of the Cape Town Chamber of Commerce, which introduced the motion, said two issues were involved — the resettlement of blacks in areas with inadequate facilities and the removal of people who already had homes in a consolidated housing area

'Grim conditions'

Mr Stern said people had already been moved to Khayelitsha and because of an inadequate infrastructure, were living in grim conditions

Referring to confusion in government circles on the provision of transport and other facilities, he said "Infrastructure should be on a basis of planning and not emergency"

The chamber believed it was naive in the extreme to assume there would be a large-scale voluntary movement

from existing townships to Khayelitsha "without some form of compulsion direct or indirect"

Blacks there would be a considerable distance from their places of work, adding still further to transportation costs and travelling time

Also, blacks would be deprived of facilities to which they had contributed substantial funds over the years

Large sums of money had been spent on renovating and improving their homes in the townships

The removals, the chamber said, should also be seen in the light of the fact that employers had erected housing for their migrant workers which would have to be rebuilt at Khayelitsha at considerable added cost

There were at least 72 000 illegal blacks currently in the Peninsula, and their numbers were sure to grow. While it made sense to accept this influx and provide accommodation in Khayelitsha of varying standards, uprooting residents of Langa, Guguletu, and Nyanga would be unwise

Asked to address the congress on the issue, Mr Timo Bezuidenhoud, Chief Commissioner of Co-operation and Development in the Western Cape, said a consolidated housing area was necessary for the "orderly development of Cape Town"

BUY OR PAY MORE RENTS!

C. Herald 23/7/83

124

MASSIVE rent increases are on the cards for July next year for people who do not buy their council houses.

This was confirmed by Mr Johan Kruger, the man who was specially appointed to make a success of the Government's sale of 500 000 houses throughout the country

Mr Kruger said rent increases would be in line with the Government strategy to promote home-ownership

"There are many people who earn over the prescribed limit and are getting subsidies, depriving others who deserve subsidies, for example, those people earning between R500 and R600 a month

LEVEL

"From July next year, rents will be on a more realistic level for those people who do not want to buy their houses. This could be one phase in a process of making rents more realistic

"This is not a threat, but an economic reality

"If people do not buy, the State will be less in-

By
**Ryland
Fisher**

clined to support them within the next few years"

Mr Kruger said the Government would provide assistance for those people wanting to buy their houses

So far the Department of Community Development has approved the prices for about 70 000 houses

Mr Kruger said the delay in the sale of houses, which started on July 1, was "not really a delay but only a slight misinterpretation of a speech by the Minister of Community Development, Mr Pen Kotze"

"The Minister merely stated that from July 1 local authorities would be free to start selling

houses. We expected that not all local authorities would be able to start selling immediately, because some of the bigger local authorities have more administrative work to do before they can start selling," he said

MEETING

● The Gleemoor Cape Flats Civic Association will be having a meeting on Tuesday night at the Athlone Civic Centre to discuss the sale of houses and property expropriation in Athlone. The meeting starts at 8 pm

A similar meeting is planned for next Monday night by the Heideveld/Vanguard Civic Association. The meeting will be held at the Cathkin Community Centre at 8 pm

Cahac executive to serve another term

c. Herald 23/7/83 (124) (P)

MR Wilfred Rhodes was unanimously elected chairman of the Cape Areas Housing Action Committee (Cahac) at their second annual meeting in Ravensmead on Sunday.

Cahac's general secretary, Mr Trevor Manuel, was also unanimously re-elected on the 12-member steering committee. Mrs Hester Benjamin of Lavender Hill was elected vice-chairman.

About 200 delegates and observers from Cahac's 19 affiliates attended the meeting.

Mr Manuel said Cahac has re-affirmed their commitment to building strong organisations with bigger membership and working class leadership in the community.

LEADERS

Both he and Mr Rhodes received standing ovations when they presented their annual reports. All the members of the steering committee were elected unopposed.

Mr Rhodes, who has been chairman of Cahac since 1981, said he would have preferred someone else to take his position.

"We don't want to develop into a situation where individuals in a people's organisation are seen as the leaders,

but I cannot disrespect the people's decision.

"I know that the steering committee will be able to serve them well, because the community has committed themselves to fight for houses, security and comfort and for a free and democratic South Africa."

Mr Rhodes saw Cahac's major task as making people aware that they must not sit back and accept their plight.

"The people must oppose in an organised way and set demands wherever they live. By educating ourselves on issues affecting us and bringing people together, we will be able to make our demands a reality."

MISTAKES

Mr Rhodes said Cahac had made mistakes in the past.

"But we have learnt and will not make the same mistakes again.

"We still believe we are the voice of the people and will champion the cause of the oppressed and exploited

"In terms of our guiding principles, we will oppose the Government's constitutional proposals and the Koornhof bills.

"This new deal will entrench apartheid and prolong our oppression," he said.

Many living in fear, says report

Mercury Reporter

124
#15
Mercury 23/7/83

A GRIM picture of life in Durban's coloured housing schemes, where many people live in fear, is given in a report by Durban City Council's Chief Security Officer, Capt Arthur Willis.

He said after a tour of municipal housing in Wentworth, Melbourne Court and Sparks Estate that various gangs operated in these areas and the thugs had no hesitation in committing acts of violence on municipal properties.

Incidents of drug peddling and selling of liquor are alleged to be rife in many of these housing schemes. Innocent residents live in fear of their lives and are not prepared to speak out.

'In examining the overall picture and the geographical spread of these areas it would be a very costly exercise to replace the present watchmen with security guards from the Town Clerk's Security Section

'Even if the watchmen were to be replaced there

is no guarantee that the acts of violence would end,' he said in a report to Durban City Council's Housing Section

To cover municipal installations on a 24-hour basis would require four guards at each location at a monthly cost of R400 per guard, an overall cost of R4 512 a month

He said it was clear that the residents lived under a cloud of constant fear 'A number of caretakers were too terrified to speak out.

One who had witnessed

a vicious attack on a watchman was not prepared to come forward and give evidence. We were informed that thugs had warned him to keep quiet or suffer the consequences'

Capt Willis said his department was prepared to assist the Housing Section where possible by investigating incidents of damage to council property where the value was excessive and to act as a 'go between' for the Housing Section and the South African Police

Housing policies condemned

ARGUS
25/7/83

~~123~~ 124

Staff Reporter

THE Government's housing policies have been unanimously condemned by about 700 people at a meeting held by the Disorderly Bills Action Committee (DBAC) in Lavis-town

A resolution passed at the meeting also rejected the Government's constitutional proposals and the proposed 'Koornhof Bills' — the Orderly Movement and Settlement of Black Persons Bill and the Black Community Development Bill

The DBAC is an umbrella body representing about 40 civic, cultural and sports organisations in the Western Cape and the meeting demanded the form of a new constitution be determined by a "democratically elected constituent assembly"

The resolution also called for an end to pass laws migrant labour and coloured labour prefer-

ence in the Western Cape and demanded the immediate provision of adequate State housing free of rent exploitation

Mr S Bosch, a representative of the Lavis-town Action Committee, told the meeting that the housing crisis was in fact a 'Government crisis'

"This Government with which we are blessed has created a crisis in every field of human endeavour, including housing and education he said

"Housing is a basic need — but the Government never intended to satisfy people's basic needs"

Referring to the Government's decision to sell houses to tenants, Mr Bosch said people had already paid for their houses "three times in rents

He challenged a recent statement by Mrs Eulalie Stott that the council makes no profits from housing

'Included in our rent is an amount for insurance against rent loss caused by people who leave their homes because they cannot meet the rents — so we have even paid for their houses'

Ms Lucy Edwards, a resident of Parkwood Estate, said the Government was responsible for housing but was trying to pass the responsibility on to the tenants

"They demolished houses in District Six, there are houses standing empty or nearly empty in white areas and yet they spend R3-billion annually on defence

'When we consider this, it is obvious that the housing crisis could be solved in a few years if the Government wished to'

Tetanus death

HARARE — A crop guard who trod on a porcupine he had shot, died of tetanus after the quills were pulled out of his foot in hospital — Sapa

Govt's housing policy rejected

Staff Reporter

ABOUT 950 people passed a resolution rejecting both the government's housing policy and constitutional proposals at a meeting convened by the Disorderly Bill Action Committee (DBAC) in Bishop Lavis yesterday.

The DBAC was formed to oppose the "Koornhof Bills" and the constitutional proposals, but has since become a permanent body representing more than 40 organizations.

The sale of houses under the new housing policy was rejected by affiliates as an attempt by the government to pass the economic and housing crisis on to the

backs of workers

Their resolution stated "In the face of all these attacks, workers should unite and strengthen their organizations to defend their living standards. This should be seen as part of the greater struggle for a South Africa free of oppression and exploitation."

Workers were called on to unite by forming committees on action for housing, by getting rid of "reactionary reformist leadership", and a separate call was made for the right of workers to live and work where they choose.

Calls were made for an end to pass laws, the migrant labour system,

and the coloured labour preference policy.

A spokesman for the Manenberg Residents' Association said the proposals by the President's Council should be exposed for the "mirage" they were.

"They have no meaning except to ask us to endorse apartheid. The proposals and their blood brother, the sale of houses, are a recipe to compromise us further," he said.

"How many of the people living in council-owned houses have the cash to buy their houses? We will have to go to building societies for loans and pay interest on those loans."

Dr Neville Alexander, chairman of the Lotus River-Grassy Park Residents' Association, said the PC proposals were "supposed to make life better for the coloureds and Indians, but are, in fact, a way of getting support for apartheid."

"As payment for the vote, our children will be put in uniform to fight their own people," he said. "It is a matter of life and death."

"The Koornhof Bills are an attempt to divide the legal blacks and illegal blacks in the urban areas. We must ensure that they do not succeed and that the government does not succeed in its devilish plan. We oppose kitchen parliaments, management committees and community councils. We must not give them credibility."

CRC to

City ¹²⁴
^{MSM}
'yes' to
^{25/1/83}
'granny
flats'

Mall Reporter

EAST LONDON — East London could become the first city in the Cape to allow "granny flats" on existing residential properties — a concession which will relieve housing needs, particularly of elderly people

The city council has approved an amendment to the town planning scheme to make this possible and will now seek the administrator's consent

Mr Joe Yazbek, deputy mayor and chairman of the action committee, said the council had approved "unanimously and almost with applause" the amendment recommended by the town planner, Mr Roy Leeming

He said the municipality had received an increasing number of applications in recent years from people wanting to erect additional accommodation on their properties to house aged parents or other relatives

However, this could not be permitted in terms of the existing town planning scheme which allowed for only one residential dwelling per residential plot — a principle fundamental to town planning throughout the country

"If we can get the go-ahead for this amendment, it is going to relieve the demand for housing which we cannot meet," said Mr Yazbek

"It will bring relief particularly in the area of economic housing. All pensioners simply cannot afford a home with more than the basic requirements"

In terms of the amendment, the "granny flats" secondary self-contained residential unit should

- Be single storey at ground level,

● Form part of the original structure in design, form and materials but not necessarily by interleading,

- Be subordinate to the main dwelling and comprise not more than one bedroom, a lounge/dining room, a kitchen, bathroom and toilet

Some 230 properties in East London already had buildings on them which the municipality strongly suspected were being used as additional dwellings, Mr Yazbek said

He said the proposed "granny flats" should ideally be joined to the original structure, but this was not a strict specification

A spokesman for the director of local government yesterday confirmed that the East London City Council was the first in the province to apply for a "blanket" amendment to the town planning scheme in this regard

He would not speculate on whether the proposal would meet with the approval of the administrator

~~124~~ Industrial
Wool
Accommodation renovated
26/7/83

MURRAY & Roberts
(Eastern Province) has
spent R400 000 on refurbishing
accommodation for 200 of its
work force at Kwazakhele,
Port Elizabeth

According to Hector Minott,
MD of M&R, the most appreciated
innovation is that the cubicles

are now designed to take only two beds. "We have found our men dislike dormitory-type accommodation and felt a strong need for privacy. We believe that the two-bed cubicle is a great improvement on the old six or eight bed system that we used previously," he said.

B. Dispatch
**Another 300
houses for
Buffalo Flats** *124*
26/7/83

EAST LONDON — At the city council meeting last night it was unanimously agreed that the housing contract for 1 000 houses for Buffalo Flats be extended by 300 houses

With a change in government policy on Duncan Village, the 970 site and service scheme, which had been earmarked eventually to become available for low cost houses for coloureds, would now no longer be available

"Duncan Village was going to be used for coloured families, but now the people in Duncan Village are no longer to be moved to Mdantsane," the councillor in charge of the housing portfolio, Mrs Elsabe Kemp, said

"There is a waiting list of 2 300 coloured families and the 1 000 houses being built will not make much impact

"The extra 300 to 400 houses will be a tremendous help," she said

The director of housing and estates will investigate the additional houses required and an application is to be submitted to the Director of Community Development for approval of the extension

The council also agreed, subject to the approval of the administrator, to act as guarantor for a loan of R111 700 for the McClelland Centre for the Handicapped to enable the centre to extend its premises

The principle of

awarding recognition to East Londoners who have served the city with distinction was accepted by the council

A sub-committee comprising the mayor and deputy mayor, Mr Errol Spring and Mr Joe Yazbek, together with the immediate past mayor, Mr Donald Card, to consider the nominations received for the award each year is to be set up

Mr I S Zulman suggested the award be a certificate to be presented to the people nominated at the mayor's inauguration

It was also agreed last night that the town clerk be authorised to sign the consent forms to the facades of the city hall, the Ann Bryant art gallery and the old library being declared national monuments — DDR

Housing plea to Divco fails

CAPE TIMES 27/7/83 (124)

Municipal Reporter

A PROPOSAL that the Divisional Council re-think its policy on "illegal" squatters and provide them with accommodation or temporary site-and-service schemes was rejected by the council yesterday

Mr N D Ross introduced the motion after the council had noted the Squatter Control Operations Progress report of the Housing Committee

He pointed out that in the past eight years, 8 393 "illegal" shacks had been demolished a year. This meant that 80 were demolished a month. In the three-month period from March to June, 148 had been demolished

This rate of demolition perturbed him as the council was dealing with people, he said. He moved that the housing committee turn its attention to establishing a new policy on these squatters

Mr P J Grobbelaar said the council should "not make it so easy for

people to come to Cape Town from the Boland to lie in the bushes". The cost of accommodating them became the burden of the tax-payer

These people came to Cape Town without knowing if they had jobs or houses, and then appealed to the mercy of Capetonians with "heartrending" stories in newspapers

Mr D Lambert said some type of influx control was needed, but the council should keep demolition to a minimum. Mr J J Walsh said he was not in favour of "indiscriminate squatting", but the council had to face up to welfare problems

Mr P L Andrew said he dissociated himself from the statement that influx control, as it was practised, was needed. South Africa was only 47 percent urbanized, as opposed to 57 percent in other industrialized countries. It was "stupid" not to expect a higher degree of urbanization, he said

Mr Ross's motion was lost by nine votes to six

Mobile home decision

Carl Timb
27/7/83 Municipal Reporter 124

CERTAIN types of mobile homes will in future be allowed on normal residential plots in Divisional Council areas, following a meeting of the council yesterday

It had previously been the council's policy not to allow prefabricated houses to be erected

The council has now agreed to the erection of two types of mobile homes approved by the South African Bureau of Standards — the Cedarberg and Tulbagh units, constructed by C I Industries

The Cedarberg, which, according to the Engineer's report, gave the "impression of semi-permanence" and had a bland facade, would be limited to the Scarborough area and rural areas, excluding the Noordhoek/Sunnydale area

The Tulbagh, which gave "a more favourable impression of permanence and aesthetic acceptability", would be allowed throughout the Division. However, property-owners alongside each proposed site would have to consent in writing

The Engineer states that neither of these units was designed as a low cost product. The Cedarberg, consisting of two bedrooms, cost about R25 000, while the largest Tulbagh unit, comprising four bedrooms, cost about R45 000 from the factory

124
30/7/83
F. Herald
Tenants to discuss rents

FEELINGS are running high in Ravensmead over recently increased rents, the spate of evictions and the large number of unemployed in the area

These, and other grievances will be discussed at a meeting of the Ravensmead Residents' Action Committee (RRAC) at the Ravensmead Civic Centre on Tuesday night

The meeting will be addressed by Mr Trevor Manuel, general secretary of the Cape Areas Housing Action Committee; Mr George Blouws, chairman of the RRAC, the Rev Edward Mali, a local priest, advocate Mr A M "Dullah" Omar and Professor Jakes Gerwel, head of the Afrikaans Department at the University of the Western Cape

Skeleton houses for Cape Flats

W/6 RAGW 30/7/83

Weekend Argus Reporter **126**

THE phrase "a roof over your head" will take on a new meaning when the Cape Divisional Council erects skeleton houses in Grassy Park for householders to complete themselves

For the new skeleton houses will have little else but roofs covering the ultimate floor area of the house

The occupier will then have to complete the house himself in accordance with the plans and within a period specified by the housing authorities

The Divisional Council has agreed to try out this novel idea in the Grassy

Park Extension 15 self-help project.

Houses will initially consist of simple skeleton structures made of steel frames bolted together, with an asbestos roof, a core unit bathroom and possibly one other room

The design makes it relatively simple to complete the building.

Divco will try out the system using 20 of these housing units initially at a cost of up to R51 560, excluding the bathroom units

Three types of house of 51, 65 and 75 sq m are planned

Tenants to see the light

C. Herald 30/7/83

1284

GRASSY Park and Lotus River tenants who have been living in houses without ceilings are to have them fitted soon — and there is a very good chance that they may have electricity laid on to the houses in the very near future.

This assurance was given to a delegation from the Lotus River and Grassy Park Residents Association (Logra) when they met with top Divisional Council officials last week.

Council officials have also suggested to Logra that they get to see the Minister of Community Development, Mr Pen Kotze, in connection with their houses.

When the 15 member delegation met council officials last Thursday,

they handed the council a lengthy memorandum on the problems in their area.

PROBLEMS

High-up on the list of problems were the lack of electricity and ceilings in 700 houses, the provision of bathrooms in the houses and the provision of interleading doors.

The delegation handed council the results of a survey on the amount of money residents spend on candles, wood, paraffin and gas every month.

Council officials told residents that the National Housing Commission had a serious shortage of money. The available funds were being used to build houses, an official said.

They told the Logra delegation that the Minister of Community Development had provided funds for ceilings only after he had been requested to do so by the council's Medical Officer of Health.

Although officials asked Logra to make representations to the Mr Pen Kotze, they stated that the Divisional Council would also approach the Minister with regard to the electricity.

VICTIMISE

Council told the residents that they were planning to sell all houses, but they were not going to victimise tenants who chose not to buy their houses. Flats

would not be put up for sale.

Residents were also told that they did not have to pay for repairs to their homes if the damages had not been caused by them.

On the recent flooding of roads and houses, officials told the delegation that the Cape Flats was a low-lying area and had a high water-table, making it very difficult to solve the flooding problem.

The residents however, say they had not decided to live on the Cape Flats by free choice. They told officials that the Group Areas Act had forced them to the Flats.

Half a percent interest rise on loans under R60 000 will hit most home-

BONDS RISE

AK64/ 1/8/83

By TOM HOOD, Property Editor

MORTGAGE rates for new home loans below R60 000 are to rise by a half percent from today, report three building societies — the United, Perm and EP.

Home owners already paying bonds will find their rates going up by a half per cent from September 1

The majority of the country's home buyers will be hit because these societies handle well over half of the total mortgages

These three the Allied and NBS have already raised their rates on bonds over R60 000 and by 1 or 1,5 percent to 17 or 17,5 percent

Fork out

The Allied's directors were believed to be considering an increase in their rates on bond below R60 000 at a meeting in Johannesburg today

Barclays Bank last month raised its home loan rates across the board

Home buyers will have to fork out

- An extra R8 a month on a R20 000 bond over 20 years making R264 instead of R256
- An extra R16 a month on a R40 000 bond over 20 years, making R552 instead of R536
- An extra R26 a month on a R65 000 bond at 17,5 percent over 20 years, making R955 instead of R929

Competition

The higher rates have been forced on building societies by intense competition to raise finance, leading to a series of hikes in rates offered to depositors and investors

A main source of cash to finance home loans comes from paid-up shares which jumped to about 13 percent last week after being as low as 8 percent two years ago

Societies say they still cannot meet the heavy demand for home loans and house buyers often face a long wait for a bond or else get their employer or relatives to deposit some matching finance for up to three years if they want a bond in a hurry

Property agents thought the increases were not high enough to deter house buyers, although further increases — forecast for later in the year — could put the price of expensive houses beyond the reach of many people

But the repayment rates for bonds over R60 000 was "getting frightening", said Mr Neville Pittaway, the EP's regional manager in Cape Town

"How many people in Cape Town are earning enough to pay R955 a month?" he asked

**Tax plan
to aid housing**

Municipal Reporter

THE Housing Committee of the City Council is to recommend that the Executive Committee seriously consider solving Cape Town's housing crisis by raising tax — either sales tax or a levy on rates, electricity or water

These proposals were contained in a presentation on July 5 by the City Engineer, Mr Jan Brand, who stated that it was possible for the City to solve its housing crisis. There was a need for 5 500 houses a year beyond those provided with government or private sector funds.

The Housing Committee discussed Mr Brand's proposals at a meeting yesterday and decided that they were worth pursuing. They are to recommend to the Executive Committee that it give serious consideration to his proposals

Mr Brand and the City Treasurer, Mr J Watkins-Baker, are to prepare detailed reports on how the proposals could be implemented, and these will be forwarded to the Executive Committee

A 11

from left) and former SA chess champion David Walker.

THE South African chess champion, Donald Macfarlane, 17, received the silver cup that goes with the title at the weekend from the president of the Western Province Chess Union, Mr Aarjan Snoek. Macfarlane beat Mark Rubery in a record-breaking 171-move game.

"I did not lead the tournament at any stage and I was half-a-point behind going into that final game against Mark Rubery," said Macfarlane. Macfarlane did not agree with my suggestion that he had gone into the last round level with Rubery he might have drawn the game and shared the title and prize money.

Others might have taken the easy way but not the young man that has in his time won three national junior championships, two South African and one Australian, two Western Province closed championships and several major Swiss tournaments.

The South African championship is largely funded by the Oude Meester Chess Foundation and the Oude Meester Chess Player of the Year award is one that Macfarlane most cherishes. But it was his defeated opponent Mark Rubery that won the award this year.

□□□

HOW was opening theory at Pretoria?

Last week we looked at the game between grandmasters John Nunn and Genadi Sosonko. That was a variation of the Caro-Kann played twice in the Oude Meester South African championship. Alas, the critical position after the moves

1 e4 c6 2 d4 d5 3 e5 Bf5 4 Nc3 e6 5 g4 Bg6 6 Nge2 c5 did not occur. In the game mentioned above Nunn now played 7 g4 and won a brilliant tactical battle.

At Pretoria the first six moves were first encountered in the game Aalbersberg-Macfarlane which then went 7 h4 h6 and as will be seen below Black had an easy game.

Aalbersberg next tried the line against Pieter Kunne in round nine and again he played 7 h4. He improved on his play against Macfarlane but only achieved a draw for his troubles.

The former game went

□ AALBERSBERG
■ MACFARLANE

Caro-Kann

23 Kb1 Nxb5
24 axb4 Rc4
25 Nd6 Qxb4
26 Ka1 Rc3
27 Qxc3 Qxc3+
28 Kb1 Ke7

1 e4 c6
2 d4 d5
3 e5 Bf5
4 Nc3 e6
5 g4 Bg6
6 Nge2 c5
7 h4 h6
8 Be3 Ne6
9 f4 Qa5

8

warning-off follow in-stewards

yesterday

Cart Times 4/8/83 124

McCann warns of housing crisis

The housing crisis was causing several social evils, most of them the result of severe overcrowding.

Among them were a lack of privacy, soaring crime and illegitimate rates and reduced productivity.

Cardinal McCann suggested that a housing utility committee be formed and that tax concessions be granted to people contributing to it. About R15-million could be raised annually by adding a small percentage to General Sales Tax and the charges for water, electricity and rates.

"But something must be done. It is the duty of all of us to contribute in some way. People could start by going to look at housing conditions in the townships and asking themselves whether they would like to live there."

the National Housing Fund, has spent R2504 million on a total of 770 046 houses.

During 1981, 851 houses were provided by the State for the so-called coloured people in Cape Town and 7 949 by the local authority, he said.

'Social evils'

"According to the City Engineer, Mr Jan Brand, we have to build 5 500 houses a year at the cost of R38-million to make up the backlog," Cardinal McCann said.

coloured people wanting to rent in the City's municipal area and 10 000 for people wanting to buy.

The Divisional Council had a list of 21 000 families waiting to rent homes and 7 000 waiting to buy, he said.

Black figures

Housing for blacks had been inadequate since the turn of the century, Cardinal McCann said.

"Much has been done to provide housing," he said. "Since 1921 the Department of Community Development, through

census, out of a total of 50 000 houses were needed in Cape Town alone.

The figures for blacks were worse, he said.

According to the 1980 census, out of a total of

COME IN AND SEE OUR WIDE RANGE OF WASHING MACHINES AND DRIERS

Doubts on State plan for houses

ARGUS 5/8/83

124

Staff Reporter

THE Government's plan to sell 500 000 houses will not provide it with enough money to beat the country's housing backlog, a senior Cape Town City Council official says.

Mr Attie van der Merwe told a symposium yesterday that the scheme would fail to generate sufficient funds because existing tenants of State housing could choose whether or not to buy, they could buy on instalments over 30 years, and the sale prices were below replacement costs.

The council felt it was essential to keep sufficient rented accommodation for people such as pensioners who were not in a position to buy.

He emphasised that criticism of the Government plan did not mean the council opposed the promotion of home ownership.

"Politicised"

A Divisional Council official, Mr Ronald Craythorne, said the Government house sale plan was being "politicised".

"Attempts are being made to build up grass-roots resistance to it", he told the symposium, which was organised by the Western Cape branch of the South African Institute for Housing.

Earlier, Mr Johan Kruger of the Department of Community Development called on the private sector to help employees to buy houses.

He said the scheme, involving 26,2 percent of the country's housing stock, was the best way to ensure the maintenance of the free market system, by extending its benefits to all.

Africans

"Our hope is that the private sector will respond in the interests of a stable labour force."

The money it brought in would be used by the Government to bring serviced plots within the reach of all South Africans.

The symposium heard calls from the private sector for extension of the scheme to established African townships in the Western Cape such as Langa, Nyanga and Guguletu.

● The United Building Society is to allocate R100-million a year in loan funds for the scheme.

A spokesman told the symposium the society would take wives' incomes into account when considering applications.

LETTERS TO THE EDITOR

Don't blame people from Khayelitsha

124 377 C. Herald
6/8/83

SIR, — People living in Mitchells Plain obviously know about apartheid. All of them are victims of this hateful policy of the Nationalists. Therefore it follows that they are united in their opposition to it.

Mitchells Plain through the Group Areas Act is a creation of apartheid. The MPCC (Mitchells Plain Co-ordinating Committee) feels that people should look at what opposition to apartheid means

First and foremost it means that people should be able to live where they like. People should not be forced by law to live in a racist ghetto

Imagine that residential apartheid is something of the past. People from Bonteheuwel, Atlantis or Mitchells Plain would be entitled to live in Sea Point, near their place of work. It also means that people living in Sea Point would be able to live in Mitchells Plain

In this, at present imagined perfect society, your neighbour might be white. He or she might also possibly be African, if you care for the terms. Perhaps more importantly we'd all still be South Africans, so really nothing would be changed. Even if your neighbour turned out to be an immigrant he or she

would still be a human being — it wouldn't be the end of the world

KHAYELITSHA

Just recently it was announced that African people are to be settled in Khayelitsha which happens to be along the coastline occupied by Mitchells Plain

What should our reactions be to this?

We have been forced to live 30 kilometres from town. Africans are to be placed one step further, 40 kilometres. Obviously the people did not choose this place. Africans are forced to go there by the authorities. The authorities hope that this will cause friction. Africans and coloured, both victims of apartheid

Instead of unity against oppression, coloured and Africans will spend their energy fighting each other

Already the trains are over-crowded. Before the settlement line was extended to Mitchells Plain it ran as far as Nyanga. Once the Mitchells Plain extension was opened they lost this privilege

The result was friction. Now the same prospect faces Mitchells Plain's people

African people will be seen to be creating this problem of additional overcrowding on the trains. Yet the real creators of the problem via their creation of Group Areas like Mitchells Plain and Khayelitsha are prohibited by their own laws from using settlement trains at all

We cannot accuse white people of causing overcrowding on our trains, or can we?

REACTION

What should our reaction to the establishment of Khayelitsha be?

Like us they are victims of an evil system. This, if nothing else makes them our brothers and sisters. We are one family and as such love each other. We should let this love guide us in our combined struggle for a just, democratic and non-racial South Africa

MRS T SOLOMON

Secretary Mitchells Plain Co-ordinating Committee (MPCC)

Domestics lose E. Post work to pay 9/8/83 rent — claim 124

SEVERAL employers complained at a recent meeting of the Port Elizabeth branch of the National Council of Women that their domestic workers and gardeners were forced to lose a day's work to pay their rents

The president Mrs M Chappel, said it had been decided the NCW would investigate and try to establish whether these complaints were widespread or isolated

She said there were complaints of long queues at the Port Elizabeth Community Council rent offices and also of closing at 3 30pm

Mr Renier Scholtz, acting secretary of the Port Elizabeth Community Council, said he had not received any complaints from employers about delays at the rent offices

He would welcome complaints in writing

Mr Scholtz said there

were long queues at the peak periods the week before the month-end and up until the seventh of the month

He said rents could be paid at rent offices at Walmer New Brighton, Kwazakele, Zwide and the single man's hostel

Mr Scholtz said the offices stopped taking cash after 3 30pm so the cashiers could balance in readiness for banking the next morning

He said the cashiers were sometimes still trying to balance at 6pm

Mr Scholtz said employers could post a cheque for their employee's rent to the relevant rent office direct

They should enclose the rent card, their employee's name, employee's identity number and employee's full address

The rent card would be posted back to the employer with the receipt

Defects (24)
at homes
will be 11/8/83
rectified

Municipal Reporter

THE contractors who built the Booyesen Park housing scheme in Port Elizabeth will be expected to pay for rectifying most of the defects which became apparent in the suburb during the recent heavy rains.

In a report to the Port Elizabeth City Council's Community Services Committee today, the City Engineer, Mr Arthur Clayton, says many complaints were received from Booyesen Park residents about water entering houses.

In almost all cases, complainants referred to water being driven under the sills and the timber unit containing the entrance door and windows, he says.

Mr Clayton says the defects will be rectified.

"Negotiations are at present being conducted with the contractor and it is intended to take remedial measures to all houses, a large proportion of which will be to the contractor's account."

Houses to be built for squatters if loan granted

~~174~~ Municipal Reporter

~~THE~~ construction of 137 houses and the provision of 166 serviced plots in Bethelsdorp Extension 27 to house squatters from the municipal area will begin in January next year if a loan is granted by the Department of Community Development.

There are currently 1 748 coloured and 176 black squatter families in the Port Elizabeth municipal area, according to a joint report by the Director of Housing, Mr Mick Molyneux, and the City Engineer, Mr Arthur Clayton, to the City Council's Community Services Committee today.

11/9/83

However, these figures do not include an estimated 300 coloured squatters in the East Cape Administration Board area of Kleinskool or coloured squatter families in the Dias Divisional Council area.

The committee will be asked to approve an application for a R1 446 812 loan for the development of the Bethelsdorp area.

Basic houses will be constructed and it is anticipated that the project, if approved, will be completed by December, next year.

The only sites at present available for squatters to build their own shelters are 72 sites at Kleinskool.

Any further land for the erection of low cost houses or service sites for self-help housing will depend on future approval of township layouts.

It is anticipated it will take a year before approval for townships in the Bloemendal Blocks 11, 12, 13 and 14 is given.

Pressure for the resettlement of squatters from the Dias Divisional Council in the municipal area is also noted and an earlier council decision not to house Dias squatters at the expense of existing applicants on the council waiting list is reaffirmed. The committee will also consider

● Plans by the Port Elizabeth Cricket Club and the Crusader Football Club to extend the toilet facilities at the Crusader Grounds in St George's Park.

● A recommendation from the Director of Parks, Mr Peter Gibbs, that the council enter an exhibit at the Flora '83 exhibition to be held at the Good Hope Centre in Cape Town from August 25 to 28.

● The purchase of a R4 121 bronze sculpture by Richard Wake by the King George VI Art Gallery.

● The calling of tenders for the demolition of Willowdene.

Housing laws seen as source of misery

Staff Reporter

THE CHAIRMAN of the Black Sash in the Western Cape Mrs Mary Burton, yesterday criticized government black housing policies, saying they caused huge human misery and suffering

"Black people in the Western Cape are worse off than blacks in other areas," she told a lunch-time meeting in the City

Talking on "Squatters, the Human Problem", she said "Government policy has created a black housing problem of critical proportions. Housing needs are desperate and because of this people are forced to make their own provision"

Mrs Burton gave figures to show that 42 percent of the blacks in the Western Cape's cities and towns were there illegally

"The machinery which set up the so-called independent homelands has deprived millions of black people of their South African citizenship

"Influx control regulations mean that it is the black people of this country who face the problems"

The laws were designed as a weapon against these people, she said — and the odds were stacked against them

She pointed to the series of raids and arrests at the KTC squatter camp in mid-May, calling them "disastrous episodes"

"Rapid urbanization, the recession and the drought have aggravated the pressures to move from the country to the city

"But there is a battery of laws and regulations set up to prevent country people making their lives in the city"

She said the urban blacks were "driven by human needs", striving for the right to live together as families

"It is our human problem as well as theirs. They are being forced by our rules to live that way"

The drive to live a community life and the search to find something better would continue, Mrs Burton said

"What these people want is the right to live in the area, the right to live with their families, and the right to work," she said

Dispute (124) 12/8/83

Milner homes to be modernised

EAST LONDON — Enlarging on the housing project announced by the Department of Community Development, the director of housing for the East London municipality, Mr Ken Martinsen said the funds for the upgrading of Milner Estate would be used to add kitchen/diningroom units to 175 houses in the suburb

Where necessary, the electrification of houses in the suburb would also be upgraded

The housing projects will be controlled by the city council, as an agent for the department

Regarding the Buffalo Flats development, Mr Martinsen said good progress was being made with the scheme, which includes 1 300 "selling-letting" homes and 500 serviced plots

It was estimated that these plots would be ready by March next year. The first home would be completed by the end of February next year and homes would become available at a rate of 63 a month

Regarding developments at Stoneydrift and Morningside, the MP for East London City, Mr Peet de Pontes said the housing units would be provided on a "letting-selling" basis. However, he pointed out that the department wanted to promote home-ownership and that prospective buyers would receive priority

The department had decided to extend an initially approved housing project of 32 houses by 30 units in Stoneydrift — DDR

INTERNATIONAL

AR6u3

12/8/83

~~124~~

124

Khayelitsha now has 115 zinc homes

Staff Reporter

SO FAR, 115 temporary zinc homes have been put up at Khayelitsha — Cape Town's new black township — to house people from the KTC squatter camp

All the homes are occupied by families. The majority — about 99 per cent — of the inhabitants are people from KTC squatter camp who have the necessary official ap-

proval to stay in the Peninsula

Asked whether any self-build serviced sites had been provided a spokesman for the Western Cape Administration Board said the planning committee was still working on the whole project

Planners of the new town have visited a number of housing and self-build schemes in the

Free State and Transvaal

Khayelitsha has a clinic, a mobile post office, a bus service, tapped water, refuse removal, high-mast lighting, and a public telephone

The first primary school is being built and tenders have been invited for the building of a community hall and the tarring of the main access road

At this stage there were no channels available to people who might wish to apply to live at Khayelitsha

The spokesman said he could not comment as to whether the authorities will build more temporary houses in the interim or when the building of permanent homes would begin. He said he had to wait for the planning committee to finish their work

Council to probe CMC man's forms

13/8/83
124
C. Herald

THE Cape Town City Council is investigating a document given to tenants by a management committee member to get them to pledge to buy their houses.

The forms have been distributed in several areas over the last two weeks by Mr Kenny Lategan, a member of the Athlone CMC

The forms contain Mr Lategan's stamp as a member of the CMC and a commissioner of oaths. Once signed, residents are requested to send the forms to the Director of Housing, whose address is on the top left hand corner of the page.

The Silvertown Residents Association has accused Mr Lategan of using the forms to gain support for the coming management committee elections.

A spokesman for the association said tenants were confused and did not understand the contents of the document.

POLICY

"The document takes it for granted that people understand the Government's new housing policy and its implications.

"In fact, Mr Lategan has been making people aware only of what seems like benefits, but not the real threats people face in terms of this new policy.

"It is funny that he decided on it just before the elections," the spokesman said.

Mr Lategan said the forms were distributed in Silvertown, Heideveld, Bonteheuwel, Hanover Park, Bonteheuwel, Hanover Park, Bridgetown and Bokmakierie.

He denied that he was using the forms to get support for the elections.

Mr A van der Merwe, Assistant Town Clerk (Housing), said the housing committee planned to discuss the matter with the management committee

the Engineer and Treasurer before they can take a final decision on the sale of houses.

A management committee spokesman said they did not take a formal decision to distribute the forms to tenants.

WRONG

"This form can create a wrong impression among tenants. Some tenants think they have to sign to get a house.

"The Council has not yet decided on which houses will be sold and when. People will be informed of the Council's decision.

"It is not necessary to sign an affidavit if they want to buy. The only paper people need to sign would be the deed of sale."

Mr van der Merwe said the Council was still awaiting reports from

8

ON
RATES

BABY HURTLAS STAIRS CRASH

124
C. Herald
13/8/83

A 10-MONTH-old Parkwood Estate baby was seriously injured and four other people narrowly escaped serious injury when the staircase leading to the their first floor maisonette collapsed.

The child, Simanay January, was being held by her aunt, Ms Carol January, 17, who is expecting her first child in two weeks, when the staircase collapsed.

Simanay's right leg was broken in two places, her tongue was cut and she had severe cuts to her arms. Ms January broke her leg. Both were taken to hospital where Ms January was treated and discharged. The baby was admitted to the hospital. Ronald January, 15, brother of the pregnant woman, and his friend, Charles Campher escaped with minor injuries. Ronald broke a rib and Charles had a deep cut on his leg.

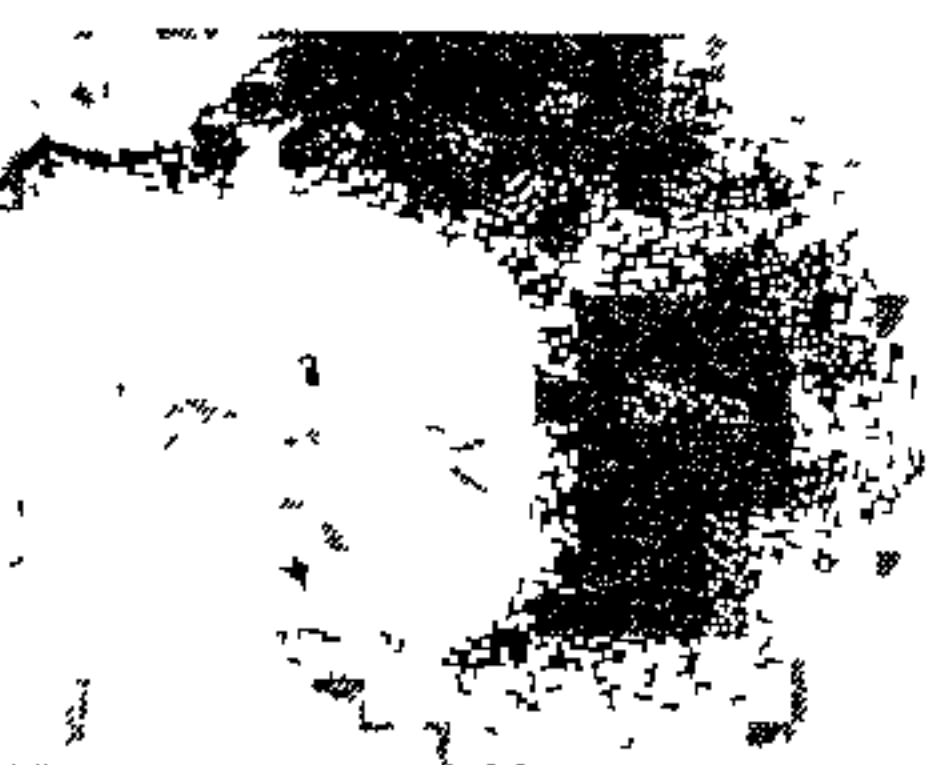
TRAPPED

Ms January said she was standing on the top of the staircase, holding Simanay when they heard a cracking sound.

● **MISS Carol January who is expecting her first child in two weeks fell five metres.**

This was on Saturday night about 5pm.

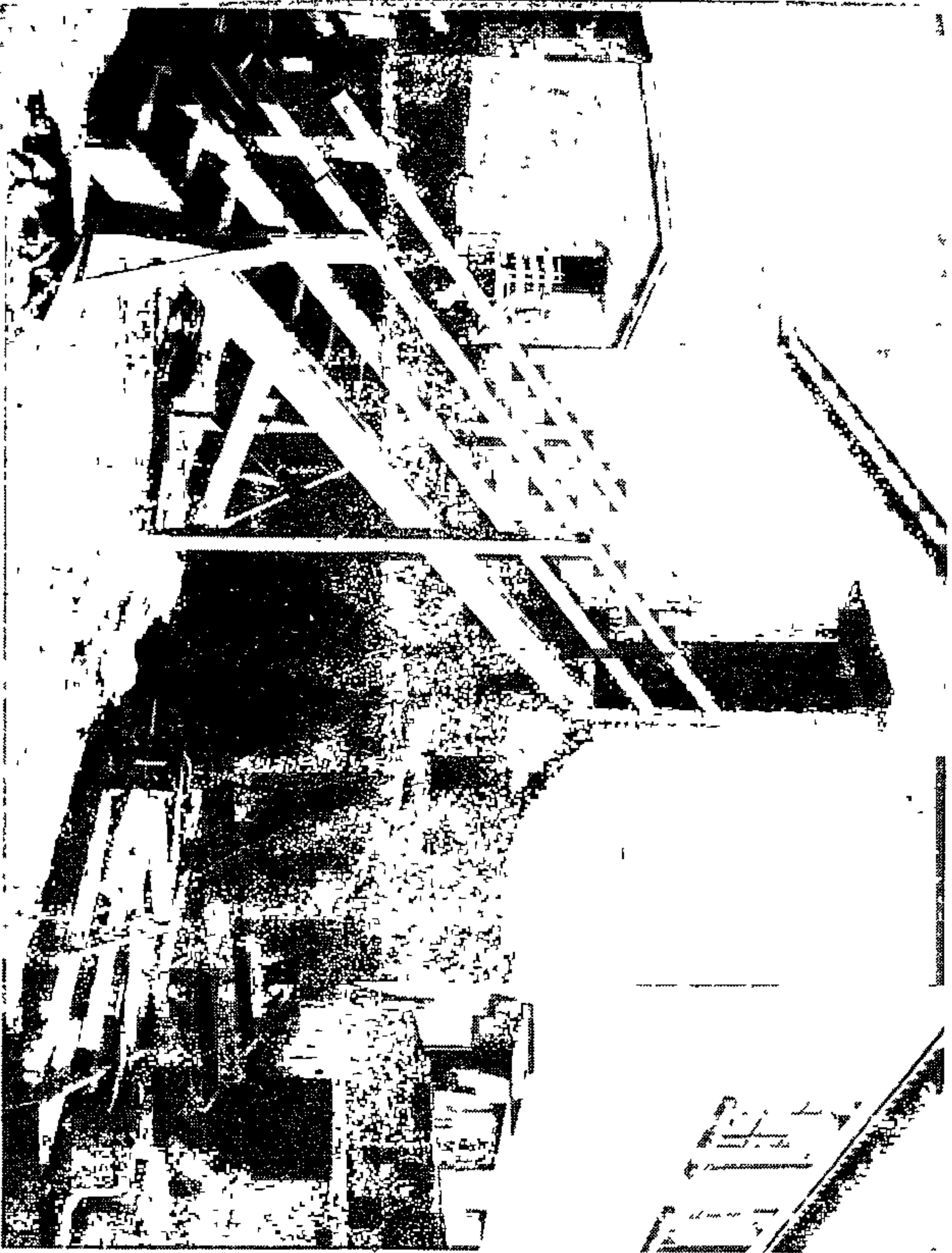
● **WAIN QUAY**



avoided if the City Council had heeded their requests to repair the staircase. They say there was a crack on the staircase. "My mother reported it to the housing office, but they did not come out. Now that people have been hurt, they came out in a hurry. They rushed out here on Sunday morning and put up a wooden staircase," she said.

● The chairman of the Parkwood Tenants' Committee, Mr Mike Hirwitz, said that the City Council was not doing its duty in the area.

● Mr A van der Merwe, assistant Town Clerk (housing), was not prepared to comment on the issue. He said the matter was being investigated.



● THE City Council has built a temporary wooden staircase for the family. The remains of the collapsed staircase can be seen in the bottom righthand corner.

SATS 13/8/83
CAPE TOWN
hostel (124)
opened

Staff Reporter

A R21,8-million hostel complex to accommodate 1 000 single men was officially opened in Mitchells Plain yesterday when Mr J T Albertyn, the commissioner of the South African Transport Services (SATS) Board, was given a symbolic key to the premises

The SATS commissioned the building for its employees. Two of the four residences are complete and have been occupied since last month, while the others will be occupied from December. Residents will pay between R38,30 and R93,50 a month, depending on their incomes.

The hostel is within walking distance of Philippi station, which is about 34 minutes by train from Cape Town. The complex is modern and workers' rooms are similar to university accommodation. Each room has a heater.

Sports facilities include three soccer fields and two rugby fields, though these are not all completed yet. One of the soccer fields doubles as a floodlit athletics track and is surrounded by a cycle track. The covered section of the stadium seats 1 200. There are also five tennis courts.

1903

THURSDAY, 18 AUGUST 1983

1904

THURSDAY, 18 AUGUST 1983

1906

(ii) 1975—R27 049 055
 1976—R27 886 297
 1977—R31 454 375
 1978—R35 328 680
 1979—R37 517 274

(iii) 1975—R10 208 868
 1976—R11 293 556
 1977—R17 423 019
 1978—R22 383 631
 1979—R22 995 420

(2) (a) (i) 1975—349 250
 1976—334 552
 1977—309 447
 1978—309 325
 1979—305 012

(ii) 1975—348 989
 1976—334 803
 1977—309 223
 1978—309 086
 1979—299 253

(b) 1975—R46 430 510
 1976—R49 911 852
 1977—R59 651 176
 1978—R71 816 647
 1979—R74 966 968

335
 Grahamstown: unemployed persons
 Howard *17/8/83*
 1094 Mr E K MOORCROFT asked the
 Minister of Manpower

How many (a) males and (b) females were unemployed in the Black townships of Grahamstown as at the latest specified date for which figures are available?

The MINISTER OF MANPOWER

(a) 145

(b) 26

Figures are for July 1983 and are in respect of registered unemployed only

Port Alfred: unemployed persons

1095 Mr E K MOORCROFT asked the
 Minister of Manpower

How many (a) males and (b) females

were unemployed in the Black townships of Port Alfred as at the latest specified date for which figures are available?

The MINISTER OF MANPOWER

(a) Nil

(b) Nil

These figures are for July 1983 and are in respect of registered unemployed only

THURSDAY, 18 AUGUST 1983

X indicates translated version

For written reply
 Howard *18/8/83*
 Townships within corridor between Ciskei/Republic

1014 Mr P R ROGGERS asked the
 Minister of Co-operation and Development

(1) (a) How many Black townships are administered by the Eastern Cape Administration Board within the corridor between the Republic of Ciskei and the Republic of Transkei and (b) what is the (i) name, (ii) population and (iii) form of local government of each of these townships,

(2) whether there is a housing shortage in any of these townships, if so, (a) in which townships and (b) what is the extent of the shortage in each case,

(3) how many (a) privately owned and (b) rented homes are there in each of these townships,

(4) what was the total amount received by each of these townships in the form of (a) rates and (b) rentals during the latest specified period of 12 months for which figures are available?

The MINISTER OF CO-OPERATION
 AND DEVELOPMENT

(1) (a) Eight

(b) (i)

Zipunzana (East London)

(ii) 18 794
 (iii) Community council
 (Duncan Village)
 Community council

Qumrha (Komga)
 Ginsberg (King William's
 Town)

2 030
 8 352
 Community council
 Community council

Keiroad
 Keimouth (emergency camp)

475
 553
 Liaison committee
 Administration board

Cumakala (Stutterheim)

5 208
 Community council

Katkatu (Catchcart)

4 570
 Community council

Mlungisi (Queenstown)

33 070
 Community council

(2)

(a)

Zipunzana
 Ginsberg
 Cumakala
 Katkatu
 Mlungisi

(b)
 3 822 Housing units
 136 Housing units
 285 Housing units
 450 Housing units
 1 925 Housing units

(3)

Zipunzana
 Qumrha
 Ginsberg
 Keiroad
 Keimouth (emergency camp)
 Cumakala
 Katkatu
 Mlungisi

(a) 736
 256
 0
 52
 0
 634
 327
 0
 (b) 1 463
 1
 726
 0
 0
 102
 1 842

(4) (a) and (b) No rates are payable in any of the townships but the total amount received in each case for service charges and house rentals for the period 1 April 1982 to 31 March 1983 is

Zipunzana	508 094
Qumrha	34 466
Ginsberg	210 263
Keiroad	1 610
Keimouth (emergency camp)	3 524
Cumakala	30 717
Katkatu	46 555
Mlungisi	357 427
R	1 192 656

NOTE The figures reflected in respect of Zipunzana do not include those in respect of Duncan Village proper

1907

THURSDAY, 18 AUGUST 1983

1908

1909

FRIDAY, 19

Townships within corridor between
Ciskei/Republic

1046 Mr P R C ROGERS asked the
Minister of Co-operation and Development

- (1) (a) Which of the Black townships administered by the Eastern Cape Ad-
ministration Board within the cor-
ridor between the Republic of Ciskei
and the Republic of Transkei are per-
manently situated and (b) what plans
does his Department have for the up-
grading of each such township in re-
spect of (i) housing, (ii) water supply,
(iii) sewerage, (iv) electricity and (v)
roads,

- (2) whether his Department has plans for
the establishment of Black local auth-
orities in any of these townships, if
so, (a) in which townships and (b)
what is the nature of these plans in
respect of each township,

- (3) whether his Department intends to
introduce the 99-year leasehold
scheme in any of these townships, if
so, (a) in which townships and (b)
when in each case?

The MINISTER OF CO-OPERATION
AND DEVELOPMENT

- (1) (a) Queenstown (Mlungisi)
Cathcart (New township which is
developed)
Stutterheim (Cumakala)
Kongga (Qumrha)
King William's Town (Ginsberg)
East London (Zipunzana)

- (b) Queenstown (Mlungisi) (1) to
(v) Full particulars as requested
are not yet available as a plan-
ning committee which has been
established for the replanning of
the township in view of the deci-
sion that it be retained and up-
graded, is still considering all as-
pects concerned

Cathcart (New township which is
being developed)

- (1) Erection of 366 houses

- (ii) Metered connections to 650
sites

- (iii) Bucket system at 650 sites

- (iv) High mast street lighting

- (v) Surfacing of roads

Stutterheim (Cumakala) (1) to
(v) Full particulars as requested
are not yet available as a plan-
ning committee which has been
established for the replanning of
the township in view of the deci-
sion that it be retained and up-
graded, is still considering all as-
pects concerned

Kongga (Qumrha) (1) to (v) Full
particulars as requested are not
yet available but a survey of
needs is presently being con-
ducted by the Eastern Cape Ad-
ministration Board and houses
will be provided within the
framework of Government poli-
cy in this regard, namely that
State funds are primarily utilized
for the provision of serviced sites
and the provision of houses to
the income groups under R150
per month only

King William's Town (Ginsberg)
(1) to (v) Full particulars are not
yet available but a new lay-out
plan is presently being finalized
whereafter the planning and up-
grading of services will com-
mence

East London (Zipunzana) (1) to
(v) Full particulars as requested
are not yet available as, in view
of the decision that the township
be retained and upgraded, a
planning committee has just
been established to replan the
area with the view to attaining
the highest possible density with-
in the framework of the existing
planning norms

- (2) Yes, should the desirability of estab-

lishing Black local authorities in
terms of the Black Local Authorities
Act, 1982 (Act 102 of 1982) be
proved on merit

(a) and (b) All six townships will be
considered on merit and a decision
will hopefully be taken during the
course of the next three years

- (3) Yes (a) and (b) In respect of
Queenstown (Mlungisi) and Cathcart
(the new township which is being de-
veloped) it has already been decided
that the 99-year leasehold scheme
will be applied. Should representa-
tions be received in respect of the
other townships it will be considered
on merit and the dates of implemen-
tation are dependent on the specific
circumstances of each case

CMC man's plan slammed

C. Heald 124
20/8/83

SILVERTOWN residents have strongly attacked the promotion of the Government's latest housing sales plan by an Athlone management committee member.

The executive committee of the Silvertown Residents' Association said many people who had been given forms to fill in by Mr Kenny Lategan, were not aware of the implications of the sale of houses

On Mr Lategan's forms, tenants are asked to pledge to buy their houses and residents believe he is using this as a build-up for the coming CMC elections in which he and his wife, Pat, are standing

The SRA statement said

"The advice given by a management committee member Mr Kenny Lategan to tenants to 'buy now and not cry later' is typical of the arrogance displayed by this government-created body

DEVOID

"His claim that all details of the state scheme have been explained to tenants before the completion of the forms distributed by him, is devoid of all truth.

"Scores of people have approached the SRA to obtain clarification on the source of origin of these forms and its implications

"Tenants were allegedly told that these forms

would ensure that they could buy their houses

"Even people canvassing on behalf of Mr Lategan have no idea of the content of Circular 8 issued by the Department of Community Development. One of his canvassers, approached for information, had not even heard of the said document

DETAILS

"At a house-meeting arranged by Lategan, he is acting as a sales promotion officer for the state without pointing out the finer details of the scheme

"SRA has at no time opposed the sale of houses. Rather, we have opposed the present scheme as formulated by the state

"For the past two years, the SRA have been spearheading a campaign on the sale of houses based on the demands of the people

"This campaign is being continued and a special public meeting is being scheduled for Monday August 22 to explain all the details of the schemes to tenants and to take a decision on the discussions held. The meeting will be held at the Silvertown Community Centre and will start at 8 pm."

...ica's politics of partition

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Class, race and gold.
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COM 8/18/82

Coloureds offered houses in seaside town

Pretoria Bureau

MEMBERS of the coloured community have been invited to apply for houses which are on sale in a newly-developed area at Kleinkrantz in the Cape

According to a statement issued in Pretoria yesterday by the Minister of Community Development, Mr S P Kotze, Kleinkrantz was proclaimed a coloured group area a few years ago

It is a township of approximately 70ha with beaches and is situated at the seaside on the Garden Route

Mr Kotze said there were 490 single residential stands and stands for community facilities such as schools, businesses, churches and parks

"The township has already been provided with the required infrastructure which includes roads, stormwater drainage, electricity, water,

and 192 housing units are at present under construction," he said

He said the dwellings were considered modest, yet attractive and functional, and would be ready for occupation by the end of December

Houses would be offered for sale at reasonable prices and applications from people who did not own homes and intended occupying houses permanently would receive

priority

Those wishing to buy houses for holiday purposes would also be considered, he said

"Applications from prospective purchasers country-wide will be considered and since it is expected that the demand will exceed the supply, those interested are requested to obtain full particulars and application forms as soon as possible," said Mr Kotze

(124) 5 Times 21/8/83

Building suppliers claim R200 000

CONTRACTOR IN COURT

By NORMAN WEST
A GRASSY PARK builder, who was erecting 36 houses for a property firm, was this week placed under provisional sequestration for a debt of over R200 000.

However, a spokesman for the property firm, Cavalier Homes, said they had terminated their contract with Mr M H Isaacs, of M H Isaacs Building Contractors and trading as Lotus Homes, and the houses would not be affected by the court order.

The order, made by Mr Justice Rose Innes in the Cape Supreme Court late on Wednesday afternoon, followed an application made by Campwell Grassy Park (Pty) Ltd

The order, which included the appointment of a provisional trustee, is returnable on September 21 when Mr Isaacs must show cause why his estate should not be finally sequestrated

Goods

The managing director of Campwell, Mr Nazier Osman, said in papers before the court that Mr Isaacs owed his company R203 016 for goods ordered by him and supplied to him during March to July 1983

Mr Osman said in 1976 Mr Isaacs had been granted a credit facility by Campwell, with an agreed limit of R5 000

At the request of Mr Isaacs, this facility had been increased to R20 000 in 1978 and again to R50 000 in 1980, when Mr Isaacs had informed Mr Osman that he had secured a contract to build 100 houses for Cavalier Homes

Mr Osman said initially, Mr Isaacs had conducted his account to Campwell's satisfaction, as a result of which Mr Osman later extended Mr Isaac's credit facilities to R80 000, payable 60 days from the date of statement

Mr Osman said Mr Isaacs then began issuing post-dated cheques to Campwell, thereby resulting in Mr Isaacs unilaterally spreading the agreed terms of credit from 60 days to 90 days

Mr Osman became worried about the way Mr Isaacs was conducting his account and had several discussions with him about the matter

However, Mr Osman said Campwell found itself in a predicament

It could not summarily terminate supplies to Mr Isaacs, he said, because this would have had a disastrous affect on Campwell, as Campwell was Mr Isaac's main supplier

It was hoped Mr Isaacs would be able to rectify his account

Eventually Mr Isaacs's account with Campwell fluctuated around R250 000 and it was "with great difficulty",

After a meeting with Mr Isaacs, Campwell agreed with him that he would be supplied with goods, in future, on terms of payment by post-dated cheque 14 days after submission of statement

However, said Mr Osman, soon after this arrangement was commenced with, Mr Isaacs's cheques were being returned by the bank marked either "Refer to Drawer" or "Payment Stopped"

Not able

About two weeks ago, said Mr Osman, Mr Isaacs had informed Campwell by letter that he was not able to meet his financial obligations to Campwell because of the "rainy" weather

Mr Osman said he had subsequently made certain investigations into the affairs of Mr Isaacs and, upon calculating his liabilities, he discovered Mr Isaacs's liabilities were in excess of R600 000

Mr Osman said his investigations had shown, at the time, that at any given time, Mr Isaacs's was building as many as 50 houses for Cavalier Homes

Mr Osman said Mr Isaacs "begged me for a final opportunity" and indicated to me that, "given an opportunity to work in good weather", he would be able to earn large sums which could be applied in reduction of Campwell's account

Campwell gave Mr Osman a deadline (Saturday, August 13) to effect payment, but on the preceding Friday, (August 12), Mr Isaacs informed Mr Osman he did not have enough money to pay his wage bill that day and, in fact, had to borrow R10 000 to meet it

After subsequent discussions between Campwell and Mr Farrell Bernberg of Cavalier Homes, Cavalier Homes threatened to cancel its contracts with Mr Isaacs and employ other contractors or sub-contractors to complete the houses under construction by Mr Isaacs

The application for the placing of Mr Isaacs' estate under provisional sequestration and the appointment of a provisional trustee, was granted

... and ... IACs. - ...

Numerous Indians unable to pay rent

23/8/83

(24)

Post Reporter E. Post

THE chairman of the Port Elizabeth Indian Management Committee, Mr Raman Bhana, yesterday expressed his deep concern about the high number of unemployed people in Malabar who found they were unable to pay their rent

Mr Bhana was commenting on the fact that tenants living in 250 houses in the suburb owed the Port Elizabeth City Council a total of R12 000 in rent arrears for the past two months

"I am very perturbed at the high unemployment rate in Malabar which has resulted in many people not being able to pay their rent regularly," he said

According to Mr Bhana, the Housing Department had already sent reminders to tenants about their arrears

Unemployed persons who were registered would be treated leniently

It was disclosed at yesterday's meeting of the IMC that 44 unemployed Indian males and 17 Indian females were registered with the Department of Manpower in Pretoria on August 1

Many unemployed persons are not registered.

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Homes delayed in R2,5 m crash

Property Editor

CONSTRUCTION of more than 40 houses, worth about R2,5-million, for coloured home-buyers will be delayed as a result of the financial crash of a building sub-contractor

Building work on eight partly completed houses in Brackenfell and 15 in Colorado, Mitchell's Plain — both NBS Development Company projects — came to a standstill at the weekend. Painting and plumbing are going ahead.

The detached three-bedroom homes cost from R58 000 to R62 000 at Brackenfell and R43 000 to R45 000 at Colorado.

Twenty-four private contracts scattered all over the Peninsula are similarly affected.

R600 000

Plans to build 53 more homes have been shelved until current problems are solved, says NBS Development's general manager Mr Evan Vertue.

The sub-contractor Mr Mohammed Hoosain Isaacs, trading as Isaacs Building Contractors Grassy Park, has liabilities of about R600 000, both business and personal, according to papers lodged before the Supreme Court in Cape Town.

A provisional order was granted last week for the sequestration of his estate.

Mr Isaacs had been building exclusively for Cavalier Homes and was involved in constructing 47 houses in various stages of completion in the Peninsula.

He ran into severe cash flow problems and the pressure of his creditors and sub-contractors was so great that he could not meet his weekly liabilities to them, said Mr Bester, the provisional trustee.

Mr Vertue, said it would obviously be expensive bringing in a new sub-contractor to finish the building of the houses.

"But it won't cost buyers a cent" if there are any delays in completing houses as a result. "We will fulfil all our obligations and we will foot the bill."

He said he would send Cavalier a telegram today giving them three or four days to get back on the site, failing which "we will make other arrangements to get another contractor."

ARGUS 23/8/83 (124)



THE PRIME Minister, Mr P W Botha, and the United Nations Secretary-General, Dr Javier Perez de Cuellar, chat as they arrive for a luncheon given for Dr Perez de Cuellar and his delegation by the Government at the Castle today.

Naas on the fortune trail again

Argus Foreign Service

NEW YORK — Former Springbok flyhalf Naas Botha has been axed from Dallas Cowboys, but he has wasted no time in going in search of a new position in American football.

He was cut from the Cowboys' roster with 50 other hopefuls last night and soon afterwards checked out of the team's hotel and "hit the road", according to a Cowboys official, Mike Walter.

"Naas left with our best wishes," he said, "and we're sure he will have no difficulty. Anyone coming from the Cowboys is certain to be picked up by another club, and we know all the scouts in the top teams have had their eyes on Naas for some time."

When the end came for the little Springbok, it came swift-

ly. Axed in accordance with the final pruning of National Football League team rosters to 49, Botha wasted no time in continuing his search for fame as a kicker in the American professional ranks.

Naas's immediate destination was not known, but it is believed he set out to make contact with scouts who are interested in snapping up his talents for their clubs, either in the National Football League or the newly-formed United States Football League.

Botha fought against massive odds to establish himself with the highly-regarded Cowboys, the glamour team of the NFL.

By his own choice he took on one of the NFL's best and most established field goal specialists, Rafael Septien, who is on the verge of achieving virtual

immortality with the Cowboys by becoming the first player ever to score 500 points for the team.

Naas also had hopes of displacing or supplementing the Cowboys quarterback Danny Whyte as a punter.

In the end it appeared, according to teammates, that Naas was over-ambitious.

But he was acknowledged by the Cowboys' official kicking coach, Ben Agajanian, as being one of the finest prospects he had ever handled.

Naas's wife, Larjo, has declined to comment on her husband's axing from the squad until she has heard from him.

Speaking from the Kempton Park school where she teaches, she said she had not heard anything and denied that she had any plans to join him in the near future.

4 AUGUST 1983

1946

- (4) whether he has received any representations in this regard, if so, from whom,
- (5) whether he will make a statement on the matter?

The DEPUTY MINISTER OF CO-OPERATION

(1) Yes

- (a) R203,33 million (January 1983 prices without escalation) based on a sub-minimum level
- (b) (i) Detail planning has been commenced with and tenders for certain works have been invited
- (ii) Approximately 5½ years i e 1989

(2) No

(a) and (b) Fall away

(3) (a) and (b)

Subject to the Cabinet's approval of the report and the amount involved arrangements will be made to borrow the necessary funds locally and abroad

(4) Yes From nine members of Parliament regarding the implementation of the report

(5) No, not at this stage

X (124) ~~24/8/83~~ 24/8/83 ✓
Eastern Cape: houses/services
Hansard Q 61.1945
*16 Mr T ARONSON asked the Minister of Co-operation and Development

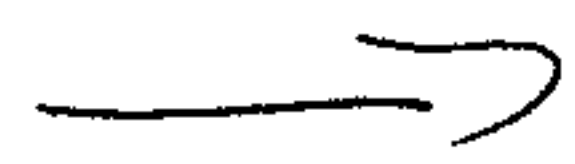
(1) Whether, with reference to his reply to Question No 807 on 26 May 1983, his Department has studied the report of the Metropolitan Black Planning Council Greater Algoa Upgrading Project, if so, (a) what will be the total estimated cost of implementing this project and (b) what is the anticipated date of (i) commencement and (ii) completion of the project,

(2) whether a plan has been submitted to his Department by Mr Louis Rive for the provision of houses and the upgrading of existing services in the rest of the Eastern Cape, if so, (a) what will be the total estimated cost of implementing this project and (b) what is the anticipated date of (i) commencement and (ii) completion of the project,

(3) whether permission will be granted for the necessary funds for these projects to be borrowed (a) locally and/or (b) abroad.

124 Howard Q 61 1950
Khayelitsha
24/8/83
21 Mr K M ANDREW asked the
Minister of Transport Affairs

Whether, with reference to his reply to



1951

WEDNESDAY, 24 AUGUST 1983

1952

Question No. 17, standing over, on 29 June 1983, the local Metropolitan Transport Advisory Council has made any decisions or recommendations in respect of the most economic and suitable mode of transport for the people of Khayelitsha, if so, what is the purport of the decisions or recommendations, if not, when is it anticipated that such decisions or recommendations will be made?

erected Discussions were held with site holders and it is hoped that the erection of a more conventional type housing will be commenced within the next two or three weeks.

Deputy Elizabeth ...

The MINISTER OF MANPOWER (for the Minister of Transport Affairs):

Yes,

The Cape Town Metropolitan Advisory Board recommended to the Administrator-in-Executive Committee that a study be undertaken by the core city, namely Cape Town, to ascertain the most economic and suitable mode of transport. The decision regarding the recommendation is being awaited

Khayelitsha

*22. Mr K M ANDREW asked the Minister of Co-operation and Development.

- (1) How many (a) families and (b) persons were living at Khayelitsha as at the latest specified date for which figures are available,
- (2) whether any of these persons have been allocated sites for the erection of dwellings; if so,
- (3) whether any persons have constructed dwellings on these sites; if not, why not?

†The DEPUTY MINISTER OF CO-OPERATION:

- (1) As at 22 August 1983
 - (a) 112 families.
 - (b) 439 persons.
- (2) Yes, 112 persons.
- (3) Yes, temporary shelters have been



House-sale forms: CMC man explains

C. Herald
2/8/83
24

DIRECTIONS
On 11
Life. 7
1974.

SIR, — As the headlines of your article (Cape Herald August 13) seem to insinuate that there is something sinister and underhand about the forms I have been

circulating to possible home-purchasers, I wish to explain why I drafted the form

Over the years it has been common knowledge that many resi-

dents in Athlone's housing estates were anxious to purchase their homes I should know about this as I have been resident in Silvertown for many years. However, the City Council, in its wisdom, decided that it could not and would not sell off the houses to the tenants. As a result tenants experienced annual increases in rental which the Council was unable to contain. Notwithstanding the increases very little, if anything, was done to restore or maintain repairs to the dwellings.

Now that the State has decided that all houses wherever possible could be sold, these same persons who wanted to buy their homes saw the opportunity of at last realising their dreams. Yet they did not know where to start as the Council was still being stubborn and would not take the lead in initiating the sale of the dwellings

The forms were then drafted by me which made it simple for interested parties to declare to the Council their desire to purchase their homes. I know that these forms are not the official forms, but they serve as a notice to Council that people want to purchase their houses. It also serves as a survey so that Council now knows exactly how many tenants are interested

As far as people having to take an oath is concerned, I inserted this so that the city council would realise that the signatory DID understand the contents of the document

Also, these forms have not been circulated "willy-nilly" and to all and sundry

After the scheme had been announced by the Minister, Mr J Peters of the Bridgetown Civic Association and I held explanatory cottage meetings in Bridgetown and Silvertown. Having been involved in meetings between the management committee and Minister Pen Kotze on the sale of dwellings, I felt that I knew what I was talking about.

Forms were then circulated to those people who had attended our cottage meetings and who were knowledgeable about the sale of dwellings. I therefore cannot accept the allegation that people are confused or that the document is confusing, unless of course your report implies that the people cannot absorb simple reasoning.

That the sale of the dwellings arrived simultaneously with Management Committee elections is purely coincidental. Even if I were to use this question to be re-elected it would be to the benefit of the people. Someone who has knowledge of the whole matter will have to carry the fight for them, particularly as the Council and others are reluctant to do so.

Lastly, permit me to say that the Council's standpoint regarding the selling of the houses is unfortunate.

I want to appeal to people who are interested in buying their homes, to contact me for these forms. They are available free of charge and will let the Council know that they are serious in their endeavours to buy their house. I will only be glad to explain all the details to them, if necessary

K LATEGAN
Athlone

Sportsman

Stone, F. A.

Corporate power in an African state the

Education, race and employment in Rhodesia

Education, race and employment in Rhodesia

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Khayelitsha 26/8/83
Q 61.1981

*18 Mr K M ANDREW asked the
Minister of Education and Training

- (1) Whether, with reference to his reply to Question No 14 on 17 June 1983, temporary class-rooms have been provided at Khayelitsha, if not, why not, if so, how many,
- (2) whether the planned primary school for Khayelitsha will be completed by the date mentioned in the reply referred to above, if not, (a) why not and (b) when is it anticipated that it will be completed?

†The MINISTER OF INDUSTRIES,
COMMERCE AND TOURISM (for the
Minister of Education and Training)

- (1) Yes, four classrooms
- (2) Yes, provided everything goes according to planning

Family with retarded child to be evicted

Rules ⁽¹²⁴⁾

cannot
be bent,
say
officials

E. Post
26/8/83

By SHIRLEY PRESSLY

A FAMILY consisting of mother, father, their badly retarded eight-year-old son and five-month-old baby boy will be on the street with nowhere to go this weekend after being declared illegal tenants despite having lived in the same flat for nearly a year.

Municipal officials are sympathetic, but say the rules cannot be bent for fear of setting a precedent.

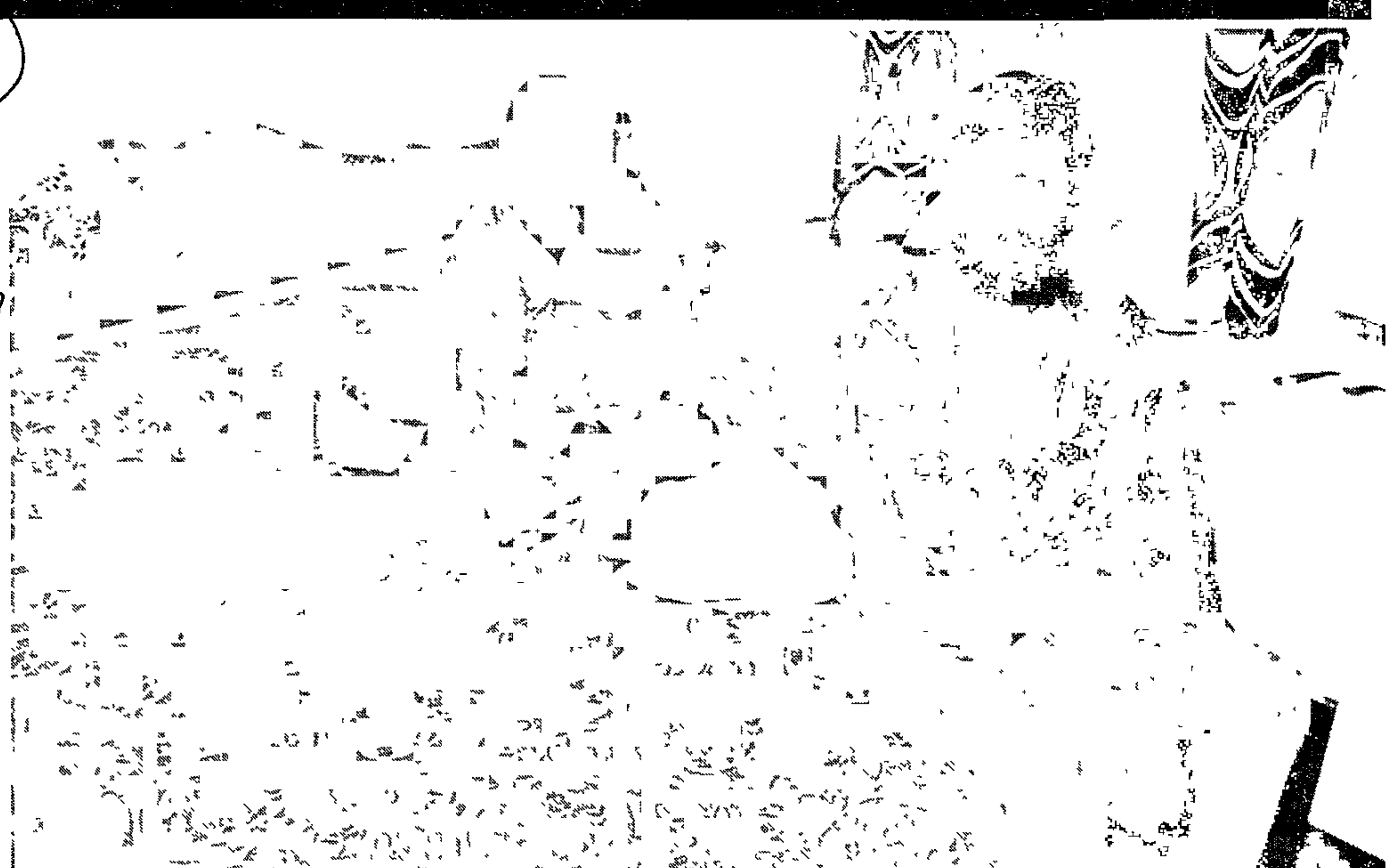
The family has been served with an eviction notice from a two-bedroomed council flat they occupy in a block of flats in Ocean View Drive, Malabar, which was previously administered by the Department of Community Development.

The block is now administered by the Port Elizabeth City Council's Housing Department in consultation with the Indian Management Committee.

The family has until tomorrow to move or be evicted.

The saga of the Narainsamy family started in October last year when Mr Moonsamy Narainsamy, his wife, Nellanthrie, and their eight-year-old son, Leon Russell, who is so badly retarded that he cannot walk, see or even turn over in bed, were invited by a bachelor pastor with the Full Gospel Church to share his flat in Agapanthus Court, Malabar.

The pastor did not have any furniture and could not afford the rent payments on his own.



Mr MOONSAMY NARAINSAMY, his wife, NELLANTHRIE, eight-year-old son LEON RUSSELL and five-month-old baby boy DENVER (held by Mrs Narainsamy) are to be evicted from their flat this weekend because they are illegal tenants. They have nowhere to go. They cannot share a house with strangers because people find it hard to accept the severely retarded Leon Russell.

Mr Narainsamy said the pastor assured him that there would not be any problems and the flat would be registered in Mr Narainsamy's name within four months.

Mr Narainsamy paid the rent each month.

After four months the pastor left, leaving Mr Narainsamy with no documents.

He traced the pastor to Durban and was given a letter by the pastor to give to the Department of Community Development, saying Mr Narainsamy was occupying the flat on his behalf and with his knowledge.

On July 1 the Department of Community Development handed over control of housing to the Port Elizabeth Housing Department.

Soon afterwards Mr

Narainsamy approached the chairman of the Indian Management Committee (IMC), Mr Raman Bhana, because he was worried there would be problems with his occupation of the flat after the takeover.

"On July 13 I was informed that I was occupying the premises illegally," said Mr Narainsamy.

"The Housing Department said they had no knowledge of any previous correspondence about the flat because the files were still with the Department of Community Development," he said. "They said they were treating each case as fresh without any previous records."

Mr Narainsamy said his application for registration as a legal tenant was refused by the IMC, despite letters interceding on his

behalf from his employers, the Livingstone Hospital, where his child regularly receives treatment, and welfare authorities.

Mr Mick Molyneux, Port Elizabeth's Director of Housing, said that if Mr Narainsamy's appeal had failed there was nothing his department could do for him. "He must go," he said.

Mr J A Kathan, deputy chairman of the IMC, said it was an administrative matter and the IMC was there on behalf of the Malabar residents.

"He is an illegal tenant. When the Department of Community Development gave the place over to the City Council new leases had to be signed by the tenants," said Mr Kathan.

"So far, between 60 and 70 tenants have not signed and we can only assume

that they are illegal tenants. If we allow this man to stay we will be setting a precedent.

"We will be allowing him as an illegal tenant to stay when there are 400 families on the waiting list."

"Residents are complaining that we're allowing this type of thing to carry on while there is a waiting list. Mr Narainsamy is already on the waiting list and his case will be treated with priority, but he cannot stay in that flat."

"We have got the rest of Malabar to satisfy and where do we draw the line if we allow Mr Narainsamy to stay?"

Mr Kathan said he felt very sympathetic towards Mr Narainsamy.

"But we (the IMC) are sitting in the middle. If we had to conduct a survey, we

would find about 800 families in need of homes."

He said 100 plots which still had to be serviced would be put on the market for medium-range income groups. The development was being treated as a priority.

A spokesman for the Department of Community Development confirmed that the files had not yet been handed over to the Housing Department as there were still tenants who owed arrear rentals.

A list of the legal tenants had been handed to the municipality and the files would be handed over as soon as possible.

He said that if Mr Narainsamy was not listed on the list of legal tenants, then he was occupying the flat illegally.

Housing issue sent back to committee

124
E. Post

26/8/83

By STEPHEN ROWLES, Municipal Reporter

THE Port Elizabeth City Council last night decided to refer back to committee a recommendation that the Director of Housing, Mr Mick Molyneaux, be empowered to take action against tenants and buyers in council housing schemes who are in arrears

In the past, action, which can include eviction and repossession of houses, was taken only after approval from the council's Community Services Committee

The chairman of the committee, Mr Ben Olivier, proposed that the matter be referred back so that the Indian and Coloured Management Committees could be consulted

The council also decided to extend a contract to include the plastering of the outside of 427 "block structure" houses in Bethelsdorp Extension 21 at a cost of R96 395 to prevent water seepage

A Ward 10 councillor, Mr Dame Dorfling, said he now hoped the council was on the right track in its housing policy. He said he believed that block structures were fit for garages and storage, but not for dwellings

"Houses should be built with bricks and plaster from the beginning," he said

The council approved

- A report on the future options for Port Elizabeth's electricity generation, including provision for hydro-electric power from the Little Fish River and R12 million on improvements and R22 million on expansions to the Swartkops Power Station

- The construction of 137 houses and the provision of 166 serviced sites in Bethelsdorp Extension 27 to house squatters from the municipal area

- The installation of services, roads, drainage and sewerage by private developers to new townships, including Miramar Extension 1, Hunters Retreat Extensions 8 and 9, Kunene Park Stages 8 and 9 and Kabega Extension 34

- An application to the Rent Board for increases in rents for the council properties of Durban House, Western Court and 58 Pearson Street

An application for Lovemore Heights, Stage 5, was referred back to committee for further consideration

- A R60 000 loan to the Walmer Golf Club for the installation of an underground sprinkler system

- A R15-an-hour fee for escort services provided by the Traffic Department for abnormal load vehicles

- A R21 320 loan to the Afrikaanse Christelike Vroue Veremiging for the construction of an additional classroom at the Community Centre in Forest Hill

Eviction order on Indian family stayed

Weekend Post Reporter
AN eviction order served this week on the Narainsamy family in Malabar, who have a badly retarded son, will not be executed until alternative accommodation has been found for them.

This was announced today by Mr Raymond Bhana, chairman of the Indian Management Committee, and his deputy, Mr J A Kathan.

The plight of the family was highlighted in a report in the Evening Post yesterday.

Mr Moonsamy Narainsamy and his wife, Nellanthrie, were notified this week that they are illegal tenants in the flat they have occupied for nearly a year.

They have an five-month old baby, Denver, and a severely brain-damaged eight-year old son, Leon. The eviction order gave them until yesterday to leave the two-bedroom flat in Ocean View Drive.

Mr Bhana said he had discussed the matter with his committee and because of the family's problem with their son, they would be given two weeks to find alternative accommodation.

"We will, of course, do everything in our power to assist him to find another flat," said Mr Bhana.

"But we do not want to create a precedent because we know that there are many illegal tenants in Malabar."

"Mr Narainsamy is on the waiting list for a house, and we will stay the execution of the order until we have found somewhere for the family to live."

"Our decision has been made purely on compassionate grounds," said Mr Bhana.

Mr Narainsamy said today Mr Bhana had been out of town when the eviction order was first served to him, and he was very happy that Mr Bhana had been able to help him on his return.

"I would like to thank Mr Bhana very much for what he has done," said Mr Narainsamy.

Brother ¹²⁴

and sister

~~S. Post~~

die in PE

27/8/83
shack fire

Weekend Post Reporter

A LITTLE boy and his younger sister burnt to death in Kwazakele, Port Elizabeth, last night in a fire that destroyed the shack in which they were sleeping

They have been identified as Siphuwo and Nandupha Mdlulu, aged seven and five respectively

The cause of the fire in the corrugated-iron shack was not known, a police spokesman said

Community action (124) essential in solution E. Post to housing problem 30/8/83

By BESSIE BOUWER

COMMUNITY action resulting from awareness was essential in finding a solution to the housing problem for urban black families in the Eastern Cape, Mr Willie Els, the research officer for the East Cape Administration Board, said in Port Elizabeth last night.

Addressing the Port Elizabeth Child and Family Welfare Society's annual general meeting, Mr Els outlined the problem of black housing in Port Elizabeth, where in June, 1982, a shortage of 18 250 houses was recorded.

"At the general level, housing plays an important role in the context of family life, because it is a source of shelter and security, a major arena for social interaction and economically essential for any family life," said Mr Els.

He said Port Elizabeth

not only had a shortage of black housing, but there existed a situation where the houses were in poor shape, resulting in squatting and overcrowding.

"In Little Soweto alone, there are 600 people per hectare, which is comparable to the worst squatting conditions in Kenya," he said.

Overcrowding led to several social problems including the break up of families. There was also a high rate of sex crimes resulting from a lack of privacy, he said.

In addition, serious health hazards resulted from these conditions.

"At present we are lucky not to have a cholera outbreak in this area."

The housing shortage also contributed directly to poverty, "as life energy was drained away and people were continually being exploited"

"The limited choice as to where middle or upper-middle class black families can live means they cannot determine what milieu their children will be brought up in," he said.

The causes of black urban housing problems in Port Elizabeth were the natural population growth and lack of adequate planning at local level because the municipalities were originally not geared for the rapid rate of urbanisation.

"The housing policy implemented by the Government in the past, where permanent home ownership was not allowed, has also contributed to the problems," said Mr Els.

"Self-help projects, where blacks can build their own houses and where women can play a role during construction, means employment opportunities can be built up to ease the problem," he concluded.

Council urged to house its black workers

E-Post 124
30/8/83

By STEPHEN ROWLES
Municipal Reporter

THE Port Elizabeth City Council was last night urged to give urgent attention to providing adequate housing for its black workers

Speaking at the monthly meeting of the Central Executive of Port Elizabeth Ratepayers' Associations, a Walmer delegate, Mr Bill Hayward, said it was incumbent on the ratepayers to provide not only single quarters but also houses for workers who were allowed to live in the city with their families

A Wards 2 and 4 Civic Association representative, Mr Denis Glendinning, said the Government had made it clear it was not in a position to provide housing for everyone

He urged the council to follow the lead of the private sector, which was assisting employees to buy houses from the East Cape Administration Board

The association decided to write to the Town Clerk

asking for information on what was being done to house black municipal workers

At the meeting both opposition and support was expressed for a proposed restaurant complex between Humewood Beach and the Red Windmill Roadhouse

The chairman of the Wards 2 and 4 Civic Association, Mr Patrick Bracher, said with the addition of another restaurant complex Marine Drive would become a "roadhouse drive"

Mr Terry Herbst, a Ward 4 councillor, said the council was often criticised for not providing amenities

He said there was a need for another restaurant complex because at present it was not possible to get a "decent meal on the beachfront"

Mr Herbst said the site for the proposed complex was part of a development node in the beachfront structure plan

It was hidden from the road and would not inter-

fere with beachfront walks

Mr Hayward said he supported the idea of the restaurant complex because it was absolutely essential to provide beachfront facilities

He said the site was serving no purpose at present

The council was also urged to provide a solution to the traffic congestion at the dangerous Kragga Kamma interchange

Mr M Martin, a Ward 13 delegate, said it was only a matter of time before a major accident occurred at this "suicide intersection"

He said as a result of poor planning, road rules were ignored. Motorists experienced problems travelling from Sunridge Park to Cotswold in the mornings and crossing from Cape Road over the N2 bypass into Kragga Kamma Road in the afternoons

Mr Frans Marais, the vice-chairman of the Central Executive, said the road network had not kept pace with development in the western suburbs

Island Zoning could go on

By JO-ANNE RICHARDS

THE Milnerton municipality will not be advertising again for objections to the rezoning of the Milnerton island, in spite of allegations that the R45-million proposed plans of the development are based on an obsolete land survey. Objections to the rezoning from undetermined general residential close on September 2.

A recent land survey of the island has shown that about four hectares of useable land has been lost since the last survey was conducted in 1947.

A diagram based on the old survey — and used in the developer's presentation document of the scheme — states that the area of the island being considered was at that time about 17.9 ha.

This was brought to the notice of the Cape Times by a Milnerton councillor, Mr Basil Kenney, who had asked a City land surveyor to conduct a survey of the Town Clerk, Mr J S de Villiers, said yesterday that he knew about "this technicality". However, the municipality was going ahead with the rezoning application as prescribed by the Council, he said.

"Whatever plan on which the rezoning is based is just a starting point," he said.

Stability

Mr De Villiers said that when the proposed development was approved in principle by the Council, one of the conditions stated that the legal status of the shore boundary would have to be established, as well as the preservation and stability of the shoreline, before development could place Mr Kenney expressed the opinion yesterday that the application for rezoning would have to be advertised again.

"How can you tell the public they can view a plan of the island at the municipal offices, when that plan is incorrect?" he said.

"Some of the land shown on the diagram now belongs to the State because it is below the high-water mark. How can that be included in a rezoning application?"

Rive gets R20-m for quality of life

Argus Bureau

PORT ELIZABETH — Mr Louis Rive has been allocated R20-million by the Cabinet to make a start on his master scheme to improve the quality of life of blacks in the Port Elizabeth/Unionhage area

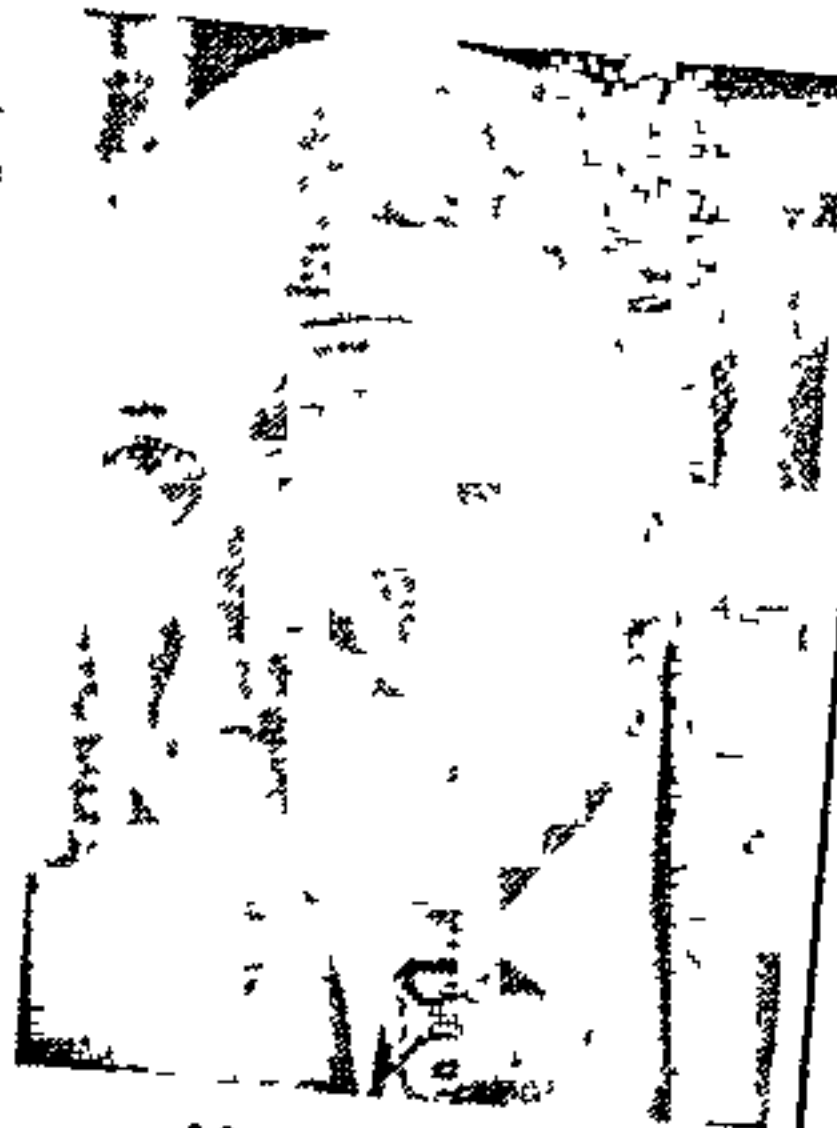
A delighted Mr Rive, chairman of the Metropolitan Black Planning Council, said the R20-million was "bridging capital" to get the scheme on the go

"It will enable us to get moving and accept the first tenders," he said, "and we hope to get on stream within the next month or two"

TWO VERSIONS

Mr Rive explained that the scheme he proposed to the Government had two versions — a R300-million scheme to implement an infrastructure of "minimum" standards and a R203-million scheme to implement "sub-minimum" standards

He was not told which scheme was accepted — "that is still to be decided by the Cabinet" — but he had the sympathetic ear of Dr Piet Koornhof, Minister of Co-operation



Mr Louis Rive

and Development, and the Minister of Finance, Mr Owen Horwood

The chief director of the Eastern Cape Administration Board, Mr Louis Koch, said the news was "excellent", adding that the R20-million would suffice to put the plan into action and would last until the end of the financial year, in March 1984

Rain drain

Argus Foreign Service
LONDON — The Northumbrian Water Authority is investigating sending surplus water to the Arabian Gulf in oil tankers at a cost of R1 for 200 litres

170 arrested during Paarl protest march

Cape Times 2/9/83
240 *124*

Staff Reporters

AT LEAST 170 people were arrested yesterday in Paarl as they marched to the Western Cape Administration Board (WCAB) offices to protest against a 25 per cent site and service charge increase announced in a pamphlet in the Mbekweni township earlier this week.

A member of the Paarl Community Council, Mr Mathew Scott, said that at a meeting called on Wednesday night to discuss the increase, it was decided to go to the WCAB offices to ask for information about the increase and to tell officials the people could not afford it.

Dr G du Preez, press liaison officer for the WCAB, said he wished to emphasize that the increase was in respect of site and service charges only and did not affect rentals.

According to Mr Scott, the service charge increases in the various categories were Single quarters — from R4,86 to R6,25, Scheme 1 houses — R12,05 to R14,02, Scheme 2 houses — R14,30 to R16,27, Scheme 3 houses — R20,31 to R22,28.

A police liaison officer for the Boland, Major George Kershoff, said yesterday that 171 people — 135 women and 36 men — had been arrested by police for "attending an illegal gathering".

The marchers had been taken to the Paarl police station where they were charged under Section 57 1(c) of the Internal Security Act and taken directly to the Paarl Magistrate's Court.

The accused were separated and appeared before three magistrates in quick succession. They were not asked to plead. The hearings were adjourned to September 8.

NEIGHBOURS FOIL EVICTON BID

C. Herald 3/9/83 (124)

RESOLUTE neighbours physically stopped the Bellville City Council from evicting a family last week from the house they had lived in for more than 20 years.

The neighbours rallied around Mr Johannes Herman's family after final notice of eviction had been served on them at their Vink Road, Bellville South home, on Friday.

Council workmen who had been sent to execute the eviction order had to turn back as about 30 residents barred their way to the entrance of the house and stayed there the whole morning. Other residents, in the meantime, went off to seek legal advice and petition against the eviction.

By Monday, the family had not yet been evicted. The family received their first eviction notice in April—the first in



● **MRS Dinah Jenkins** son . . . lives in the house with her cousin and four children.

standing in the community Mr Herman did not respond to the eviction notice. If he does not vacate the house we will have to go to court. "The fact is that he does not qualify for the house," he said.



● **RESIDENTS** crowd outside the house of Mr Johannes Herman in Bellville South on Friday to prevent the family being evicted by the Bellville Municipality.

3/9/83

124

man's mother.

EXPLAINED

Mr Herman's cousin, Mrs Dinah Jenkinson, who also lives in the house explained "The original tenant was Johannes's grandmother, Mrs D Herman. She died in 1965 and Johannes became the official tenant. The council allowed this even though they knew Johannes had never married.

"I have been living in the house with my four children for a very long time.

"When his mother died in April, Johannes received a letter from the council to vacate the house within 21 days.

"We went to the council offices to ask them to put the house on my name. The management committee refused and said I was not related to Johannes. I then decided to apply for my own house," she said.

On Friday they received a final notice to be out on the same day.

INFORMED

A spokesman for the Bellville South Housing Action Committee said they had been approached by the family last week and they had informed other residents of the family's plight.

"The residents in this area are totally against the eviction of the Herman family because they have lived here so long and are well-liked. They had been moved from another section of Bellville.

The action committee spokesman said they had approached a lawyer on Friday who gave them a letter stating that eviction would be illegal. They had handed this letter to Bellville's Town Clerk, Mr J Marshall.

Mr Marshall said on Monday he was not aware of representations made to stop the eviction.

"Apparently some people came to see the Director, but they have no

Township rent rise: Union 'concerned'

Labour Reporter

THE Food and Canning Workers' Union has expressed concern about the increase of rents in Mbekweni township, Paarl, saying it is "an impoverished community that cannot afford added financial burdens"

The union has about 600 members in the township, a number of whom were arrested last week when they marched to the Administration Board offices in protest against the rents increase

A total of 167 people appeared in the Paarl Magistrate's Court on Thursday, charged with taking part in an illegal gathering, alternatively failing to disperse when ordered to do so

The general secretary of the FCWU, Mr Jan Theron, said that Mbekweni residents had been hard hit by unemployment and severely affected by the coloured labour preference policy

"Hundreds of people have been laid off from the textile and canning industries in the past year. Most of the canning workers cannot even claim unemployment benefits because they are classified by the Minister of Manpower as seasonal workers

"Many Africans cannot work anywhere else but in the textile and canning industries because of the coloured labour preference policy," Mr Theron said

More than 2 000 canning workers in the Paarl-Wellington district have been laid off in the past year and more than

500 have been retrenched from the local textile factory

The general secretary of the Textile Workers' Industrial Union, Mr Norman Daniels, estimated last year that "more than 1 000 unemployed textile workers were walking the streets of Paarl"

Most house rents in Mbekweni have been increased by about R2, while rates for sites have been increased by R1,50

"The Mbekweni community is desperately poor. It cannot afford further financial burdens," Mr Theron said

A new name for bleak Khayelitsha

By PHILLIP
VAN NIEKERK

FOR MANY of the people living there, Dr Piet Koornhofs "miracle" of Khayelitsha has a new name. "The Wild Place"

Since the first 112 families were moved into single-room aluminium shacks on the vast flat plain cleared for the Peninsula's future black "city" which could become home to hundreds of thousands of people, there has been very little new development. Rows of taps 20 metres apart on the levelled

sand are all there is to show of the future 1 000-unit site-and-service scheme announced by Dr Koornhof, the Minister of Co-operation and Development, in May.

Dr Gert du Preez, chief liaison officer of the Western Cape Administration Board (WCAB), said last week that the planning committee for Khayelitsha was still considering the development "Miracles take a little longer," he said. The camp — the new home of the "legals" KTC squatters moved there in June — consists of more than 100 ready-made aluminium shacks on a bare expanse of sand. Access into the township is tightly controlled. There is only one road entrance, blocked by a stop-sign, a chain across the road and a sentry post manned by officials. Entry on foot would be through virtually impenetrable bush. Whites without permits are turned back, while residents complain that visitors have had their cars searched at the entrance and those without passes have been

refused entrance. "It's just like Robben Island here," one of the residents said last week. "You don't see a main road, only sand and bushes."

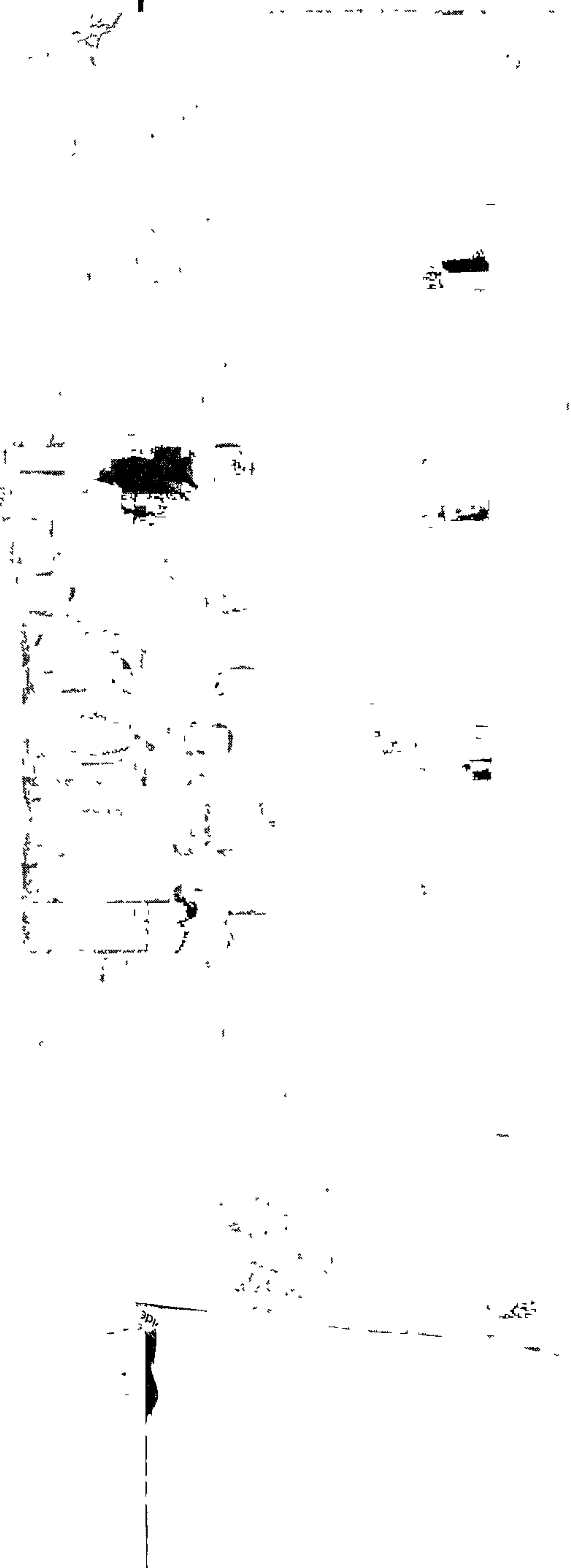
At night, yellow lights mounted on tall poles beam down on the aluminium shacks packed together on the barren landscape. In the background there are barbed-wire fences around the township's recently-built school. According to Dr Du Preez, the lights are a "more modern kind of street lighting, exactly

the same kind used in other townships." He said that by stopping visitors, the WCAB was "merely controlling the entrance to Khayelitsha" — in terms of the same laws applied elsewhere. Residents complain that the huts are "exceptionally cold" at night and that as shelter they are no better than the plastic shelters they lived under for three months as squatters at the KTC camp.

They are not allowed to embellish the huts and have not been given the go-ahead to build their own wood or corrugated-iron shacks. Khayelitsha's only nearby shop is a mobile kombi which arrives at midday with basic provisions and leaves again in the early evening. Several residents said they had been forbidden to sell groceries themselves and resented the fact that traders from outside were being allowed in to sell goods.

The biggest complaint among the residents, however, is the long distances and time they have to travel to get to work — by taking a bus first to Nyanga and from there to their places of work. Men who finish work after 8pm have to sleep away from their wives and children in other townships and return to Khayelitsha at the weekend. On average, a Khayelitsha worker spends four hours every day travelling to work and back. For those who are unemployed, the R1.30 return fare to the Jabour bureau in Nyanga and Langa is no longer worth the fruitless task of waiting for work

Some of the first residents of Cape Town's future black city, Khayelitsha, in front of their aluminium homes



Family allowed to stay in flat legally now

(124)

S. Post

5/9/83

By SHIRLEY PRESSLY

THE Indian Management Committee has taken pity on the Narainsamy family of Malabar whose plight was highlighted in the Evening Post 10 days ago and have given them permission to stay in the municipal flat they have occupied as illegal tenants for nearly a year

Mr Moonsamy Narainsamy and his wife, Nellanthrie, were notified two weeks ago that they were illegal tenants and were served an eviction order

They have a five-month-old baby boy, Denver, and a severely brain-damaged eight-year-old son, Leon

On Friday, Mr Narainsamy was given the good news

He said he was "delighted and thrilled" that he and his wife and children would be allowed to occupy the flat legally

"It will mean such a lot to my wife," he said

"Because she looks after Leon all day, a move to a room, had we found one, would not have been easy for her"

They cannot share accommodation with another family because people find it difficult to accept Leon and there is a critical shortage of accommodation for Indian people

There is also no institutional care available for Leon anywhere in the country. The homes which cater for Indian brain-damaged children are full and there is no institution of its kind in Port Elizabeth

Last week, Mr Raman Bhana, Chairman of the IMC, and his deputy, Mr J A Kathan, arranged that an eviction order served on the family be stayed until alternative accommo-

modation could be found for them

Mr Bhana said he had a meeting with the Director of Housing, Mr Mick Molyneaux, on Friday and it had been decided to grant the Narainsamy family official allocation of the flat on "compassionate and humane grounds"

"We have had a re-think purely on compassionate grounds but it must not be seen as creating a precedent for the 58 other illegal tenants," Mr Bhana said

Mr Kathan said he did not believe that allowing the Narainsamy family to stay on in the flat set a precedent

"Our decision was taken purely on compassionate grounds because of the particular problems this family has with their brain-damaged son," he said

The Indian Management Committee held open-house sessions at the Malabar Clinic on Wednesdays from 7 30pm to 8 30pm

Residents were welcome to come along and discuss any problems which they had in fields like housing, education and welfare

Mr Kathan said that from Saturday, September 17, open-house sessions would also be held on Saturdays from 11am to 12 noon

● Until July this year the flats were administered by the Department of Community Development. They were then handed over to the Port Elizabeth Municipality's Housing Department

The tenants now have to sign new leases with the municipality

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124
C. Turner
7/9/83

Kreiner calls for housing rethink

Municipal Reporter

THE government's housing policy, while having merit, could not hope to solve the housing problem, the new mayor, Mr Sol Kreiner said yesterday in his installation address.

Mr Kreiner and the deputy mayor, Mr Leon Markovitz, were installed at a well-attended ceremony at the Old City Hall.

Mr Kreiner appealed to the government to reassess the direction of its housing policy.

He said the continuing shortage of funds and suitable land for new projects or maintenance combined to form a crisis.

During his valedictory address, the outgoing mayor, Mr Kosie van Zyl, had said the City Council recognized that the Department of Community Development had limited funds, but added that "if we are going to avoid a most unpleasant increase in all the social problems associated with inadequate housing, South Africa is leaving it dangerously late"

Mr Kreiner said that though it was important to preserve Cape Town's many historical buildings this should not inhibit growth.

Lower-interest loans from the government would assist people in Maitland, Kensington, Wittebome, Muizenberg and Walmer Estate to improve properties. He said this scheme should be extended.

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7/9/83
124 (300) C-Times

Old age home rents doubled

By GLEN GARVEN

OLD PEOPLE at a City haven for the aged are to be asked, as from October 1, to pay more than double the rent for their tiny rooms in the old age home

As from next month, the new rents become mandatory. They will see increases from R153 to R370, from R162 to R400, from R185 to R400, and from R242 to as high as R560

The home, Sea Point Place, is run by the Cape Peninsula Welfare Organization for the Aged, which runs a string of old age homes in the Western Cape.

This decision by the CPWOA to increase the rent so drastically comes after an outcry over the renting system that forced officials to institute an inquiry

Residents of the apartment section, many in their 90s, were told in April to give a complete breakdown, to the cent, of their income. They were then informed that each would have to pay two-thirds of their total income for their small unfurnished rooms and a midday meal

'Very real trauma'

"There was very real trauma among the elderly people here at that announcement," said one resident. "To put it simply, we were terrified."

CPWOA chairman Mr Ivan Hampshire instituted an investigation, and a circular, dated September 1, was sent out to the residents outlining the new rentals

"We have decided to scrap the sliding scale system and bring in these new fixed rents," Mr Ian Tedder, director of the CPWOA, told the Cape Times yesterday

He said that new residents would be paying the full rates, but people now living in Sea Point Place who could not afford the increases would not be forced to pay them

But many residents are "distressed" at the increases and a senior medical professor at the University of Cape Town, Professor Ralph Kirsch, said yesterday that the insecurity at Sea Point Place had affected the health of residents he had seen

Govt warned on rent price rises

124
7/9/83
Labour Reporter C. Times

THE CAPE Areas Housing Action Committee (Cahac) yesterday warned the government that if they continued to force rent and other price increases on to starving people the "bitter experiences" of Lamontville, Mdantsane and Mbekweni would "sweep across the country"

In a statement issued by their general secretary, Mr Trevor Manual, Cahac said the current unrest in Mbekweni township outside Paarl was no different from that seen at Lamontville and was "epitomized by the current unrest in Mdantsane"

The statement said the situation arose from the inability of the government to control the economy, with mass unemployment and starvation wages resulting

"Coupled with this, there is the definite insensitivity by the government and its arms To increase rents, bus fares or the bread price when people are unemployed and starving is open provocation"

● A Paarl community councillor, Mr Mathew Scott, has called on Dr Piet Koornhof, the Minister of Co-operation and Development, to freeze the 25 percent service charge increases at Mbekweni

He warned that if this were not done "I foresee trouble and violence — even loss of life"

Unrest erupted at the township last weekend following the distribution by the Western Cape Administration Board of pamphlets announcing the increases and the arrest of 167 people

● The Western Cape Region of the Congress of South African Students (Cosas) has "rejected and strongly condemned" the arrests during the demonstrations against rent increases at Mbekweni last week

(124) 'Homestead Q. Col. 2060
Port Elizabeth/Uitenhage' housing
1096 Mr D J N MALCOMESS asked
the Minister of Community Development:

2061

WEDNESDAY, 7

- (1) What is the current estimated shortage of housing for Coloured persons in (a) Port Elizabeth and (b) Uitenhage,
- (2) how many (a) occupied and (b) unoccupied houses are there in the Willowdene area in Port Elizabeth,
- (3) whether his Department has issued any instructions or made any suggestions to the Port Elizabeth Municipality regarding (a) the (i) repair or replacement of electrical installations and wiring, (ii) eviction of tenants and (iii) demolition of these houses and (b) any other specified matters in this connection, if so what was the nature of the instructions or suggestions in each case?

The MINISTER OF COMMUNITY DEVELOPMENT

- (1) (a) 7 000 (b) 4 500

The above figures are estimates based on available information and are furnished subject to revision once the Department's data bank has gained momentum

- (2) (a) 219 (b) None

- (3) In the interest of Community Development it has been decided that the Coloured residents of Willowdene be resettled at Bethelsdorp Extension 21. The provision of alternative housing at Bethelsdorp Extension 21 is receiving the necessary attention. Because the Willowdene houses are to be demolished once they have been vacated, expenditure on improvements would be fruitless. An application by the City Council to spend funds on the rewiring of the houses was consequently turned down.

The DEPUTY MINISTER OF INTERNAL AFFAIRS

leged monopolistic conditions in the (a) biscuit and (b) glass industry, if not, why not, if so,

(2) whether the investigation has been completed, if not, when is it anticipated that it will be completed, if so, what were the recommendations of the Competition Board in this regard?

The MINISTER OF INDUSTRIES, COMMERCE AND TOURISM

(1) No Parties did in each case consult the Competition Board in terms of the provisions of section 6 of the Maintenance and Promotion of Competition Act, 1979 (Act 96 of 1979), in connection with the proposed questions

(2) The Board advised the parties that with the information at its disposal there were probably no circumstances present which did not justify the questions in the public interest. I have requested the Board to furnish me with the reasons for its decisions

Approval of film

*4 Maj R SIVE asked the Minister of Internal Affairs

(1) Whether a certain film, the name of which has been furnished to the Minister's Department for the purpose of his reply, was submitted by the Director of Publications to a committee for consideration, if so, what is the name of the film,

(2) whether the film was approved, if not, why not, if so,

(3) whether any conditions have been attached to the screening thereof, if so, what conditions?

Hatting No. 1222, Weenen

*8 Mr R A F SWART asked the Minister of Co-operation and Development

Whether any portions of the farm Hatting No 1222 in the County of Weenen in Natal have been transferred to the South African Development Trust, if so, (a) which portions have been transferred and (b) why in each case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

Yes

- (a) Portions 60, 65, 71, 86 189, 203, 213, 215, 217, 228, 238, 240, 242, 63 70 72 182, 202, 207, 214, 216, 219 229 239, 241, 251, 252, 253, 261, 276, 279, 289, 290, 300, 306, 318, 337 353, 364, 370, 382, 399, 411, 412 416, 419 422, 427 and 436 of the farm Hatting No 1222

(b) The properties concerned were transferred to the South African Development Trust on 15 March 1983 in terms of paragraph 9(1)(c)(1) of Government Notice No R2062 of 1968

Public Service: resignations 9/9/83
Hansard & Col. 2086
9 Mr S P BARNARD asked the Minister of Internal Affairs +

How many officials resigned from the Public Service from 1 March 1983 up to and including 31 August 1983?

The DEPUTY MINISTER OF INTERNAL AFFAIRS

4 441

124 Howard
Mbekweni Township 9/9/83
Mrs H SUZMAN asked the Minister of Co-operation and Development

(1) Whether rentals in respect of Mbe-

bekumthetho settlement. water 9/9/83
Q. Col. 2085
*6 Mr R A F SWART asked the Minister of Co-operation and Development

(1) Whether water is supplied to the Bekumthetho settlement near Mondlo in the Nqutut district, if so, what is the nature of the water supply system, if not, why not,

(2) whether a water supply system is to be installed at this settlement, if not why not, if so, (a) when, (b) what type of system will be installed and (c) who will pay for it,

(3) whether a charge is to be levied for such water, if so, what will be the charge?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

Due to the fact that all the required particulars are not readily available and that the kwaZulu Government has to be consulted, the hon member will be furnished with the particulars in writing as soon as possible

Hansard & Col. 2085
9/9/83
Matiwane's Kop
*7 Mr R A F SWART asked the Minister of Co-operation and Development

Whether his Department has budgeted for the removal of the Black freehold area of Matiwane's Kop in the 1983-'84 financial year, if so, what amount has been budgeted for this purpose?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

Yes An amount of R2 500 000 has been budgeted

9/9/83

2087

FRIDAY, 9 SI

kwem Township in Paarl (a) have recently been or (b) are to be increased, if so, (i) when and (ii) by what percentage,

- (2) whether his Department has received any representations in connection with these increases, if so, (a) when, (b) from whom and (c) what was the (i) nature of these representations and (ii) response thereto,
- (3) whether any member of his Department has had talks on the matter with any residents of the township, if not, why not, if so, (a) with which residents, (b) when and (c) what was the outcome,
- (4) whether any steps are being taken to resolve this issue, if not, why not, if so, what steps?

†The MINISTER OF CO-OPERATION AND DEVELOPMENT

- (1) (a), (b)(i) and (ii) No increase in rentals is respect of Mbekweni has been approved Approval for an increase of 25% in service charges has been granted with effect from 1 October 1983.
- (2) No representations have been received (a), (b) and (c) Fall away
- (3) No, because no representations have been made to the Department of Co-operation and Development (a), (b) and (c) Fall away
- (4) The Chief Commissioner and Officials of the Administration Board are continuously in contact with the Community Council on this matter and it is at present the subject of in depth discussions

Violent weekend in Paarl township

~~244~~ 124 C. Herald 10/9/83 ~~211~~

MBEKWENI is angry.

And the residents of Paarl's African township took out their frustrations at last week's 25 percent service charge increase by a march on the administration board and a weekend of sometimes violent protest.

About 170 people spent the weekend in Pollsmoor Prison and were released on bail on Monday morning. They face charges of holding an illegal gathering, or alternatively of disobeying the instructions of a police officer.

The circulars announcing the service charge increase arrived on Tuesday morning and almost immediately the word went out there was to be a meeting the next night.

More than 600 people attended the meeting on Wednesday night, where it was decided to go to the Administration Board offices the next morning to find out the reason for the increases.

POLICE

When the crowd of about 200 people arrived at the offices on Thursday morning, they were met by a group of uniformed policemen under the command of a Major Slabbert, who asked them to disperse.

The residents refused and 171, including eight teachers from the local Simon Hebe High School, were arrested.

A protest meeting the same night attracted more than 1 500 people.

On Friday morning, about 3 000 residents went to the Paarl Magistrate's Court to protest at the arrests.

They arrived just before the court was due to start and crowded the corridors of the court building.

TEARGAS

More than 300 school-children and about 10 adults were detained by the police, held in the police cells and later taken in seven police trucks to the township.

The police confirmed that they had fired tear-gas in the cells where the children had been kept to stop them disrupting

court proceedings by singing freedom songs. None of those held on Friday morning were charged.

About 30 of the 171 arrested on Thursday were brought to Paarl from Pollsmoor while lawyers battled to bring down their bail from R100, decided on on Thursday. Twenty-eight "legal residents" were eventually given bail of R30 while bail for "illegals" was set at R50.

After three hours of sifting through "legals"

and "illegals" it was decided that R50 would apply for all those who had not been processed.

BEERHALLS

The protests continued in the township where residents decided to boycott the administration board's beerhalls.

Beerhalls in the township were damaged and set alight on Saturday and Sunday nights.

Police reported that "a few people" had been arrested and are being held in connection with theft.



● CROWDS gathered in and around the Paarl Magistrate's Court last Friday to protest at the arrests of 171 Mbekweni residents

Keeping workers

happy

By Melanie Sergeant

To encourage better staff relations and discourage job-swopping, a Johannesburg company has given a worker a home in Soweto.

The Balco Company, which imports and manufactures engineering materials, gave Mr Alec Radebe the house on his retirement.

Mr Radebe was with the company for 47 years. "When Mr Radebe joined us in 1936, few private companies had pension funds, so he has not the full benefit of a fund for his retirement, which made us decide to give him the house," says Mr "Buster" Carl Volck, a managing director.

Some 90 percent of staff turnover is confined to just 15 percent of Balco's work force.



A home at last

Mr Alec Radebe is presented with his home on his retirement. He has worked for Balco for 47 years. Mr "Buster" Volck, managing director, congratulates him.

suit. The leader ~~too~~ usually has a big enough share of firm's reputation to attempt to Brand name to remain position.

Firm to promote black housing

Post Reporter

AN Eastern Cape branch of the recently-formed Home Ownership Marketing Enterprises (Pty) Ltd, abbreviated to Home, was established in Port Elizabeth today

The objects of the company will be

- The general promotion of benefits, advantages and responsibilities of home ownership among blacks

- The general education of blacks regarding the advantages of home ownership

- The training of black estate agents

- The incorporation of trained black estate agents in the real estate agency business by the training and affording of experience to agents, who will then be encouraged to branch out on their own to act as independent estate agents for their own account

In addition to being a training centre, Home will act as an estate agency to market black housing.

A local board of Home was formed with Mr Wim Goosen, chairman of the Port Elizabeth and Midlands branch of the Institute of Estate Agents of Southern Africa, as chairman

Ten other members will serve on the committee, all on a voluntary basis

Training of estate agents will begin in Johannesburg in November

All profits will be ploughed back into black housing and all finance will come from private enterprise. No Government money will be used

1 500 PE aged wait for accommodation

4/9/83 (124) E. Post

Post Reporter

ABOUT 1 500 elderly coloured and white people in Port Elizabeth are on waiting lists for a room, flat or cottage in the city's old age complexes

Some have been waiting for years and will have to wait even longer

According to the heads of several organisations offering accommodation for the aged, many are desperate

For most, renting a flat is impossible because rents are escalating monthly and with the small pension they receive they cannot afford a conventional flat

A great many of these people are miserable because they are having to live with family, which often causes a great deal of unhappiness on both sides

The Red Cross Society is probably the largest organisation catering for the elderly, but even they have a large number of elderly people on their waiting list

In Port Elizabeth alone, the society has accommodation available for 833 people in homes, cottages and flats

And still there are 300 on the list for the cottages and 400 on the list for homes

Says the regional chairman of Red Cross, Mr Paul Kruger "Yes, the situation is critical, but we are doing all we can"

"We have housing in Grahamstown, Port Alfred, Uitenhage, Patensie and Steynsburg under survey But that is outside Port Elizabeth The problem still remains here"

The Port Elizabeth Municipality has a waiting list of 367

The Deputy Director of Housing for Port Elizabeth, Mr Eddie Samuels, said homes and cottages combined catered for more than 1 000 elderly people in Port Elizabeth but the waiting list was still long

The annual turnover of housing units varied from year to year, being higher in the frail and infirm homes than in the other homes and cottages where the elderly were usually in better health

Fairhaven catered for about 170 elderly people in two homes, 14 flats and 67 cottages

They had 282 old people on their waiting list, he said

Mr Lake, manager of Fairhaven, said the situation was desperate

He said there were many cases of aged people who were unhappy living with family "but if there is nowhere to accommodate them, they must stick it out"

The Afrikaanse Christelike Vrouevereniging (ACVV), which has one home and one block of flats in which they can accommodate 139 elderly people, has a waiting list of 140

14/9/83 (124) C-Times

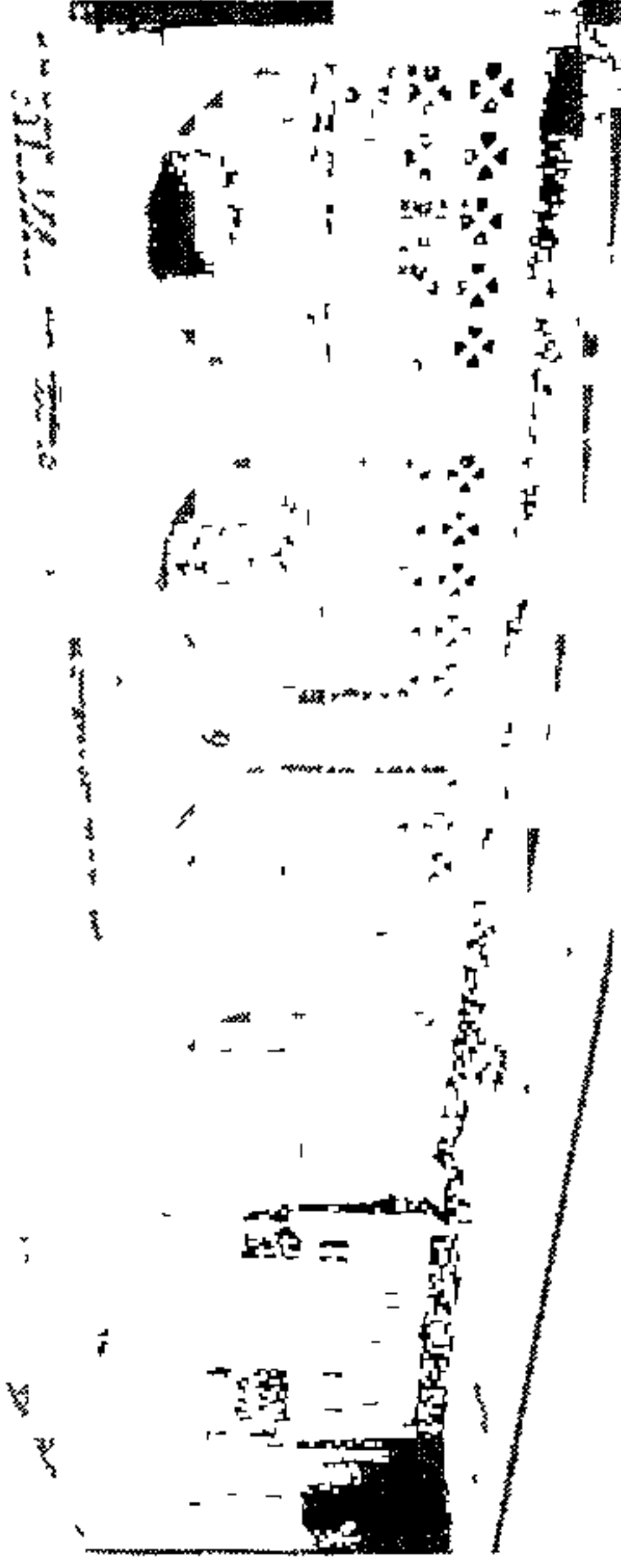
SHELTER homes on Cape Flats expanded

Chief Reporter

ALL but two of the 30 homes in the SHELTER Village at Valhalla Park on the Cape Flats, established with donations from the public of Cape Town to the Cape Times-backed SHELTER Fund, have been expanded from the basic "core" houses built in this self-help pilot scheme for the homeless in 1978.

This is disclosed in the annual report of the Cape Flats Distress Association (Cafda), which administers the fund and the village. The SHELTER pilot housing scheme was financed from the balance of contributed funds totalling more than R300 000, given to help the homeless in the squatter crisis that erupted in the Cape Peninsula in 1976/77.

Much of the money in the fund, established in



This is what one of the SHELTER villagers has done to the facade of the one-room "core" home since he moved in five years ago

February 1977 with full editorial support from the Cape Times, was used for immediate relief of the homeless at the time.

Mr D W Fitnum, warden of Cafda and honorary secretary of the fund, says in the annual report that the two houses that so far have not been expanded in the SHELTER Village are on small corner plots, but that the fund's honorary architect, Mr Revel Fox, has designed "suitable extensions".

for the buildings. "Our tenants are quite rightly pressuring us for transfer of the properties to their names, but until such time as the area has been declared a township, this is not possible," Mr Fitnum added.

Mr Fitnum said: "This small, pilot self-build housing project has proved the basic premise that in giving a person a secure stake in his own country, he is prepared and capable of helping himself."

● The SHELTER Village was formally opened in 1978 by the then mayor of Cape Town, Mr Ted Mauerberger.

The first villagers were all former shack-dwellers on the Cape Flats, and it soon became evident that a close community spirit was developing, with a keenness among the selected families to extend — on a self-help basis — and eventually to own their new homes



Mr Thomas Martin and his wife Susan working on the last of three rooms they have added to the "core" house in the village.

Chairman's priority is low-cost housing

124 2009 14/9/23 E. Post

By RAYMOND HILL
THE new chairman of the Northern Areas Management Committee, Mr Wilhe Dietrich who was elected yesterday said he would concentrate on the provision of low-cost housing for home-seekers during his term of office

Mr Dietrich, who was vice-chairman of the NAMC succeeds Mr Charlie Green

The Rev S M Arends was elected vice-chairman of the committee

Mr Dietrich said in an interview after being elected that he was very concerned about housing

for those who could not afford to buy their own homes

He said low-cost housing was the answer and the private sector could help solve the problem

"I believe we must look at completely different types of material to build houses for people with no money to buy their own properties. Low-cost housing is a big project and I will concentrate on it during my term of office

"I am also going to approach the private sector so that employers can help their workers to get houses

"In the past it was the

Government's duty to provide housing for the low-income group. But now employers have the opportunity to help their workers with accommodation. They should make use of the opportunity because they will also benefit," he said

Mr Dietrich said he wished to emphasise that he and his committee never accepted the management committee system as the solution to the "local government problem"

"We must at all times guard against attaching too much importance to management committees," he said

Toothless man p at parade, court

By CHRIS RENNIE
MEMBERS of an identity parade line-up were asked to open their mouths and a man with no teeth was pointed out, the Port Elizabeth Supreme Court was told today

This evidence was given at the trial of Mr Mhlangqara April Daliwe 34 and Mr Zimmsile Moses Mvaca, 37 on charges of

- Murdering a Kwa-zakele shopkeeper Mr Daniel Thembikile Maqagi at his store on August 22

- Robbing him of R600
- Attempting to murder a Mr Nganyana, Mr S Nyati and Mr Z Phondoyi by

shooting at them when they gave chase

- Illegal possession of firearm and ammunition

Mr Solomon Nyati and he and two others were outside the shop that night about 8pm

A man in a grey overcoat and wearing a balaclava approached and asked when the shop closed

He heard from the man's speech and sunken cheeks that he had no teeth

Not long afterwards he heard the sound of a shot from the shop and the man and a companion ran into the shop

Tracking down the history of the East Cape

THE Eastern Cape historical records project still needs the help of those with roots in the region. The project is being conducted by the Rhodes University History Department in conjunction with the Cory Library for Historical Research

It aims to locate, collect and catalogue historical source material in the Eastern Cape. Mr Ian Phillips, a researcher in the History Department has already tracked down some material

This ranges from John Fairbairn's personal correspondence and farm diaries from settler families to documents on the origins of the Kowie Pineapple Cricket Week. If you possess or know of material which could be useful, please contact Mr Phillips

The address is the Eastern Cape Historical Records Project, Department of History, Rhodes University, Box 94, Grahamstown, 6140, ☎ 0461-2023

A TALK on English hammered coins — of the era when they were beaten by hand — will be given by Mr Brian Walker at a meeting of the EP Numismatic Society at 8pm tomorrow in the lecture room of the PE Museum. Coins have been milled (made by machine) since the 1650s

Members are asked to bring along interesting items from their collections to show and possibly speak for a few minutes. Interested members of the public are invited to attend

FATHERS are asked to make a special effort to attend a symposium on "Bridging the gap between pre-primary and primary school" arranged by the Southern African Association for Early Childhood Education at 7.45pm tomorrow in the Trinity High School in Bird Street, Central

I was told it was usually the mother who attended these meetings and the father was mostly unaware of what was going on. A clinical psychologist will speak on "The value of a dangling carrot in a Sub A's life", a school psychologist on school readiness and a pre-primary principal on whether play is learning



It's All
Happening ...
Just tell
ROBIN
STEVENSON

UITENHAGE children can see a selection from six films in the Jubilee Park Library at 2.30pm tomorrow. The movies will be shown in the Main Library on Friday at 2.30pm (four to 10 years) and 4pm (11 to 16). Among them are *Matrioska*, a film on dolls and *Annansi the Spider*, an African folk tale

There is also *Picture for Harold's Room* a cartoon, *Magic Whistle*, *Shoplifting Sharon's Story* and *Not so Easy* a film for teenagers on motorcycle riding

A TALK on "The role of the Bureau of Mercantile Law" will be given by Professor Henk Delpont, of UPE at the weekly meeting of the Rotary Club of PE, at 12.30 for 1pm tomorrow in the Edward Hotel. The bureau was formed by UPE to help commerce and industry

Dr Delpont, who is professor of mercantile law, took his doctorate in law at the University of Pretoria where he was a senior lecturer before his present post

THE PE branch of the SA Diabetes Association meets at 8 tonight in the nurses training block of the PE Provincial Hospital. The various methods used in checking sugar levels will be discussed. Bring your own equipment for a check

Something happening in your area? If it interests you or all interest others, just phone out in the middle, Robin Stevenson, at 523480. Write to him at 'It's All Happening', Box 21, Port Elizabeth, 6000.

Fob wa

Crime Reporter
A VALUABLE silver tique fob watch which missing from an antique shop in Linton Grand fortnight ago has turned up again

The Evening Post reported last week that watch was missing

This week the owner of the shop Mr Ivan A was attending to a customer when he spotted what looked like newspaper that had been crumpled into a

SOLI

- Solidly constructed in Imbuia and Marfin
- Full-length
- Five Drawers and full-width hanging

R4



Yc

City may buy in District 6

Municipal Reporter

THE City Council's Executive Committee is to consider buying land in District Six and providing houses and flats for coloured people in the medium and lower-income groups

At a meeting yesterday, the committee agreed to "look into" the matter once it had received a report from the City Engineer, Mr Jan Brand

The chairman of the executive committee, Mr John Mur, said it was hoped the report would be completed next week.

This decision was made following a meeting of the executive committee with the District Six Rent, Residents' and Ratepayers' Association and the Friends of the District Six Committee

In a letter sent to the City Council, the Rev B A van Rensburg of the Holy Cross Roman Catholic Church, stated that the purpose of the

meeting was to "petition your council to purchase that piece of land in District Six which is to be returned to the coloured people"

The council was asked to take responsibility for the building of flats and houses, particularly for the medium to lower-income group

"This would enable younger couples, especially with families, to move in and would prevent profiteering," Mr Van Rensburg stated

● The City Council's executive committee agreed yesterday that an environmental impact study of the proposed technikon in District Six be requested from the architects planning the campus

At a meeting of the committee, it was also decided to request the architects to give a presentation on the proposals for the site. The presentation would be given to the Executive Committee and all City Councillors and members of

the Cape Town Environmental Board would be invited, it was agreed

This matter was recommended to the City Council by the Advisory Board, who stated in a letter that the Cape Town Environmental Advisory Committee had considered the technikon, as it "was of the view that the siting of the campus would have considerable impact on the environment of the area"

They had felt that it was important for the board to be made aware of the latest proposals for the site

● The Executive Committee has been asked to "consider favourably" the principles outlined by the City Engineer, Mr Brand, on ways to combat Cape Town's housing problem

The executive committee has referred the matter to Mr Brand and the City Treasurer, Mr J Watkins-Baker, for further reports

In a presentation called "Cape Town's Housing Problem" in July, Mr Brand suggested that extra taxation could produce the funds to solve the City's housing crisis — the need for 5 500 houses a year beyond those provided by government or private-sector funds

The Housing Committee had recommended that the Executive committee consider the matter

It had restated its belief that the government was responsible for supplying enough funds for providing housing for low-income families

"But in view of the fact that the new (housing) policy illustrates the government's inability to provide the necessary funds, the committee considers that council should find ways and means to do so, to ensure that further new housing is provided," the committee said.

Response to 124 sale of State houses 'fair'

By STEPHEN ROWLES

PUBLIC response to the vast sale of State-owned houses has been "fair", Port Elizabeth's Director of Housing, Mr Mick Molyneaux, said in an interview today

Prices of the houses in the white areas range from R3 640 for the cheapest house in McLeanville to R14 411 for the most expensive house in Kensington

In the northern areas the prices range from R3 751 for the cheapest house in Schauder to R13 613 for the most expensive Bethelsdorp Extension 22 house

Discounts of up to 40% will be available

Mr Molyneaux said these prices had now been approved by the Department of Community Development

He said of the 1 350 applications forms handed out at the Housing Department's northern areas offices, 428 — or 32% — had been returned with an indication of

interest in buying

In the white areas there has been a 62% response, with 268 people indicating an interest in buying their homes

Mr Molyneaux said he expected a greater response when more definite details on the sale were available and the remaining problems had been solved

The Housing Department was still awaiting a nationwide uniform deed of sale which was being drawn up by the Department of Community Development

This would meet the building societies' requirements and would permit transfer of houses before surveying and separating of services was completed

He said the houses would still have to be inspected for the granting of rebates on those houses in an unsatisfactory condition

Inspection would start next week

Housing needed to stem coloured exodus 16/9/83 Louw ^{Argus} (124)

By BRIAN STUART
Provincial Reporter

A CALL for attractive and adequate housing for the Western Cape's coloured community, to stem "an unprecedented exodus" of coloured workers to the other provinces, was made today by the Administrator, Mr Gene Louw.

Mr Louw said the skills, aptitudes and capabilities of the Western Cape's coloured community could make the Western Cape one of the most productive industrial areas in South Africa.

The Cape had maintained its economic growth within South Africa until 1970, after which it had been losing ground.

The coloured community was a major economic asset to the Cape and was advancing educationally, culturally and socially at a tremendous pace.

DISTURBING

But it was disturbing that the coloured population of Cape towns was diminishing in "an unprecedented exodus" to the Transvaal, Free State and Natal.

Addressing the first annual meeting of Wesgro (Association for the Promotion of the Western Cape's Economic Growth), the Administrator said there was a huge shortage of homes for coloured people in the Peninsula area, as far as Paarl, Stellenbosch and the Strand.

Mr Louw said local authorities were responsible for housing those inhabitants who could not afford to build their own homes. More State funds were needed for housing, while local authorities should make more land available to the coloured community for housing.

STABILITY

"Adequate housing and a safe and attractive environment will contribute to a stable and productive labour force.

"In this regard local authorities in the Western Cape make a tremendous contribution. I can merely hope that the Government will soon be in a position to make available further substantial sums to local authorities for this purpose.

"But I wonder whether we are doing enough to provide the required housing infrastructure in the Western Cape, which has been declared a coloured preference area.

"In practice, we find that the coloured is moving out because there are not enough areas and plots for development available, while on the other hand black people seem to be moving into the area."

NEEDS

Mr Louw said other needs were for efficient local administration to entice investors and industrialists to the Western Cape, for the creation of job opportunities and for effective town planning.

(124) C. Times
17/9/83

Govt urged to provide housing

Staff Reporter

THE "huge shortage" of housing for coloured people in the Peninsula was highlighted yesterday by the Administrator, Mr Gene Louw, when he encouraged the government to provide housing in the Western Cape and so stop the exodus of coloured workers

Mr Louw was addressing the annual meeting in Cape Town of the Association for the Promotion of the Western Cape's Economic Growth

He said the coloured workforce was being lured away from the traditional area of occupation in "an unprecedented exodus"

"The coloured is leaving because there are not enough areas and plots for development available, while blacks seem to be moving into the area," he said

Although the State provided the finances, local authorities were responsible for the housing in their areas of inhabitants who could not afford their own homes, Mr Louw said.

Effective housing was a prerequisite to recruiting a satisfied labour market, he said.

Because of the many young people in the



Mr Gene Louw

coloured population, the Western Cape enjoyed advantages with regard to the availability of potential labour

The skills and aptitudes of coloureds could make the Western Cape "one of the most productive industrial areas in South Africa"

Mr Louw also announced that work on replacing the Townships Ordinance of 1934 was well advanced

Broad planning control through a system of guideline planning was envisaged to ensure that development was carried out in harmony with central government and provincial planning

Rent shock for hard-pressed Paarl residents

(Herald 12/4 1978)

PAARL East residents have received notices informing them of rent increases which take effect next month

Most of the people in Paarl East live in sub economic blocks of flats

Mr Willie Philander of Gembok Flats Paarl East, said he had received notice last week that his rent was to be increased from R 865 to R11 86 a week

"I went to see the municipality and the increase was brought down to R 960 after they told me I had been penalised for not sending in an income survey form earlier this year," he said

Mr Philander said residents are upset over the latest increase

EXPLOITED

"We are being exploited by the municipality. We are paying for services but the only services provided are in the white area

The conditions in these blocks are very bad and are a health hazard when it rains. I wonder what they use our money for?"

"We only get small pay increases and this is immediately taken away by these annual rent increases," he said

7 murdered in SW Cape

SEVEN people were murdered in various towns in the South Western Cape at the weekend

Major Eddie Snyman, police liaison officer for the South Western Districts said that six of the victims were stabbed after arguments. The seventh one was strangled to death. In all these cases, police have made arrests

● Mrs Mieta Moos, 44, was stabbed in the chest with a knife after an argument at a home in New Extension, Bridgeton near Oudtshoorn on Friday night

● In Knysna, Mr Willie Hartzberg, 19, of Karatara Township, was stabbed in the chest and killed after an argument with a friend about a tape recorder on Saturday afternoon

● In Calitzdorp, Mrs. Mieta ...

CMC

MUST

Town Talk - Bridgeton



17/11/77
June 124

4 hurt in gas explosion

Staff Reporter

FOUR people received serious facial burns when the gas cooking cylinder they were using to prepare supper "burst into flames" last night.

Mr Joseph Manikivana, Miss Mavis Mphanjuki, Miss Elsie Lande, and Miss Nomasagaa Nkhlele of New Flats, Langa, were taken to Conradie Hospital where they were still being treated early this morning.

A neighbour, Mr Shepard Bogwana, alerted by their screams, notified the Langa police.

City council land sale set to defuse price 'bomb'

124 E Post

10/2/83

THE Port Elizabeth Municipality is gearing up to defuse the explosive price situation caused by the shortage of building sites available for sale

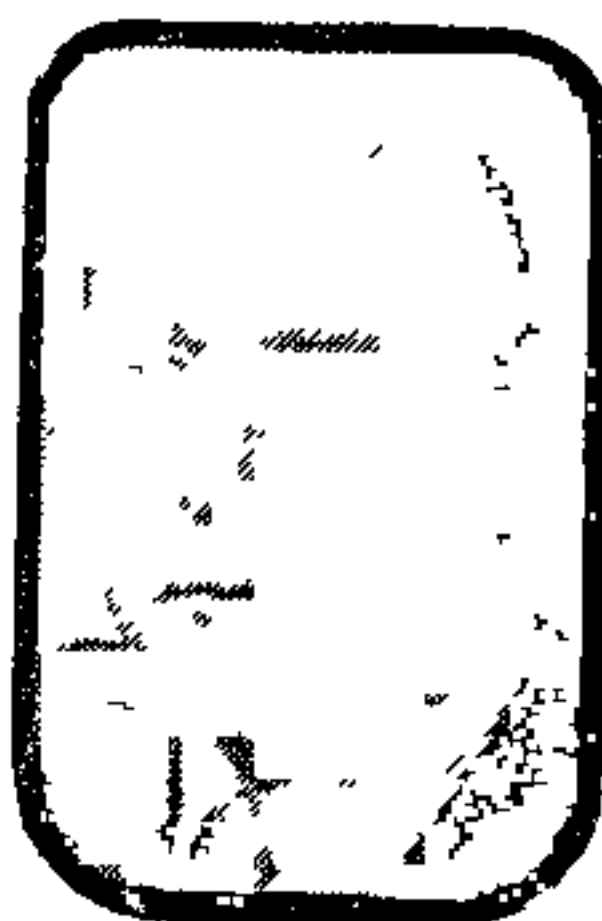
A recent survey of the vacant site position revealed that there were roughly 2 000 undeveloped single residential sites within the municipal area

The vast majority of these, however, are in private ownership and were bought by the present owners from commercial developers, not from the municipality

This means that these sites are free of the numerous restrictive clauses which in many cases apply to sites in townships sold by the municipality

These include two-year building clauses which stipulate that a house be built on the erf within that time, or the site must revert to city council ownership, or that, at best, liquidated damages be paid as if a house to a named valuation existed on the site

With ordinary commercial developments, however, there are seldom any restrictive clauses and the purchaser just goes on paying rates on the valuation of



By Owen
Parker
Property Editor

the site itself without any "punitive damages" for not developing

Generally it is quite understandable why commercial developers couldn't care less about the rates revenue. After all, what's in it for him?

For the local authority, however, that has to cope with the problems of "ribbon development" exaggerated by all the vacant chunks of ground between houses, the situation is different

Ribbon development needlessly extends the resources of a municipality

which gets no annual compensation by way of increased rates revenue on completed houses to make up for the heavy costs of providing services

Spur for the present drive to identify sites for sale is the alleviation of the shortage situation caused by too many owners of undeveloped erven holding on in anticipation of ever-increasing prices

A spokesman for the Town Clerk's Department told PROPERTY POST in an interview that his department had been going through township maps and records with a fine toothcomb to identify "idle sites" that could be marketed to the benefit of the plot-hungry public

This process was continuing, he said, but already nearly 26 sites had been selected for an auction to be held on November 2

These sites (with upset prices in brackets) are Kabega, 14 sites (R6 500), Westering, two (R8 000), Sunridge Park, two (R6 500 to R7 500) and Lorraine, seven (R8 500)

In addition, there is a house in Kabega for sale at the auction, and a special residential site in Greenshields Park (Erf 2502 - upset price R4 000)

Aldershot Court in Central (upset price R40 000), and two semi-detached dwellings at 13 and 15 Military Road, will also feature on the auction. Upset prices for the semis are R7 370 and R6 600 respectively.

Also on offer is a group housing site in Humewood, 1 6250m² in extent, at an upset price of R10m², or namely R162 500

On offer in Walmer by public tender is a 1,35-hectare group housing site that came into being as the result of the consolidation of various smaller parcels of municipal ground

Also among the department's gleanings, but in this case for sale by public tender, are 17 council-owned sites in Kabega

These have been static for some time as they were originally restricted for sale to breadwinners whose maximum monthly income was not more than R650

The changing salary scene over recent years greatly restricted the number of people eligible to buy, so the council applied

to the Department of Community Development for a revision of the salary ceiling to R1 200 a month

Soon these sites will be offered by public tender, and should prove popular as special easy terms of 10% cash on acceptance of tender and balance over two years by four equal six-monthly instalments will apply

Furthermore, an additional two years from final settlement - making a total of four years - is allowed for the building of a house

The Town Clerk's Department, said the spokesman, was investigating all situations in which existing erven could be made available for sale to the public

Charlo and Mount Pleasant were two areas in which there were a significant number of proclaimed building sites owned by the municipality

There were 19 such sites in Charlo alone, he said

Lists of identified sites were to be sent to the City Engineer's Department to determine which could be sold, he said

Another significant source of additional single-residential erven was now also forthcoming in the form of subdivisions of larger, formerly consolidated sites in the hands of private owners

Applications for the subdivision of at least 40 erven were now being considered he said

Good tidings for lovers of Summerstrand comes with the news that, because of the immense success of recent auctions of sites there, plans were afoot to proceed with further development

"Summerstrand Extension 9 has been planned to provide 256 erven.

"At the fourth and latest sale there the last remaining fully-serviced sites were all sold, thus bringing to 89 the total number sold in that extension to date"

But the date mentioned previously of two years before more sites could be marketed was conservative

"Even if the City Engineer's Department gets the green light to go ahead soon, late 1985 or early '86 appear to be the earliest more sites might become available," the spokesman said

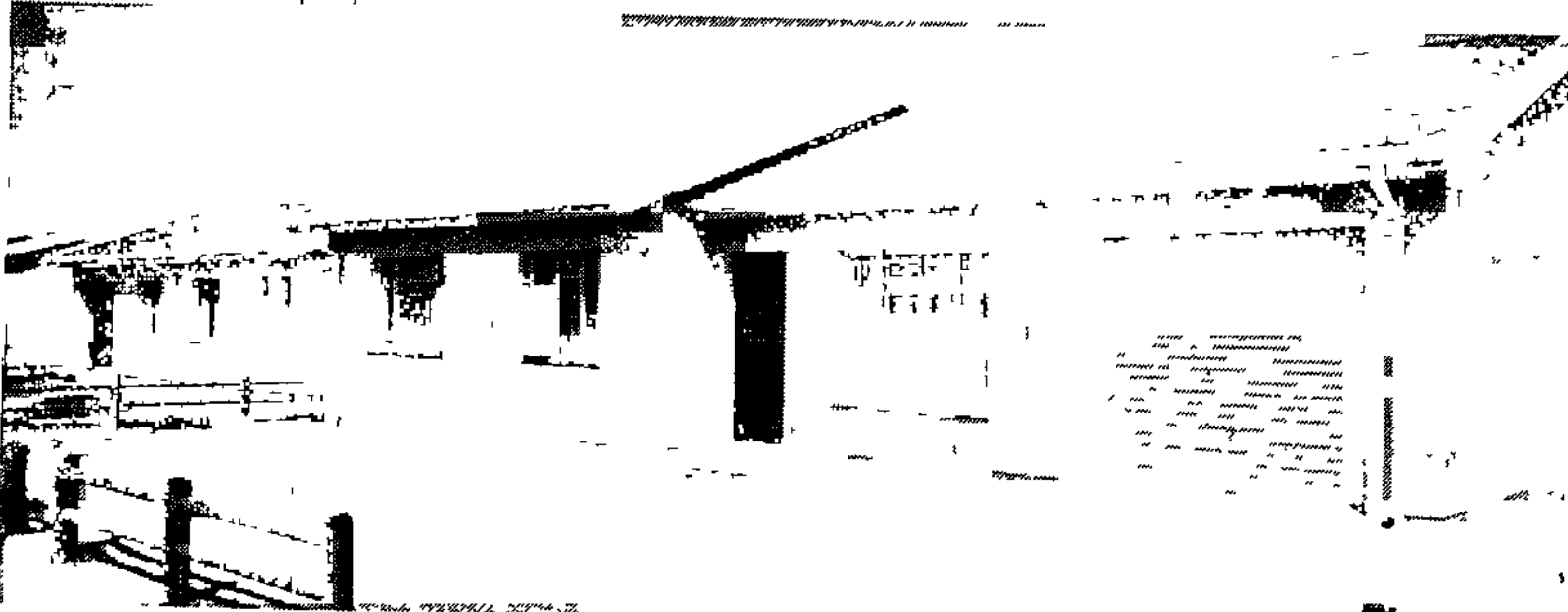
18/9/83

124

New owners welcomed



Mr DEREK SANSOM, newly-appointed UBS manager in Port Elizabeth, performs a symbolic door-opening ceremony at a gathering to welcome the first group of owners to their new homes in Kwaford. From the left are Mr L C GODUKA, Mr SOLLY RUBIN, Mr Sansom, Mr J M MADIKANE, Mr L M MAPAKATI, Mr S K BENMAZWI and Mr M E MOYAKE.



The first batch of 29 houses in the new UBS Development Corporation scheme in Kwaford.

Local experience UBS helps out vital in beach home building

Property Editor

MAKING the best use of local knowledge, especially in coastal areas where weather extremes can vary from placid to long spells of misery with torrents of wind-driven rain, is something about which a Kei Mouth builder is adamant.

Mr Rod Dewberry, formerly of East London, who started his building contracting business in Kei Mouth after a spell in the Transvaal, firmly believes that when clients, especially upcountry clients who don't know the area, want to build a house, their interests are best served by a contractor with local knowledge.

"Unless a house is properly designed and built, there could be disappointments in store for them," he said.

While this observation particularly applies to builders coming in from East London or Transkei to get work in Kei Mouth, it could equally apply to coastal resorts on either side of Port Elizabeth.

Established Kei Mouth residents — including the builders — are well aware of weather conditions prevailing at different seasons of the year, he says.

"Because of coastal winds at times, sheltered areas are necessary and these must be incorporated into the design," he said.

Mr Dewberry, who is also helping Kei Mouth grow through his spec building activities,

good vacant building sites are still available in the village from between R3 500 and R12 000.

And he should know, for his wife runs a local estate agency business.

Bigger projects for Kei Mouth with which Mr Dewberry is involved include a new shopping centre which will house a fast foods outlet, butcher's shop and office for his wife's estate agency business, and space for two other businesses not yet decided upon.

Holiday flats are another of his projects.

"A funny thing about selling a house," he said, "is that the wife seems primarily concerned with things like the kitchen, bathroom, laundry and scullery, while selling points for the man are the outdoor areas."

A point he made which should be of interest to other builders relates to the size of contract to be undertaken and the likely duration of the job.

"If it takes longer than four months, the men on the team tend to get bored, with varying results."

When undertaking bigger jobs, he therefore finds it good industrial psychology to switch teams on to other jobs and bring in others.

THERE'S nothing like a home of one's own, and the UBS have matched this contention in a 29-house, R750 000 project in Kwaford Stage 3, New Brighton.

This week the key to one of the first five houses was symbolically turned in a lock by Mr Derek Sansom, newly-appointed manager of the UBS in Port Elizabeth, at a ceremony attended by the new owners.

The Mayor of New Brighton, Mr M W Maku, and Mr Solly Rubin, a Port Elizabeth city councillor and a director on the local board of the UBS, also attended the official handover ceremony.

Prices for the three-bedroom, fully-carpeted homes with tiled roof and single garage vary between R31 500 and R41 000.

In his short address to the gathering, Mr Rubin said this was the first housing project of its size undertaken by the UBS in New Brighton.

"I look forward to the day when freehold ownership replaces the 99-year lease scheme."

"This will come," he said.

Two die, house destroyed in Kwazakele fire

(124) E. Post
12/9/83

Post Reporter

TWO people died in a fire in Kwazakele, Port Elizabeth, yesterday.

Mr Elias Mahashe 26, the elder son of Mr and Mrs Bassie Mahashe, and his girl friend, Nontsizwe Nful, died in the blaze, which started at 1am on Sunday.

Mr Bassie Mahashe 54, who works for a timber firm, said he was wakened by flames and smoke from a backyard shack where Elias and his girlfriend were sleeping.

He rushed out to find the shack burning furiously.

The fire then spread to the main house, a four-roomed building with elec-

tricity, which was destroyed along with its contents. Damage is estimated at about R20 000.

"It is just terrible, I do not even know where I am right now," said Mr Mahashe.

Residents blame the shortage of taps for the rapidity with which the fire managed to spread.

With only one tap in the area, they were unable to contain the blaze until the fire department arrived and fought the blaze for two hours.

Ambulance men later found two badly burnt bodies in the remains of the shack.

The cause of the fire is not known.

Koch: 200 families will have to move from Red Location

124
~~310~~
2-20-83
19/9/83

By CLAIRES
PICKARD-CAMBRIDGE
UPGRADED service charges at Red Location may be more expensive in comparison to those at Motherwell, according to Mr Louis Koch, Chief Director of the East Cape Administration Board (Ecab)

This was because the nature of the Red Location redevelopment contract demanded that workers operate under obstructed conditions, with redevelopment taking place in sections

This was being done to try to allow people who wanted to remain in Red Location to come back, he said

Mr Koch's statement follows recent claims by Mr Wilson Ximiyi, a candidate for the forthcoming African Town Council elections,

that Red Location would be upgraded into a housing scheme which only the rich would afford

Mr Koch told the Evening Post there were at present about 950 families in Red Location. Re-planning for the upgrading of the area would allow for about 750 sites.

Ecab had in consultation with the Community Council decided that about 200 families, mostly "lodger families", would therefore have to be permanently accommodated in other areas, including Motherwell

Mr Ximiyi, a former MP in the Ciskei Government, told Red Location residents at a recent meeting in New Brighton that most of them would be unable to afford the move to Motherwell

Most Red Location resi-

dents depended on pensions and disability grants and the move would subject them to "immeasurable suffering", he said

He claimed the fares for a single bus journey from Motherwell to town would not cost less than R1, three times the amount residents paid to get to town from Red Location

Mr Graham Shields, general manager of PE Trams, said the bus fare for a single journey from town to Motherwell was 53c, less than the amount claimed by Mr Ximiyi

Mr Shields said the managing director of PE Trams, Mr Carl Coetzer, had previously announced that he also intended approaching the Department of Transport to request a subsidy on clipcards to assist those living as far out as Motherwell

HOMES FOR THE AGED

AN AGED SURVEY

A LONG, LONG WAITING LIST

124

ingua

21/9/83

April 15 Church of the Holy Spirit 101 - 1111

YOU must wait about 100 years to find a place to live in some of the blocks of flats for the aged in the Peninsula. And if you are already getting on in years, that makes your chances of finding accommodation somewhat slender.

Waiting lists are becoming so long, that as many people are waiting for accommodation as are now occupying available space.

The Cape Peninsula Welfare Organisation for the Aged, which runs 14 old-age homes and residences, has a waiting list of about 2 000. It provides accommodation for 2 010 people.

Four a year
The waiting list for flats at Sea Point Place, for example, is 394 and at Dista House it is 448.

As about four beds become available at these residences every year, it would take, theoretically speaking, about a hundred years for someone at the end of the waiting list to get in.

And according to population projections for the year 2000, the housing plight of the aged is going to get a lot worse.

According to the 1980 census, there were 350 000 whites aged 65 and over

But by the year 2000 this is expected to increase to 500 000.

The number of coloured people over 65 is expected to leap from 76 000 to 150 000 in this period, while the number of Asians in this age group will increase from 21 000 to 50 000. The number of Africans over 65 is expected to increase from 600 000 to a staggering 1.1 million.

Living longer
With higher life expectancy coupled with dropping birthrates, the proportion of people over the age of 65 is likely to rise dramatically.

For whites, this proportion was only two percent back in 1904. In 1978 it was calculated at 7,6 percent and by the year 2020 about 15 percent of the white population of South Africa is expected to be in the geriatric class.

The cost of providing special accommodation in old age homes or flats for the vigorous young people of today who will be the aged of the 21st century, is incalculable.

The Department of Community Development, which provides building subsidies in the form of one percent loans repayable over 40 years, subsidised white

housing for the aged by R105-million between 1978 and 1982. The subsidy for the coloured aged in this period was R7,5-million and for Indians it was R2-million.

A spokesman for the Department in Pretoria said blacks did not need accommodation for the aged as black families looked after their aged relatives coloured and Indian aged need

ed less subsidies as these communities had a more developed extended family system to care for the aged than did the whites, he said.

But Mrs R N Robb, director of the Black Sash Advice Office in Cape Town, said "It is even harder for blacks to look after their parents. They are paid less and their food costs the same."

Mrs Zerilda Droskie, director of the SA National

This is the first article in a three-part series on housing problems for the aged, by Staff Reporter DAVID BREIER



Council for the Aged, said there were two "transit homes" for African aged in Cape Town — in Nyanga and Guguletu, catering for 48 people each.

A new home to house 125 aged, was being planned for Guguletu, she said.

White aged had proportionately the worst problem because they had no extended family system.

Independence
"Older (white) people want to retain their independence. They do not want to be under the feet of their children. They say they cannot stand the pop music their grandchildren play," she said.

"I had a phone call yesterday from an old woman living in her own little cottage in Claremont. She said she had given up taking the medicine her doctor had prescribed because she cannot afford it. She is buying less food," Mrs Droskie said.

The woman could not take in boarders as she had only one bedroom. "She cannot sell the cottage, because where would she go to? As a pensioner she has the benefit of lower rates and taxes," Mrs Droskie added.

She suggested that elderly widows should follow the example of a Kalk Bay woman who...

white, coloured and Indian," she said.

She said the Government was sympathetic, but was two years behind on financing projects due to lack of funds.

However Mr Wilfred Rhodes, chairman of the Cape Areas Housing Action Committee (Cahac) said housing was the State's responsibility.

He said the housing crisis was created in the first place by the State which moved people from their traditional homes in terms of the Group Areas Act.

Clear message
The director of the Cape Peninsula Welfare Organisation for the Aged, Mr Ian Tedder, said that after top level discussions in Pretoria with the departments of Health and of Community Development, "the very clear message for us was that both departments would only provide funds for the frail aged and for community services."

"This is because of the heavy pressure on funds, brought about by the economic climate, for housing projects for the aged."

The organisation was entering a 20-year expansion programme based on the principal of endowment schemes to finance them.



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The woman could not take in boarders as she had only one bedroom. "She cannot sell the cottage, because where would she go to? As a pensioner she has the benefit of lower rates and taxes," Mrs Droskie added.

She suggested that elderly widows should follow the example of a Kalk Bay woman who took in four aged women as boarders. This provided all the women with security and gave the widow an income.

On the whole, welfare bodies and the Government sector agree that the only solution to the housing crisis lies in the greater participation of the private sector.

Endowments

Mrs Droskie cited schemes in Benoni, Margate and East London, where housing units were financed through endowments paid by people who secured them for their retirement.

Another example was the Huis Altena in the Strand, built by a non-profit utility company where old people obtained interest in the money they put down for a flat. The capital reverted to their estate at their death, she added.

"Firms should have blocks of flats which they can let to their pensioners. They should be available to all communities, black,

ing projects due to lack of funds.

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"This is because of the heavy pressure on funds, brought about by the economic climate, for housing projects for the aged."

The organisation was entering a 20-year expansion programme based on the principal of endowment schemes to finance them.

A start will be made on a scheme in Tokai next year while negotiations were under way at three other sites with the backing of the Department of Community Development.

Work was to start soon on a new residence at Lotus River, and further developments were planned at Mitchell's Plain, Elsies River and Belhar.

The organisation also runs a large community service for aged not in special accommodation. This includes meals on wheels, service centres, home help and social work.

The prospects for the aged in the Western Cape seem less bleak than in the rest of South Africa.

There are 76 homes for the aged in the Western Cape compared to 54 in Johannesburg and 28 in the whole of Natal.

**Tomorrow:
Intimidation**

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td
d

'Illegal' shelters will be demolished — board

Staff Reporter

124

Argus 22/9/83
demolishing shelters which were erected illegally

The Western Cape Administration Board (WCAB) would continue to demolish shelters in Crossroads as long as people continued to erect illegal structures —

The Press Liaison officer for the WCAB, Dr G T du Preez, said this today about the almost daily demolition of shelters in Crossroads

He said the board was de-

The demolitions have been continuous since the beginning of this month

Each day a force of WCAB workers and riot police in armoured personnel carriers and with a sneeze machine have arrived at Crossroads

The police "offer protection" to board officials who pull down and burn the plastic structures

During the past few weeks more than a thousand shelters have been erected, and demolished, near the Lansdowne Road side of the squatter camp

The people claim they are legal residents of the Peninsula who have been forced out of overcrowded shacks

They claim further that they have nowhere to go and their demand is to have a place to build a home

124

HOMES FOR THE AGED

An Argus survey

23/9/83

Plans in the pipeline

This is the final article in a three-part series on housing problems for the aged, by Staff Reporter DAVID BREIER

MANY senior South African citizens feel they are receiving a raw housing deal from the State. But they are not so badly off compared with the country's children.

Last year the Department of Health and Welfare alone subsidised the running costs of old age homes by about R32,5 million. Service centres for the aged received another R1,2 million subsidy.

By contrast, the same department subsidised the running of children's homes by R10,5 million.

At the same time old-age and war veterans' pensions paid by the department amounted to more than R260 million while various grants including maintenance and foster care grants for children amounted to just under R50 million.

Longer life

A spokesman for the department said this reflected the growing life expectancy and the declining birth rate of the last decade or two.

According to the 1980 census figures, the percentage of whites over the age of 65 in the Peninsula was 10,2 percent, well over the national average of 7,87 percent.

Among coloured people, 3,1 percent on the Peninsula were over 65 while the national average was 3,59.

A possible doubling of the geriatric population among coloured, Indian and black peoples by the year 2 000 was forecast by the Human Sciences Research Council, while the white increase is likely to be more than 40 percent.

Substantial plans are in the pipeline to supplement housing for the aged.

For example, in the Peninsula alone, there is subsidised accommodation for 1 933 whites, according to Department of Health and Welfare statistics.

Plans to accommodate another 1 777 have already been approved and are awaiting funding by the Department of Community Development which provides loans at one percent repayable over 40 years.

The Southern Suburbs are at present the best off with 1 644 subsidised beds for the aged compared to 289 in the Northern Suburbs.

However the Tygerberg area is to receive its fair share in future, with plans for 890 old people in the pipeline compared to 887 in the Southern Suburbs.

For coloured aged, who fall under the Department of Internal Affairs, there are in the whole of South Africa a total of 29 homes with 2 336 beds. A further 11 homes have been approved and await funding. A spokesman said the amount of bedspace involved was still to be calculated.

Dr Gert Du Preez, spokesman for the Western Cape Administration Board, said two homes at present catered for the aged in the black townships of the Peninsula.

A new project by the welfare organisation Khayaletu for the Aged, was planned to accommodate 125 people in Guguletu.

The project will cost R2,1 million. Fundraising had begun

in January this year and R20 000 had been collected.

Dr du Preez said the extended family system through which blacks traditionally cared for their aged, was in the process of disintegrating, especially in the urban areas.

This left many aged blacks destitute and people rejected by their families and unable to care for themselves, needed shelter.

Mr F C Roussouw, regional representative, welfare, for the Department of Health and Welfare in Cape Town, said it was the department's policy that the aged should be left as long as possible as part of their community, and that subsidies should be for the frail aged.

Future schemes

Bodies such as the Housing League, a non-profit utility company, and the Cape Peninsula Welfare Organisation for the Aged (CPWOA), as well as the churches, had provided the enterprise which the State could only subsidise.

The organisation's planned residences all follow the lines of modern thinking on housing for the aged.

Each home will have a residential section for the fit aged, a home for the frail aged and a service centre to provide social and health services as well as companionship.

As more people live longer lives, a trend in housing for the aged is clearly emerging.

People must increasingly plan to finance their own retirement housing.

COURT HATS EVICTION BID

C. Herold 24/9/83

124

A Factreton mother of five, faced with eviction from the house she has lived in for 17 years, has won a significant court battle against the Cape Town City Council after a Cape Town magistrate ruled against the Council for not giving any reason for wanting to evict her.

Council officials were not sure on Monday morning if they were going to appeal against the judgement, given on Friday by magistrate Mr Peter May, which could affect the way they handle evictions in future

In terms of the council's lease agreement, they do not have to give reasons for wanting to evict a tenant. They merely have to give seven days' notice of the eviction. Any tenant who wants to vacate his house must also give seven days' notice

The effect of the court ruling is that any future eviction could be contested successfully in court if the council fails to give any reasons

In the civil court on Friday, Mr C E Lindenberg for the Council, agreed that Miss Alice Petersen, of 162a Acre Road, Factreton, had not breached the lease agreement she had signed with the council when she took over the tenancy of her family house in November 1976

REASONS

Mr Lindenberg said he had not been told by the Council of the reasons for wanting Miss Petersen evicted

In an affidavit handed into the court, Miss Petersen denied claims by the Council's assistant housing manager, Mrs Sheila Ann Mulder, that she had no grounds to contest the eviction or that she merely went to court to delay the eviction

The magistrate, Mr May, in his judgement, said that Clause Two of the agreement, which states that "the lease shall be terminable on one week's notice by either party" could not give "draconian powers"

with regard to future evictions because the outcome of the case would affect the way the council carried out evictions in future

The council's legal advisor, Mr Arnie Botha, said on Monday morning he would investigate the case

He agreed that the ruling against the council had been significant

Mr Norman Arendse of Omar, Vassen, Sonn and Abercrombie, appeared on behalf of Miss Petersen. Mr Lindenberg was instructed by Fairbridge, Ardene and Lawton.

He said the council had not satisfied the court that inquiries had been made into the income of the tenant to require her to vacate the premises and that he could not find another reasonable requirement to terminate the lease

COSTS

Mr May ruled that the costs would have to be borne by the Council

Mr A van der Merwe, the Assistant Town Clerk (Housing), said on Monday morning the matter would be referred to the Council's legal advisor who would report on what course of action would be taken with regard to the case and also

Aged: State must give them housing

Argus 28/9/03
12A

Stott

Staff Reporter

IT IS grossly unfair that people who work for the State and large corporations should receive housing subsidies while others who work just as hard receive nothing

This is the view of Mrs Eulalie Stott chairman of Cape Town City Council's housing committee. She was commenting on The Argus's survey of housing for the aged

The survey found that the general view of those

involved in providing housing for the aged was that the private sector would have to become increasingly involved in this field and that the State could not afford to finance housing

But Mrs Stott said it was up to the State to provide housing for the aged

The State already subsidised housing for its own employees by more than R1 000-million a year — while all its other



Mrs Eulalie Stott

housing provisions amounted to only R450-

million a year, she said

This showed that the State had the money to provide housing for the aged and the less affluent, she said

Taxpayers were in effect paying for the subsidy of civil servants' housing without receiving aid themselves

She said there should not merely be a separate tax on perks, but that perks such as housing subsidies should be included as part of gross

income for tax purposes

People without subsidies paid the same tax as those who received them, and yet they received no housing perks themselves, she said

Mrs Stott also proposed that a form of buy-aid should exist in order to give old people a special shopping discount. This should apply to all stores and not only to supermarkets, which many aged were unable to visit with ease

underlines



UNIVERSITY OF CAPE TOWN EXAMINATION ANSWER BOOK

Number of books handed in	4
Number of this book	11

All answer books must be numbered



Resettled Willowdene people have no regrets

By RAYMOND HILL

AMONG the first people to settle in Booyesen Park Extension 21 this week were Mrs MIETA JANTJIES and her family, who lived in Willowdene for many years. Her grandson, NATHAN, 2, JANTJIES and her family, who lived in Willowdene (from left), JENNIFER, 9, ELTON, 6, and LORENDA, 11, is with her. The others are her children (from left), JENNIFER, 9, ELTON, 6, and LORENDA, 11.

Most of the 15 families who settled in Bethelsdorp Extension 21 this week have no regrets about moving from Willowdene. Yesterday the Evening Post spoke to a few of those who had moved.

Those in their brightly painted homes in Katteldas Street said they were happy, despite being far from most things.

They were full of praise for the spacious two-bedroomed or three-bedroomed houses they now occupy and said they would never think of returning to Willowdene, which has been proclaimed a White Group Area.

Fifteen families have moved in. The finishing touches are being put to

houses opposite, which will be occupied soon. They are attractive, with cement floors and fairly large backyards. Some have verandas and enough space for a garden.

All have electricity. Mrs Susan Lottering and her seven children have a two-bedroomed house, which offers them more privacy than before.

"I will never move from here. The atmosphere is wonderful and the house we had before can never compare," she said.

Her rent is R89 a month, R39 more than what she paid in Willowdene. Mrs Mieta Jantjies said that although her husband, Mr Andrew Jantjies, had to board six buses daily — three to work

every morning and three back home — she was not sorry to have left Willowdene. The bathroom and toilet inside her three-bedroomed house impressed her and her seven children tremendously.

"In Willowdene we did not know what it was to have a bathroom. We used a tub in the only bedroom in the house. It is so convenient here," she said.

Mrs Wendy Mahano, her husband, Mr Alexander Mahano, and their three children were impressed with the spaciousness of their new home.

"It is so comfortable here that we don't even think of the distance. The difference is wonderful," she said. Stephen Otto, 17, a secondary school pupil, said the bathroom appealed to him. He lives with his parents, four sisters and brothers and does not miss Willowdene.

Mrs Myrtle Abrahams lived in Willowdene for more than 20 years and also prefers Bethelsdorp Extension 21. She and her six children are sub-tenants with her mother, Mrs Ethel Jacobs, a pensioner. The rent is R43 a month and they like the spaciousness.

Mrs Lena Bezuidenhout said: "For the first time since they were born, my six children can sleep in separate bedrooms. There are three bedrooms here, compared with the one which we all shared in Willowdene."

missioner or to an invigilator etc. leaving the examination
This is a report which sheets additional to examination book(s) are used.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University

ARGUS 30/9/83 124

Rents explained to Crossroads women

Staff Reporter

THE Chief Commissioner of the Department of Co-operation and Development in the Western Cape, Mr Timo Bezuidenhoud, conferred for two hours with a delegation of 86 women from New Crossroads protesting about high rents and water bills

The delegation was turned away earlier yesterday by police when they marched on the Nyanga Administration Board offices

The women then caught trains to central Cape Town and went to see Mr Bezuidenhoud in his Foreshore office

The women crowded into the the department's board room

They left the meeting feeling "heart sore" that their problems had not been solved, but grateful that Mr Bezuidenhoud had taken the time to explain to them the rent structure in New Crossroads

The women said they objected to theirs being the only township where separate accounts for water were paid

METERS

Mr Bezuidenhoud said New Crossroads was the newest township in the Cape and for that reason had water meters Me-

ters were being installed in other townships and they would also soon be paying separately for water

He said at present water was charged for at a flat rate in the other townships and built into the rent

The women told Mr Bezuidenhoud they were having to pay water bills ranging from R50 to R100 and he said he would have the meters checked

They said their rents were increased by R6 each year and it was becoming difficult to meet the payments. They were recently notified that the rent would be increased by R6 again next year

In reply, Mr Bezuidenhoud said rents were calculated on a formula to repay the loans raised to build the township over a period of 30 years

He said rents were also calculated on income of the individual and that people in New Crossroads were paying less than the standard rent scales because he had negotiated with the Government to allow people to move into the houses at a reduced rental and to slowly increase rents over the years until they matched the standard housing formula

Sitting ducks for burglars!

1/10/83

C. Herald

124

YOU need not fear being locked out of your house in Mitchells Plain if you don't have your front door key. There is bound to be a neighbour who has an identical lock.

A Beacon Valley family found this out the hard way last week when they became sitting ducks for thieves who had, apparently, just walked into their house and taken a R500 television set and a suitcase.

And the council says they cannot do anything to sort out the problem. A senior council official said this week the problem could only be solved if people fitted their own special locks.

Mrs Ruth Claasen of Rolbal Street, Beacon Valley, was a victim of the "key game" last week.

She has now given up her job at a clothing factory to protect her home.

TAMPERED

"I have to assume that somebody with the same key as ours merely unlocked one of our doors, walked in and removed our belongings. None of the locks had been tampered with."

The matter has been reported to the police.

In a check in the immediate area, Cape Herald found that:

- The front and back doors of the Claasen home had identical locks.

- A maisonette two doors away had the same lock and was opened with the Claasens' key.

UNOCCUPIED

- Another maisonette, on the opposite side of the road, about 30 metres away could also be opened with the same key. (Both these maisonettes are unoccupied and could become the target for thieves.)

- In a survey of about 20 houses in Rolbal Street, at least six had identical locks (not the same as the Claasens').

- All the door handles of unoccupied houses bore a little red sticker on which the number of that particular key was quoted.

Mr A van der Merwe, assistant Town Clerk (Housing) said the Council could not do anything about the problem.

ORDINARY

"The council fits ordinary locks which one can buy at any locksmith. We cannot stop people from going to a shop to buy any key if he knows the number of the lock on somebody else's door."

"Obviously these standard locks have a limited number of designs and numbers will be repeated in an area like Mitchells Plain. If the number is repeated in the same street, it is not deliberate."

He suggested that people who feel unsafe with the present locks should buy other special locks.

Plans to build 'coloured' homes in D6

124 C. Herold 1/10/83

THE Cape Town City Council is planning to build rented houses for the middle-income group on the piece of land in District Six which will be reserved for "coloureds"

The council's executive committee accepted in principle to buy the piece of land after they had met with a delegation from the Friends of District Six and the District Six Rent, Residents' and R a t e p a y e r s ' Association

The Friends were represented by Mrs N Robb and councillor Tom Walters while Father Basil van Rensburg and Mrs Naz Ebrahim represented the residents' association

The delegation said in a letter requesting the meeting that they wanted to "petition the council to purchase that piece of land in District Six which is to be, returned to the coloured people and to be responsible for the build-

ing of flats and houses, particularly for the medium to lower income group

PROFITTEERING

"This would enable younger couples, especially with families, to move in and would also avoid profiteering"

Mr John Muir, chairman of the council's executive committee, said the decision to build houses in District Six would be subject to the council getting a loan from the Department of C o m m u n i t y Development

He said the council had no funds for housing but was looking carefully at the possibility of building the District Six houses. The houses would most probably be for the middle income group, he said

"We would have wanted the whole of District Six to be for coloureds, but at least we would be getting some of the people back into District Six if we build these houses

"If people move in there some vacancies

would be created for others in the townships," he said

A prominent community leader and former District Six resident, Mr Wilfred Rhodes, said the piece of District Six being given to coloureds and the building of houses for middle income tenants, could be seen as "just another concession"

"It will not solve the problem and will never erase the pain we felt when we were brutally uprooted from District Six and dumped in the

bush," said Mr Rhodes, who is chairman of the Cape Areas Housing Action Committee

"The building of houses for people in a certain income bracket will be seen as an attempt by the council to pacify certain middle-class people

"District Six should belong to everyone, not to coloureds or whites only. Everyone should have the right to live where they choose and not where concessions are granted," he said

12M
S. Post 5/10/83

R¹/₄ m loan: housing now a reality

By BESSIE BOUWER

PLANS to develop an emergency site and service area near the Motherwell township for black people living in the Chatty flood plain area, will now become a reality due to a R250 000 loan to the East Cape Administration Board (Ecab) by the Urban Foundation.

The cheque was handed over to Ecab chairman Dr Jannie Wessels, by Mr J H Steyn, the national executive director of the Urban Foundation, at a report-back meeting in Port Elizabeth's City Hall last night

Mr Steyn said the loan was available at an interest rate below the normal lending rate and payable over a 24-month period

Mr Steyn outlined some of the foundation's activities for the next year, including a housing programme of R15 million in the Western Cape, a

R16-million housing project in the Eastern Cape and R12,25 million for the development of infrastructure and housing in Soweto.

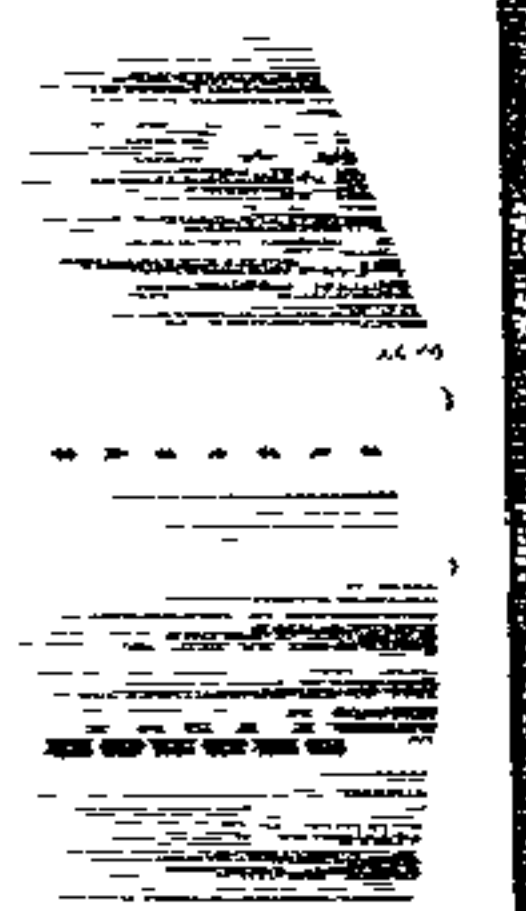
He added that the foundation had after six years successfully defined and developed its real role in society

"It has involved extensive planning, streamlining the organisation and obtaining better information about our environment," he said.

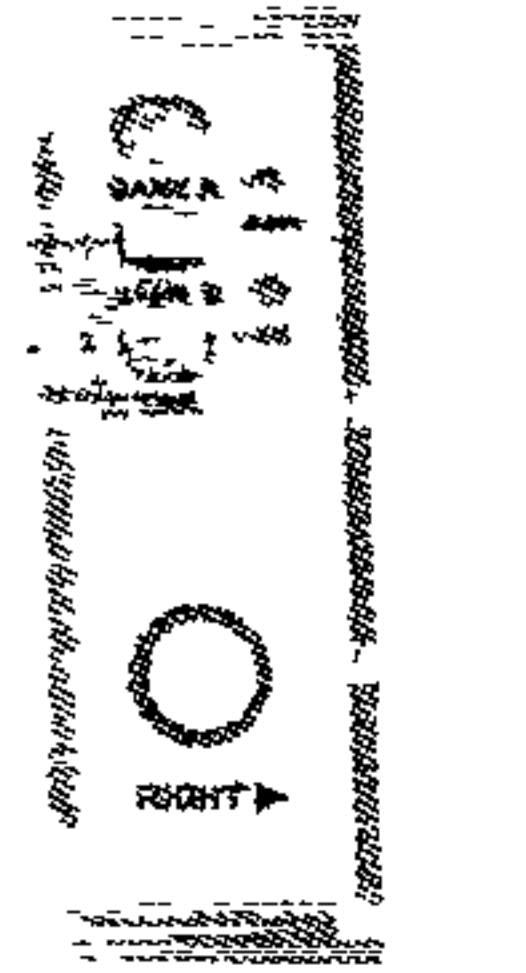
The foundation would now concentrate on key structural reform targets which would improve the quality of life of the urban people.

Outlining the regional activities, the Eastern Cape regional director, Mr Roger Matlock, said that since 1978, the foundation had approved 112 projects in the Eastern Cape.

Education and training, small business development and residential development were key areas



520
ORDER
 Forward
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 Full



WATCH
 with built-in
 me to come



FLY

Court Reporter
 A CITY dentist has de-
 nied that he had offered
 his former accounts
 clerk a holiday anywhere
 in the country with full
 pay to stop her testifying
 against him

Dr Benjamin Kramer,
 38, of Montrose Avenue,
 Oranjezicht, appeared
 before a Cape Town
 magistrate today

He has pleaded not
 guilty of criminal injuria
 and to a charge of de-
 feating the ends of jus-
 tice

He told the court that
 evidence by Miss Monica
 Kika, his former ac-

count clerk
 and holiday offer was a
 figment of her imagina-
 tion

Dr Kramer denied he
 instructed Miss Kika to
 insult Mrs Rolana Hut-
 ley, a bank teller

At a previous hearing
 Miss Kika said that after
 Mrs Hutlev had given her
 incorrect change Dr
 Kramer had sent her
 back to the bank and had
 told her to tell Mrs Hut-
 ley she was stupid

(Proceeding)
 Mr B Carroll is on the Bench
 Mr A C Webster appears for the
 State and Mr D McDougal for
 Dr Kramer

Marchers 'pulled comrades into police Marias'

ARGUS 5/10/83
 (124) 2/3

Tygerberg Bureau
 A POLICE major told
 the Paarl Magistrate's
 Court that people reluc-
 tant to climb into the
 'Marias' were pulled in
 by their comrades

Major Nicholas Slab-
 ber, who gave the com-
 mand for 171 Mbekweni
 residents to be arrested
 for attending an alleged
 illegal gathering, said
 yesterday

"I had the impression
 that they were willing to
 be arrested The reluc-
 tant ones were pulled
 into the trucks by their
 own people"

The 171 on trial were
 arrested on September 1
 near Mbekweni township
 and charged with attend-
 ing an illegal gathering,
 alternatively refusing to
 obey the command of a
 police officer to disperse

INCREASES
 The accused were al-
 legedly marching to the
 Administration Board of-
 fices at the time of their
 arrest to complain about
 increased service
 charges

The 171 have been split
 into two groups, with 98
 appearing in Court A and
 73 in Court B The trials
 are being held simulta-
 neously

Those on trial in A
 court pleaded not guilty
 and declined to make the
 basis of their defence
 known

All three lawyers in
 Court A made formal ap-
 plications for the trial to

be postponed so they
 could consult their cli-
 ents

Apart from 30 minutes
 during the morning ses-
 sion given to Mr T de
 Bruyn, defending 35 of
 the accused, all the appli-
 cations were refused

Major Slabber testified
 that on September 1 he
 was told that people
 were gathering at the
 Administration Board of-
 fices in Dromedaris
 Road

MOBILISED
 He mobilised a squad
 of uniformed policemen,
 as well as members of
 the security branch

On arrival he was been
 confronted by a group of
 people who said they
 wanted to speak to a Mr
 Steyn inside the building

A woman told him
 they were not happy with
 the rent increases

Later other groups ar-
 rived, some carrying
 placards

He asked them to dis-
 perse and read out the
 standard notice issued
 for such circumstances

Thirty-three were then
 arrested, but the rest re-
 fused to leave and they
 were also taken into cus-
 tody

(Proceeding)
 Mr A F J Louw is on the
 Bench in A Court and Mr P F
 Riche in B Court Mr G J Baden-
 horst and Mr G Visser appear
 for the State Mr P Sonn Mr T
 de Bruyn, Mr A C Segers Mr E
 Daniels, Mr M S Nacerotien and
 Mr A M Omar instructed by
 Omar Sonn and Abercrombie
 appear for the accused

Bolton...
 stopped Krug
 street

Car:
 "When I
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Mr B Carr
 Bench Mrs J
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Film of protesters shown in court

Staff Reporter

A PAARL magistrate was yesterday shown a police video film of Mbekweni rent protesters demanding to be taken to the Paarl police station and climbing freely into a waiting police vehicle, singing and laughing.

The film was shown in the trial of 171 residents charged with constituting an illegal gathering and failing to disperse on a police officer's orders on September 1. All have pleaded not guilty.

The protesters were arrested outside the Western Cape Administration Board (WCAB) offices following the march.

One woman, Mrs Josephine Majola, claimed she had arrived by taxi "about 10am" to routinely pay her rent. Policemen nearby had told her she must join a group already cordoned off by police dog handlers. She had been "too frightened" to refuse.

Two other women allegedly in the same cordoned-off group, claimed they had been stopped from leaving by dog handlers.

Replying to these claims, the arresting officer, Major Nico Slabber, said although he had not personally seen Mrs Majola, by 10am "everything was over".

He would not have allowed men under his command to make her join a group already under arrest. All groups had already been warned that they constituted an illegal gather-

ing and had failed to disperse by the time Mrs Majola claimed she arrived. She could, therefore, not have been warned.

If any of the other protesters had asked him to leave, even after having been technically arrested, he would have let them go, "because this might have inspired others to do the same".

After one group had been taken to the Paarl police station, a second group had demanded the same treatment.

The start of the video film showed factory workers in groups marching down the road from the direction of Paarl.

One film "take" showed laughing and singing protesters willingly climbing into a police truck.

The trial was postponed to November 8.

Bail of R30 granted to a small number of residents with legal residential rights, and bail of R50 granted to the remainder, was extended.

Presiding magistrates in the two hearings, which are being heard simultaneously, were Mr A J F Louw and Mr P le Riche. Mr G Badenhorst and Mr G Visser prosecuted Mr E Daniels, Mr A M Omar, Mr M S Nacerodien and Mr P du Bruin appeared for the accused.

Political comment by A H Heard, G E Shaw, R A Norval, J V Scott and M P Acott, sub editing and headlines of political material by A J Moth, W C Odendaal and E J Zinn, cartoons by A Grogan, all of 77 Burg Street, Cape Town

Continued

Sash tells Koornhof to OK Crossroads' building

CAPE TIMES 6/10/83 124/107

Staff Reporter

THE Black Sash has called on the Minister of Co-operation and Development, Dr Piet Koornhof, to "honour his promises and go ahead with the construction of New Crossroads phases two and three"

The call was made at a meeting of Crossroads residents on Sunday where it was decided to oppose the planned move to Khayelitsha

A statement issued this week by the regional head of the Black Sash, Mrs Mary Burton, said they understood the residents' rejection of the move

"The extraordinary remarks made by Dr George Morrison, the Deputy Minister of Co-operation and Development, have revealed that the government's



Dr Piet Koornhof

attitude to the people of Crossroads is not one of co-operation and assistance, but of suspicion and resentment," the statement said

Dr Morrison had "clearly understood" that Crossroads had become "a symbol to all

black people in South Africa threatened with forced removal and that the Crossroads community's ability to organize itself, to demand its rights to family life and economic opportunity has attracted widespread admiration"

The Black Sash said it was deeply distressed at the recent destruction of hundreds of rudimentary shelters at Crossroads by the Western Cape Administration Board

"The Urban Foundation's offer to assist in the establishment of temporary self-help shelters to meet the people's immediate needs is much to be commended

"However, what is needed is a commitment to the provision of secure housing in New Crossroads as originally promised, an end to provocative demolitions and the proper planning of adequate community facilities

"We call on all Capetonians to support the residents of Crossroads in their reasonable, consistent demands"

Film used as court evidence

AKGUS 6/10/83

124

Staff Reporter

PAARL. — Ninety-eight Mbekweni people on trial in Paarl Magistrate's Court for attending an alleged illegal gathering saw a video-tape of themselves outside the Administration Board offices in Paarl on September 1

The tape, made by a member of the police force, showed scenes of people marching with placards and being warned to disperse by Major Nicholas Slabber, the officer who ordered the arrest of 171 Mbekweni residents

The 171 are being tried simultaneously in two groups in two Paarl courts on charges of attending an illegal gathering, alternatively failing to disperse when ordered to do so

Mr A F J Louw, the magistrate in A Court, trying 98 of the 171, told the defence to tell their clients that the video-showing was to be treated as an inspection in loco and not as circus entertainment

Confront him

Scenes shown yesterday included that of a group of people marching, carrying placards which read "We want electricity", "Rents we can afford", "No dummy councils", "High rents but bad houses" and "Away with Steyn" — Mr Marius Steyn is the superintendent in charge of Mbekweni township

The 171 were allegedly marching to confront him over increased rents

Another scene showed some of the accused being loaded into police vans. People singing and clapping hands could be heard on the sound track.

A short scene showed a man being pulled into a van by his comrades

The trial, which began on Tuesday, was postponed yesterday to November 8 at the request of the defence

Dark glasses

In Court A Mr Louw refused requests to allow the older accused to sit during the hearing

A woman carrying an eight-day old baby wrapped in a shawl was told to leave the child outside

Some accused wore dark glasses and those who did not medically need to wear them were told to take them off

At the start of the trial on Tuesday journalists were told that the hearing would be held in camera

Granted

Defence counsel Mr A M Omar applied for the trial to be held in open court "in the interests of justice"

He told the magistrate in B Court, Mr P F le Riche, that it was a matter "of extreme public importance"

The request was granted

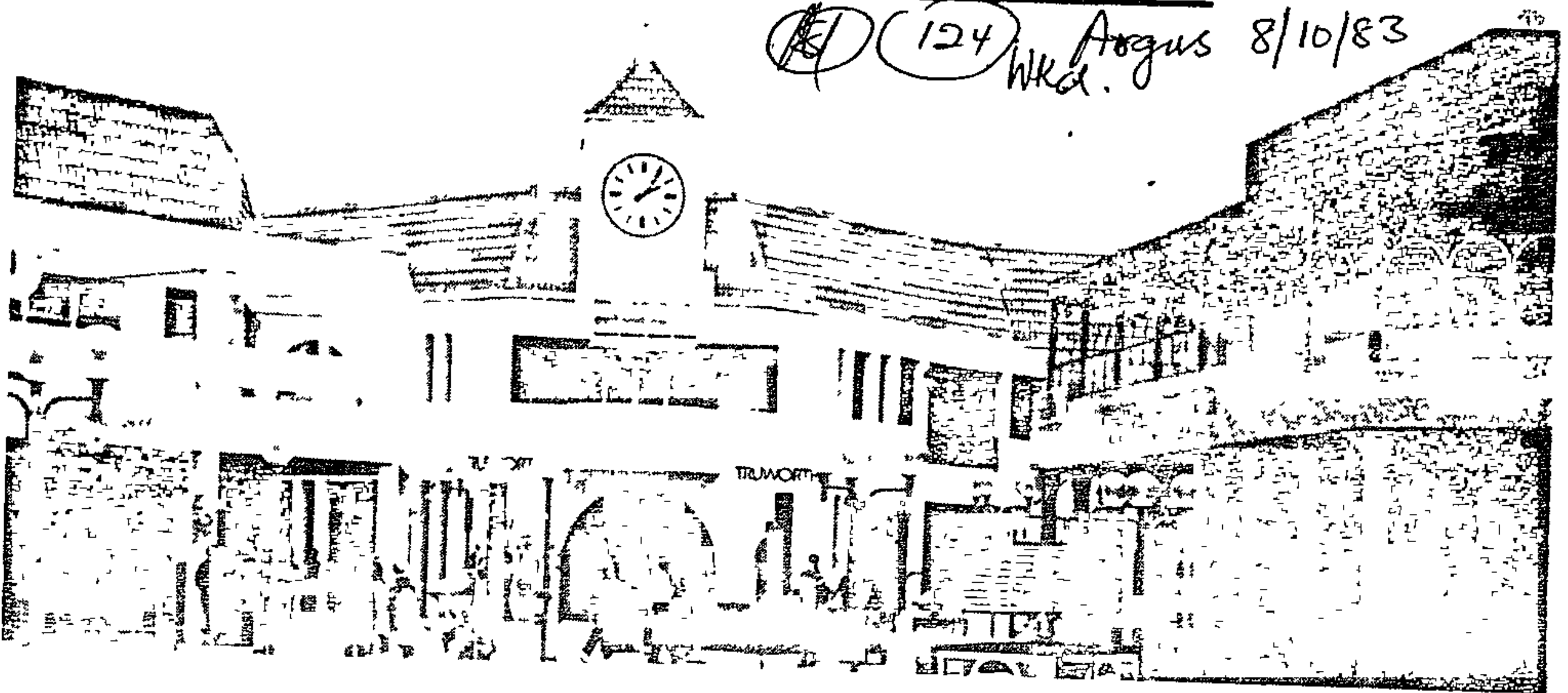
During the two days Court A heard evidence from Major Slabber, who described the gathering outside the administration building and the subsequent arrest of the 171

In Court B Mr Steyn described the scene outside the building and the grievances of the people who allegedly marched in protest.

Mr A F J Louw is on the Bench in A-Court and Mr P F le Riche in B court. Mr G J Badenhorst and Mr G Visser appear for the State. Mr P Sonn, Mr T de Bruyn, Mr A Segers, Mr E Daniels, Mr M S Naceroten and Mr A M Omar, instructed by Omar, Sonn and Abercrombie, appear for the defence.

WEEKEND ARGUS FOCUS: MITCHELL'S PLAIN

124 Argus 8/10/83
Wkd.



SIX Cape Town architects were engaged to design the Mitchell's P

Town of contras

By BRUCE HOPWOOD
Weekend Argus Reporter

THE LAST house in the mass-housing project at Mitchell's Plain has been built and the final tenant will move in sometime next week

The Cape Town City Council's plan to house 250 000 people in 40 000 three-bedroomed houses on a sandy stretch of land 27 km from the city centre

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has finally been achieved — with a 25 percent cut in size

But since the change in the Government's housing policy, it could also mark the end of the city council's hopes of continuing to provide cheap housing for its growing population

Compelled by the Group Areas Act and the size of the population that needed economic and sub-economic housing, the council began development at Mitchell's Plain seven years ago

It was to be an ambitious crash programme to solve the city's chronic housing problems and in those seven years they were to build as many houses as had been built for coloured people by the city council in the past 30 years

But, as the recession began to effect the building trade, the costs rose from R300-million to R400-million and the council was forced to lower its target by 10 000 houses

The population of Mitchell's Plain today is estimated to be between 180 000 and 200 000 as big in numbers as Bloemfontein and bigger than East London, Maritzburg and Kimberley

There are 40 schools, several community centre halls, shopping and recreational facilities and one police station

While houses were coming off the produc-

tion companies had the cost of one house down to an average of R9 000

Now that there are no longer State subsidies for mass housing schemes, people will have to build houses individually — and at much greater cost. The cheapest an individual could build a similar house is estimated to be R30 000

The Department of Community Development will in future supply funds only for the housing of the "very poor" (those earning less than R150 a month), the elderly and the infirm

Instead it will make serviced sites available for people to build their own houses

Mrs Eulalie Stott, chairman of the Cape Town City Council housing committee, calls this decision the "death knell" of low rental housing

With 30 000 families still on the housing waiting list — the majority earning less than R350 — there is little chance that they will be able to afford to build their own houses, says Mrs Stott

"In the future only those employed by wealthy companies or those who work for the Government where they get good housing loans, will be able to afford to build their own homes"

The best the thousands of coloured families in

forward to is sub-standard housing

"It's very sad to see it come to this," said Mrs Stott this week, during a tour of the new city. She has been head of the housing committee for most of the development of Mitchell's Plain and for a while it looked as though the end was in sight to the massive housing backlog

In those seven years the city council has provided an adequate standard of housing for lower income families, where in the past it had been able to offer only one-bedroomed houses

The houses are closely packed but each one has an enclosed backyard. In the more established areas like Westridge, the grass has grown and gardens have sprung up from the former sand

dunes. The newer areas are still drab and the only colour comes from the painted roofs

While driving through the narrow lanes of newly built double-storey, detached and semi-detached houses, Mrs Stott stops to chat to residents wherever she sees an open front door

Everyone receives her politely

Yes, they are happy in Mitchell's Plain. Before their move they had rented a room in a crowded house and had stored their furniture with their parents while they waited for a house

Before leaving Mrs Stott asks if all the furniture has been paid for or if they bought it on hire purchase. No, it has all been paid for. Lounge suite, bedroom suites, and a television set

But the first





ell's Plain Town Centre, resulting in a variety of architectural styles.

st

Another couple is having problems trying to get a telephone installed. A group of housewives discuss the difficulties of making ends meet after they have paid their rent of R120.

Mrs Stott leaves her calling card with all of them.

"I'm in bed till 7.30 in the morning so please don't hesitate to call me at home if there are any problems where I can perhaps help. Or else leave a message with my secretary," says Mrs Stott cheerily before driving on.

Back in the car she continues her praises of the city. "We owe an enormous debt of gratitude to the churches. They have given the people a sense of belonging to a community and that they matter."



WESTRIDGE, the prestige suburb of Mitchell's Plain

st Plains family has no regrets

Weekend Argus Reporter

SEVEN years after being the first person to be granted a house in Mitchell's Plain, Mr Solomon Klassen, 32, has no regrets about making the move.

Mr Klassen has lived in a single-storey house on Dagbreek Avenue, Westridge, with his wife, Olivia, his parents, and sister, since receiving the keys from the then Prime Minister, Mr B J Vorster, at the opening ceremony in 1976.

He had applied for ownership the previous year and was required to put down a R300 deposit. Now his bond repayments are down to R100 a month.

"The overheads were expensive in those days as my wife and I were still young," said Mr Klassen this week. "But we overcame it as the years went by and we have since made quite a few improvements to the house."

"My only fear is that Mitchell's Plain will one day be too big and no one will be able to manage it."

"At the moment the crime rate is not all that high but the people here have come from all walks of life and I wouldn't like to be around if things ever start going wrong."

HOUSE
 mark the end of the city
 council's hopes of con-
 tinuing to provide cheap
 housing for its growing
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Compelled by the
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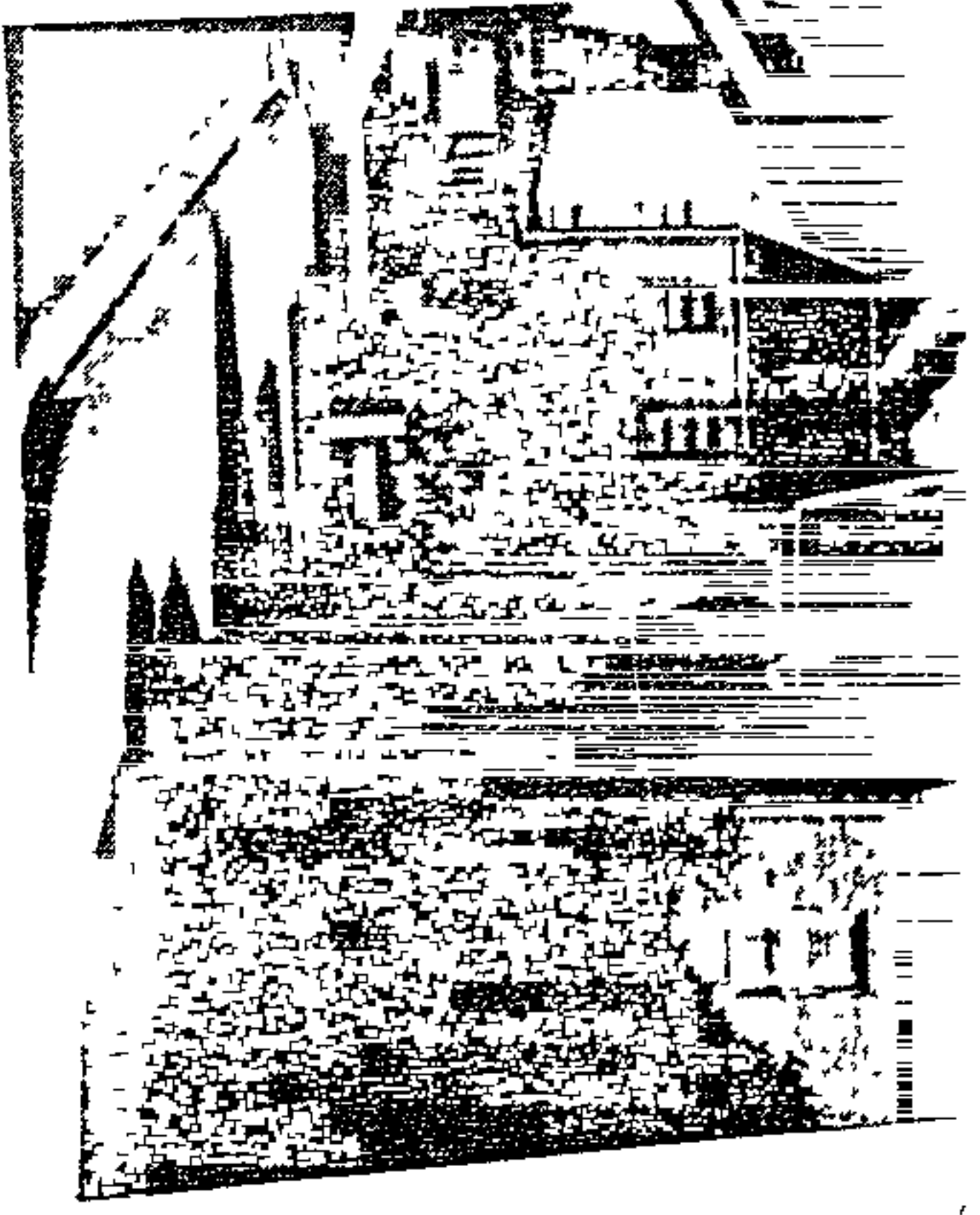
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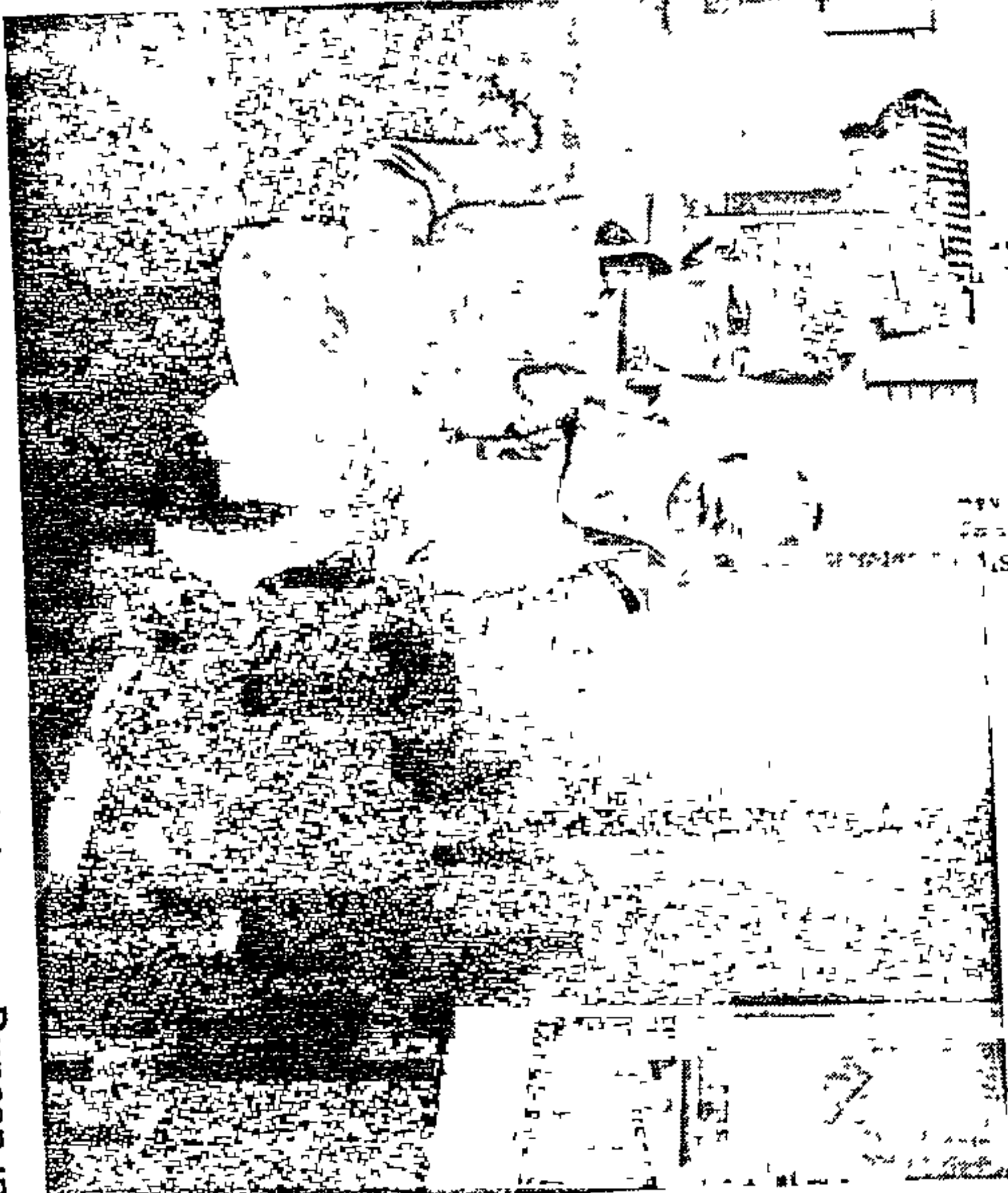
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"The overheads were expensive in those days —
 my wife and I were still young," said Mr Klassen this
 week. "But we overcame it as the years went by and
 we have since made quite a few improvements to the
 house"

Like many of the residents in Mitchell's Plain, Mr
 Klassen has added burglar guards and carpeting to
 his home. His front lawn is well established but he
 admits that his garden is not as good as it should per-
 haps be

His parents still share the house with him as well
 as his son, Duncan, who was born last year
 "We were renting a council house in Bokmakierie
 and we were keen to have our own property. That's
 why we put our names down for Mitchell's Plain
 "We still don't regret that decision as we have en-
 joyed living here and we are satisfied with the ameni-
 ties. The roads are good, the churches are here and
 we have most of the big supermarkets as well



Mrs Olivia Klassen stands proudly with her son Duncan in
 the garden of their Mitchell's Plain home.

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Hostel 1/24

upgrading
under way

Municipal Reporter

THE first stage of a R5,6 million scheme to upgrade the single men's hostels in Kwazakele is under way.

The Port Elizabeth City Council Policy and Resources Committee will this afternoon be asked to approve the supply of electricity to the hostel at a cost of R119 500 and an R11 212 tender for the supply of vinyl floor tiles.

In July the council decided to go ahead with a pilot scheme comprising units of differing quality

It was felt this would enable employees to see what was available and at what price.

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Council to contest eviction ruling

THE Cape Town City Council is going to fight Supreme Court to fight a Cape Town magistrate's ruling that the council has to supply reasons for evicting tenants.

Mr Arnie Botha, the council's legal advisor, said last week he had given the council's executive committee a report on the judgement given recently by magistrate Mr Peter May, reversing an eviction order. Mr May decided in

favour of a Facteron mother of five who had been faced with eviction from the house in which she had lived for 17 years.

STUDIED

"The report will be studied by the executive committee who will have to make a final decision on how it affects us," he said.

Mr A van der Merwe, assistant Town Clerk (Housing) said that the issue was now in the hands of the executive committee.

Mr Norman Arendse of Omar, Vassen, Sonn and Abererombe, confirmed last week that the firm had received a letter from the council's attorneys informing them of the decision to take the matter to the Supreme Court.

Magistrate, Mr May ruled last month that the council could not evict Miss Alice Petersen from her house in Acre Road, as they had not given any reasons. In terms of the coun-

cil's lease agreement, they do not have to give reasons for wanting to evict a tenant. They merely have to give seven days notice of the eviction. Any tenant who wants to vacate his house must also give seven days' notice.

The effect of the court ruling is that any future eviction could be contested successfully in court if the council fails to give any reasons. Mr Botha said the council would abide by

15/11/83

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15/11/83

the court's decision until the appeal. Miss Petersen, 36, said she had received the eviction notice in May this year and had approached members of the Kensington Ratepayers' and Tenants' Association for help. They took her to the

BREACHED

She does not know why the council wanted to evict her and said that she had never breached the lease

agreement she had signed with the council. Mr C E Lindenberg, for the Council, agreed in the civil court that Miss Petersen had not breached the agreement since taking over the tenancy of the Acre Road house in November 1976.

Mr Lindenberg said he had not been told by the Council of the reasons for wanting Miss Petersen evicted. The magistrate Mr May ruled that Clause Two of the agreement,

which states that "the lease shall be terminable on one week's notice by either party" could give "draconian powers".

He said the council had not satisfied the court that they had tried to find out more about the tenant's income to require her to leave and that he could not find another reasonable requirement to terminate the lease. Mr May ruled that the Council would have to bear the costs.

Eviction: man may take council to court

(124) c. Herald 15/10/83

THE Bellville South resident who faces eviction from his house of more than 20 years may take the Bellville City Council to court to stop the eviction.

Recently, Mr Johannes Herman of Vink Road, Bellville South, received a final notice from the council to be out of the house by last Friday.

Neighbours and other residents, once again, geared themselves to physically stop the council from evicting the family but nothing happened

Now, Mr Herman is waiting for the next step from the council

But already, Mr Herman has consulted a group of attorneys and is prepared to take legal action to remain in the house

NEIGHBOURS

About seven weeks ago, Mr Herman's neighbours stopped the council from carrying out the eviction when the family was told to get out of their Vink Road home by the council for the first time

Council workmen who had been sent to execute

the eviction had to turn back as about 30 residents stood outside Mr Herman's house, blocking the entrance

Then, last week, Mr Herman received a court order informing him that his family should be out of the house by Friday. This was confirmed by a senior council official

Members of the Bellville South Housing Action Committee made

their stance clear. They were not prepared to let the eviction go ahead

NEGOTIATE

"We have asked the lawyers to negotiate and we will see that Mr Herman is allowed to remain in the house

"We will not allow them to evict the family. We cannot negotiate with the council while the people are out on the street."

Video used in rents demo trial

(124) c. Herald 15/7/83

A VIDEO tape of a rent protest in September was used as evidence in the Paarl Magistrate's court last week in the trial of 98 Mbekweni people appearing on charges of holding an illegal gathering or failing to disperse on the instructions of a police officer.

The residents were part of a group of 171 people who were appearing in two separate courts last week in a sequel to a rents protest march held in Mbekweni on September 1

The video cassette recording was made by a member of the police and showed the placard-bearing residents being told to disperse by Major Nic Slabber of the Paarl police.

The 98 residents appeared in A court and were told by the magistrate, Mr A F J Louw, that the film was treated as an inspection in loco

"This is not circus entertainment," he said.

According to scenes on film, the residents held banners demanding electricity and lower rents, better houses and rejecting "dummy community councils" and the township's superintendent, Mr Marjus Steyn

clapped

The magistrate postponed the trial, which ran for two days last week, to November 8 at the request of the group of defence attorneys from Omar, Vassen, Sonn and Abercrombe

Advocate A M Omar, representing 24 of the accused, told the magistrate, Mr P le Riche at the start of the trial on Tuesday morning that the residents had gone to the offices of the Western Cape Administration Board when they received notices of rent increases because they had no alternative

Mr M J Steyn, the WCAB general manager of Mbekweni, said the proposed rent increases were first discussed with the community council in 1981. He did not know residents were upset until he saw about 300 residents outside his offices on September 1

One of the accused could not attend the hearing as she was sick in hospital

Mr Omar led the defence in B court, with Mr E Daniels and Mr M S Nacerodien Mr P Sonn led defence in A court

Proceedings in both courts took some time to get underway on Tuesday morning and started after 10 30 only

Mr Omar asked for a postponement to give him more time for proper consultations

In A court, the proceedings were disrupted twice in just over five minutes on Tuesday morning when the magistrate, Mr Louw, refused to start the proceedings because the accused, spilling over into the public gallery, were not quiet were not numbered.

with his clients. He feared that his lack of knowledge of the concrete details of the incident could prejudice the case against the accused.

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Govt housing sale to start soon (24)

EAST LONDON — The government's big housing sale is expected to kick off in the coloured and Indian areas here early next month

About 3 000 houses in the black residential areas of the city will probably also be available for sale, according to a spokesman for the East Cape Administration Board

The housing manager of the East London municipality, Mr K C Barichiev, said both the Indian and coloured management committees have approved the selling prices of houses in their areas

However, the sale package still awaited the approval of the City Council and the Depart-

ment of Community Development

It was hoped that final details of the scheme would be available to the public by November 1 and that the sale could start early in that month, said Mr Barichiev

Some 500 000 houses countrywide are expected to be sold to their current tenants in the government's housing sale scheme which has already started in some areas and includes discounts of up to 40 per cent to buyers

Mr Barichiev explained that tenants who have occupied a house for five years and more would receive a five per cent discount

If the selling price was paid within the year dur-

ing which the scheme will be in operation, a further five per cent discount would be available to the buyer

A cash sale would give the buyer a 25 per cent discount, and a similar sale on houses priced below R2 500 would include a 30 per cent discount

Mr Barichiev said there were a few houses in the coloured and Indian areas in this price bracket

A spokesman for the ECAB said the prices for houses available for sale in the black townships had not been determined yet and the board was awaiting a recommendation on the boundaries of properties from the municipality — DDR

NRGus

19/10/83



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We don't want to move again!

Staff Reporter STEPHEN NTSANE tells of urban blacks' fears

THE township of Langa, where I myself live, is one of the townships under threat of being moved to Khayelitsha

People there, as well as those in Guguletu and Nyanga, have two main reasons why they resent the idea of being resettled to the new township (although the Government has said that no one will be forced to go to Khayelitsha there is a mounting anxiety among residents here that it will do the opposite)

The first reason for the resettlement is that people here have not forgotten how they were removed from areas they

had previously occupied near the city to faraway areas, from where they have to travel long distances to get to town

They believe that the Government's idea behind the pending resettlement is to remove people further from the city

The other reason is that township residents have spent huge amounts of money to improve the houses they are now occupying and chances are that, if moved to Khayelitsha, there will be no compensation for their expenses

I was myself born in Athlone, raised in Guguletu and

now live with my family in Langa

When we moved into the houses in Guguletu there were no ceilings, no electricity, the floors were bare and the brick walls were not plastered — covered with just a thin water paint

We could not grow anything in our yards because the soil was sandy. So we had to work hard to cultivate it

Today most people in the three townships have, at their own expense, installed electricity, fitted proper ceilings and floors, plastered their walls

with cement and cretostone and painted them with real paint and not the water paint which was freely available at the rent office

Some houses have also been extended and fitted with bigger windows and fancy doors

Most residents have planted beautiful flowers and grown lawns

We pay rent to the Western Cape Administration Board who increase it at will

When residents complain, the superintendent tells them they can afford high rents and points to the improvements they have made to their houses

Guguletu houses used to be referred to as "trains" because four to six semi-detached units are put together in a way that they resemble a train

This, together with the fact that the houses are built of smooth, unplastered red face-brick and asbestos roofs makes them appear bleak, long and revolting

The houses are really hideous. But, of course, there is a law, apparently respected throughout the world, that popular housing shall be as cheerful as a prison

Houses in Langa and Nyanga resemble those in Guguletu

The only difference is that they are not as long

The house I live in in Langa is just as horrible

Changes people have made to their houses do not necessarily mean that their attitude towards them have changed, but the thought of being sent way to a faraway obscure area with a strange name makes all of us shudder

The big question everybody is asking is who gave the name Khayelitsha (new home) to that area

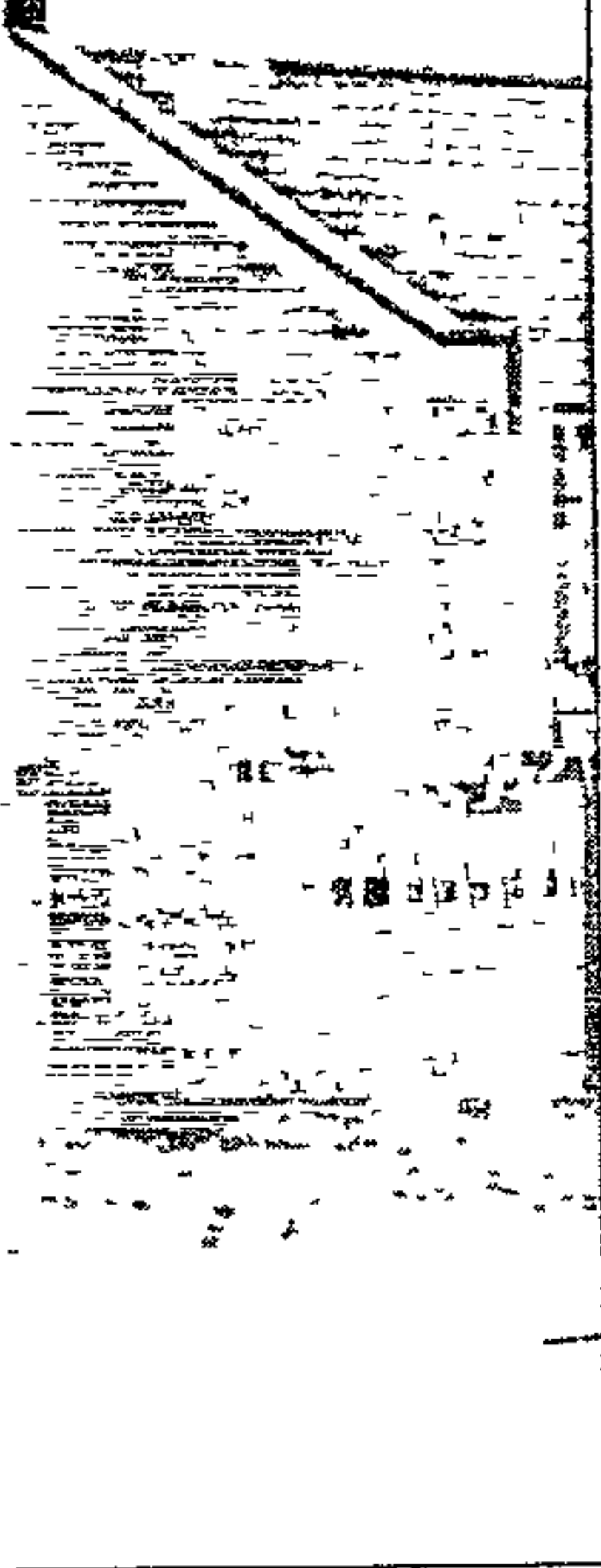
If we regarded it as our new home we would all willingly go there

Plain hell or paradise?

Reports
by
Ryland
Fisher

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C-Herald 28/1/83



complaints.

THE first man to move into Mitchells Plain more than seven years ago has no regrets, while many families who moved in recently are eager to get out again.

Businessman Mr Solomon Klassen lives in Dagbreek Avenue, Westridge and probably has reason to feel proud of the area he lives in, while the residents who moved into the last few houses in Beacon Valley feel their views are equally justified

Their different views show that, depending on which suburbs one lives in, Mitchells Plain could be one of the best or the worst places to call home

While Westridge residents have more than the basic facilities, residents in Beacon Valley,

Eastridge and Tafelsig have very few facilities. Essentials like schools, shops, clinics and community halls are only now being provided (three years after the first houses in these areas were built), but still at a slower pace and of a much lower quality

QUALITY

Even the quality of the houses have deteriorated since Mr Klassen received the keys to the first house from the then Prime Minister, the late Mr B J Vorster in March 1976

But while the tenants on the east side of the railway line complain about their living conditions, the home-owners on the other side of the line appear to be much more contented with what they have

Says Mr Klassen "I don't think I made a mistake to move to Mitchells Plain I have my own property, I live in a nice area, there are enough facilities and I am completely satisfied"

Mr Klassen believes the planning for Mitchells Plain was done "beautifully"

"One notices that the quality of the houses in the newer suburbs are inferior, but then again, those houses are for the lower income group

"Every suburb has its own problems and, with more amenities opening in Westridge, it is becoming quite comfortable to live here"



● MR Solomon Klassen ... glad he made the decision to come to Mitchells Plain.

Mr Klassen used to live in Bonteheuwel and says that the crime rate in Mitchells Plain is very low compared to the number of people in the area

● His views are supported by Mr Frank Petersen, a supervisor who lives in Loganberry Way, Westridge

"If I could, I would definitely encourage people to come live in Mitchells Plain

"Here we have lots of scope to improve and develop our houses. In the rental suburbs we used to live in, we could never think of doing this because we knew the houses would never be ours"

Mr Petersen has already made a number of improvements to his three-bedroomed house,

for which he pays R100 a month and which he says is about twice the size of a house in the rental areas

"We have everything here in Mitchells Plain. You must just know where to look. Here in Westridge, we are within five minutes walking distance of two big shopping complexes

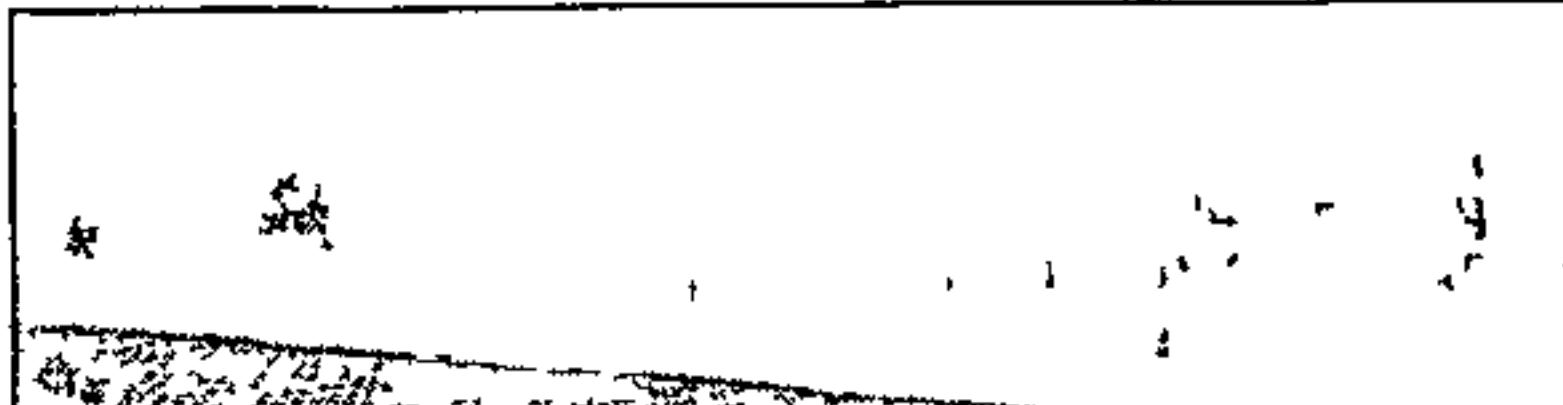
HOSPITAL

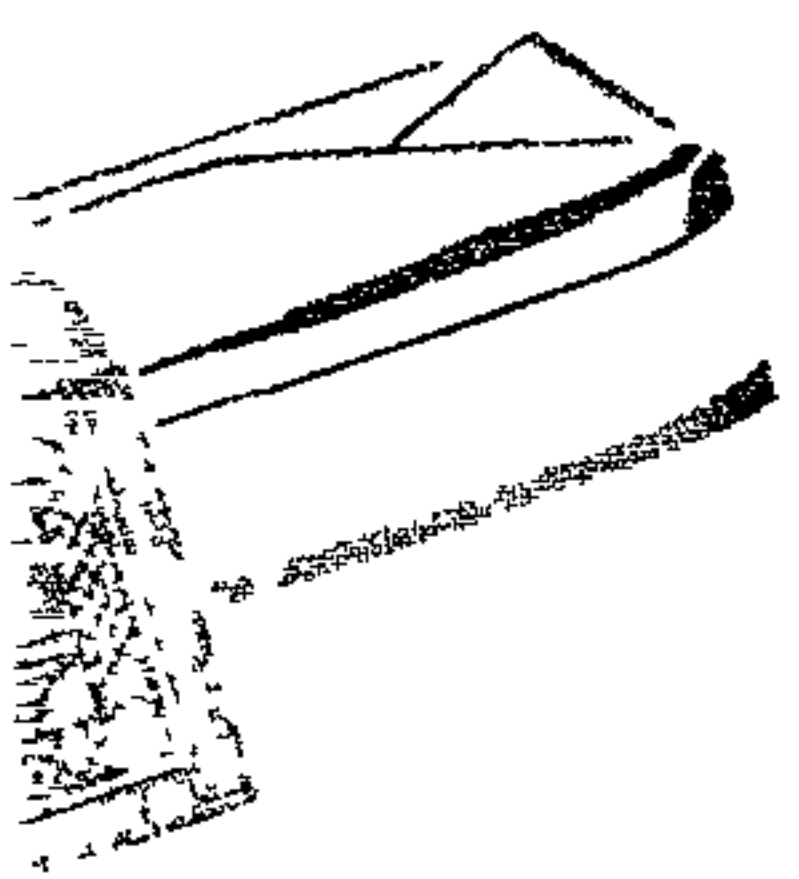
"Besides the fact that there is no hospital in Mitchells Plain, there is really nothing to complain about

"We have good roads, amenities and many schools. One could say that people in Westridge got a much better deal than people on the other side of the line where there are no schools or other amenities"

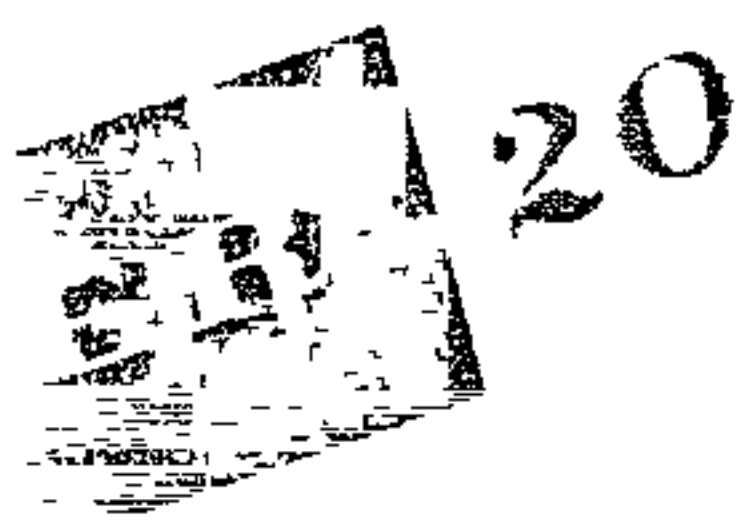
● Another Westridge resident, Mr J F January, was more divided on his feelings about Mitchells Plain

"All the house have

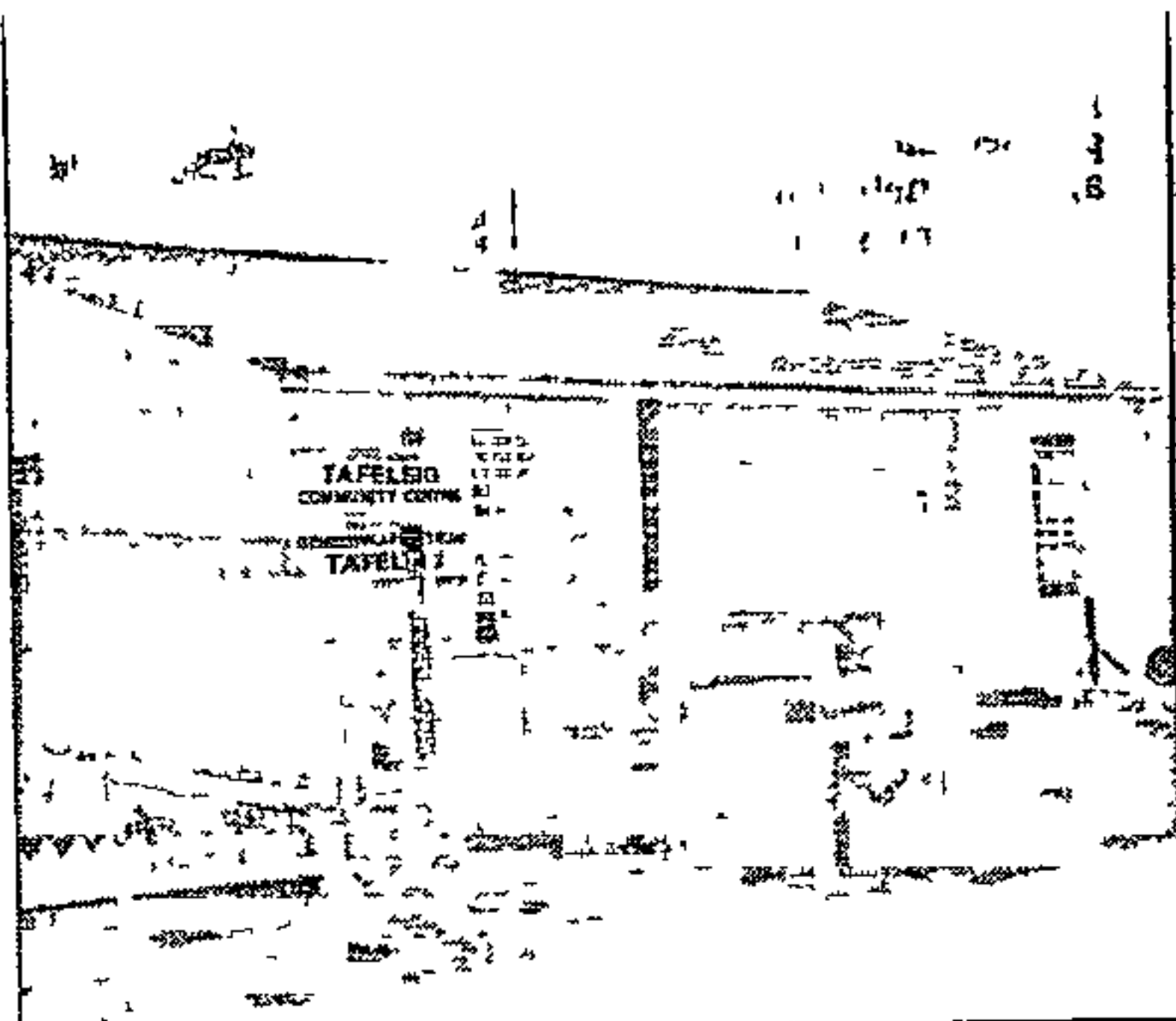




ter
ESANT



592
1 CHOICE TOBACCO'S
KING SIZE



● THE Tafelsig Community Centre ... not up to scratch?

● Another Westridge resident, Mr JF January, was more divided on his feelings about Mitchells Plain.

"All the house have been built, but not all the facilities have been provided. There are certain things for which one still has to leave the area," says Mr January, a teacher, who lives in Peach Close.

"Westridge is a nice area to live in, but if one goes further into Mitchells Plain, one sometimes does not feel proud to live here."

Mr January pays R90 a month for his three-bedroomed house.

Everyone moans about the great trek to work

ONE of the biggest problems facing the residents of Mitchells Plain is that, almost without exception, they have to travel outside of their budding city to earn their daily bread.

The only work available in Mitchells Plain is in the commercial businesses (concentrated in the two major shopping centres), and in the City Council support services. Most everybody else has to rise early, catch a train or bus (or a series of trains and buses) and travel about 25 kilometres in to Cape Town.

What makes matters even worse is that, because of the relatively high cost of the houses, most wives have to work to help keep that roof over their heads.

City Council PRO Hazel Gohl said the council would be depending more on the private sector in future not only for the provision of housing, but also for the creation of job opportunities for them, and for the many unemployed.

Already the council has prepared a large area near the Mitchells Plain Town Centre for what it calls "commercial development by the informal sector".

INDUSTRY

Mrs Gohl explains that the Council may not use land funded by the National Housing Code for industry, because the land was made available for housing. To have it rezoned to cater for in-

dustrial would be difficult, so it was agreed that land could be made available for light industry.

"We do not want to infringe on the existing industries in places like Philippi which is near enough for most Mitchells Plain people, and the other industries further away which draw labour from Mitchells Plain."

"The council will obviously have to scrutin-

ise every applicant. When it comes to whom will be employed, they will have to give preference to Mitchells Plain residents. Also, coloureds will have to hold the majority shares in whatever company comes into Mitchells Plain."

"We will probably give preference to the clothing industry to provide job opportunities for the many housewives in Mitchells Plain."

NAMESO

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Council house ^{Post} 124

discount
20/10/83
details

disclosed

Post Reporter

DETAILS of discounts on council houses for sale in the Northern Areas were disclosed at the monthly meeting of the Northern Areas Management Committee last night

Discounts of 55% have been allowed on flats in Sanctor and houses in Salt Lake and Arcadia

Letters giving further details will be sent to prospective buyers by the City Council's Housing Department and deeds of sale will be ready within six weeks

Tenants who have not yet applied to buy their homes are requested to contact their local housing office

The discounts apply to 64 flats in Sanctor which will be sold by sectional title, 924 houses in Salt Lake and 1 744 houses in Arcadia

Certain members of the committee decided to ask the Department of Community Development for larger discounts on some houses in Schauderville, Chatty and Windvogel because "inferior building material was used and there were no indoor toilets"

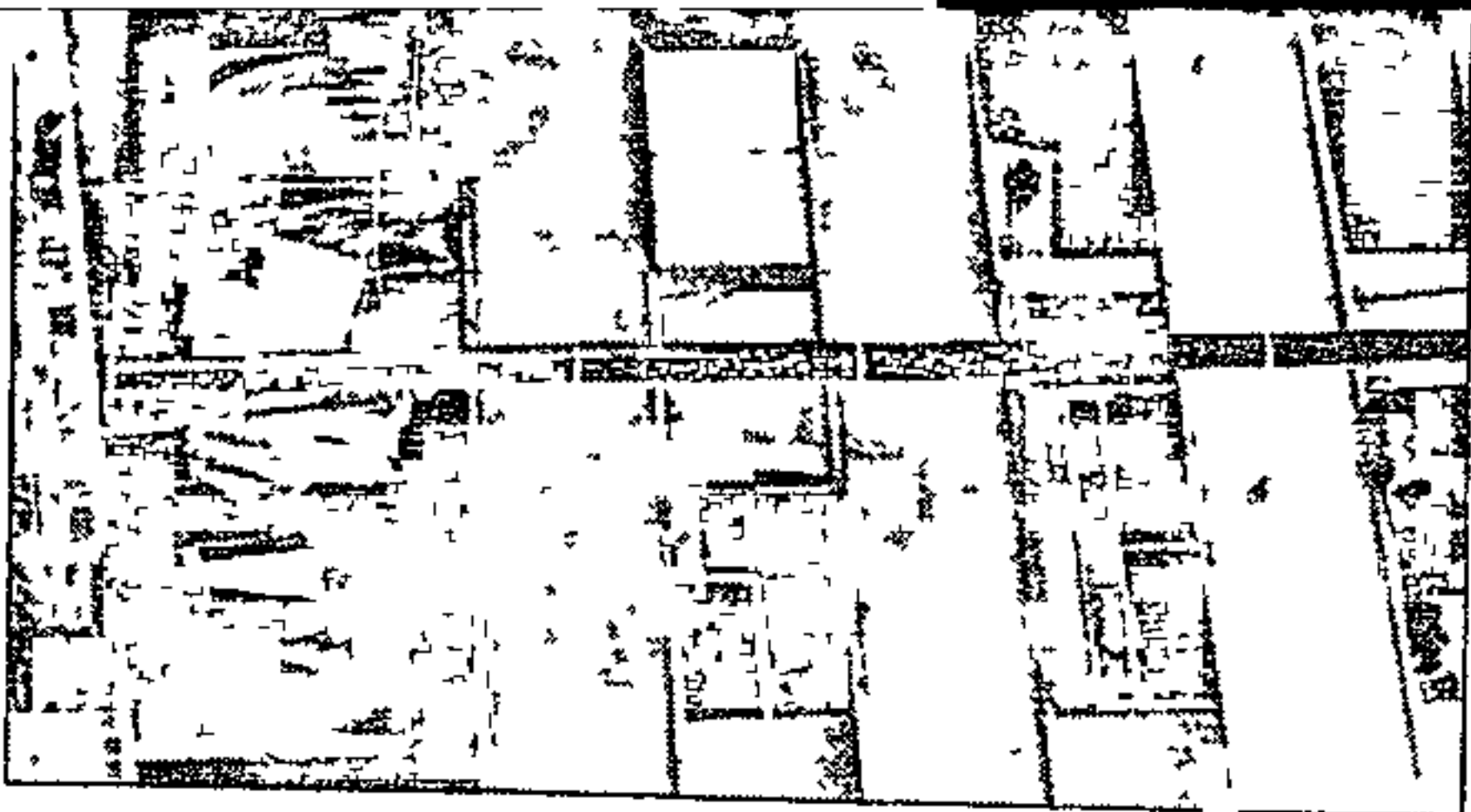
UNLESS otherwise stated, political comment and posters in this issue are by N Woudberg, T Bisseker, T Copeland and J Potgieter, headlines and sub-editing by J Stassen, all of 19 Baakens Street, Port Elizabeth, cartoon by D Anderson, of 171 Main Street, Johannesburg

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Thesee flats are making US sick

STAGNANT pools, damp walls and old plumbing are being blamed for the recurrent illnesses of many Kewtown children.

By RYLAND FISHER

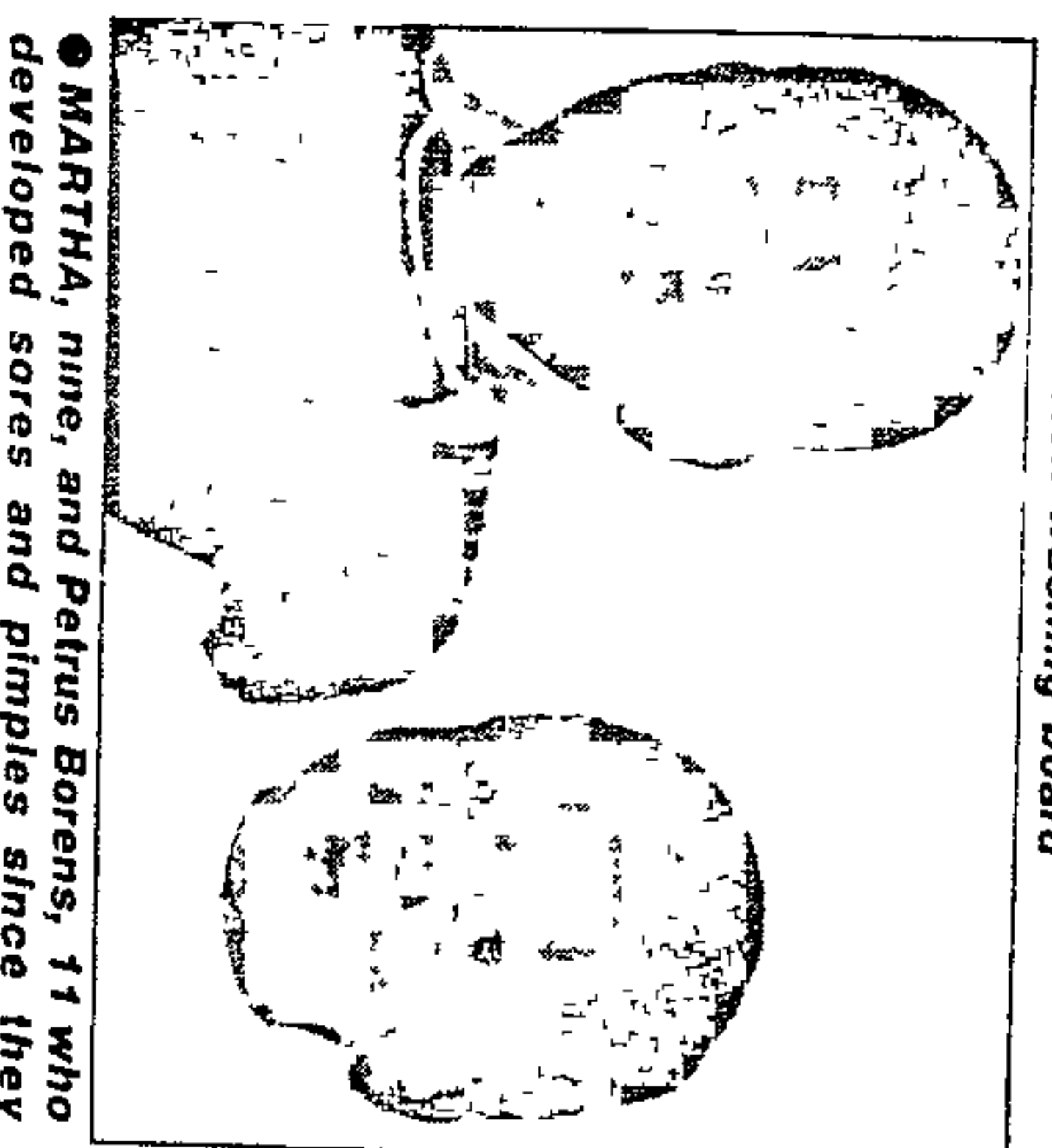


A group of doctors, acting at the request of the Kewtown Residents' Association, found, after screening about 150 children, that many common illnesses were respiratory, or related to skin diseases. These findings correspond with the results of a similar investigation by Dr SK Kisting of Athlone about two years ago, that the environmental conditions in Kew Town were unhealthy, and led to diseases like gastro-enteritis, worms, sores and allergies.

They say that because the houses are old, basic facilities like baths and drainpipes are in disrepair and need to be replaced.

They cited the example of a woman whose child spent three days in hospital after picking up a germ, apparently from a rotten washing board attached to the wash basin in their kitchen.

Mrs Ellen Borens, of Block 8, said that since she moved into Kewtown early this year, her daughter, Martha, nine, had developed sores on her legs, and her 11-year-old son, Petrus's face and mouth had broken out in pimples.



MRS Quanta Floris and baby Ebrahim who apparently picked up "a germ" from rotten washing board

The residents' association now wants the Cape Town City Council to carry out repairs to their houses, many of which are more than 20 years old

Mrs Quanta Floris, of Block 16, said she had taken her one-year-old child, Ebrahim, to the local day hospital when he became ill recently.

"He was breathing with difficulty and I thought he may be becoming asthmatic. The doctor at the day hospital rushed Ebrahim to Red Cross Hospital where they discovered that the reason for his illness was a germ he had picked up. He had to undergo three days' intensive treatment."

After I told the doctor about the conditions of the flats, he suggested that the germ could have come from the rotten washing board," Mrs Floris said.

The doctors who did the screening believed that the skin diseases are caused when children play in the pools of murky water caused by blocked sewers and broken guttering and downpipes.

Mrs Borens said she had no idea what had caused the sores and pimples.

Dr A Chaimowitz, acting Medical Officer of Health for the City Council, said he could not comment until he had received a full report from the residents' association.

THREE GIRLS

Girl raped by

HAIR PROBLEMS?

COME



With 20 000 families still on the housing waiting list . . .

DOOR SHUT ON HOME-SEEKERS

124
C Herald 20/10/83

THERE is no more money for low-cost houses in Cape Town, which means that the world-renowned Mitchells Plain project has come to an abrupt halt — 29 500 houses and seven years after it started.

Overnight the hopes of the thousands who are still on the housing waiting list have taken a plunge. For them the future is bleak. They don't earn enough to buy or build houses on the open market. They cannot afford the high rents asked for private houses — as much as R300 a month for an ordinary three-roomed house in a not-so-savoury neighbourhood — and their only hope is for a vacancy in one of the Cape Town City Council's housing schemes.

But nobody is giving up his council home, however much he might complain about it, because there is nowhere else to go.

Mitchells Plain is the best known of all the Cape Town City Council's housing schemes. It is the biggest by far, having been planned for 40 000 houses. However, building costs have risen to such an extent since the first homes were built, that money "ran out" after 29 500.

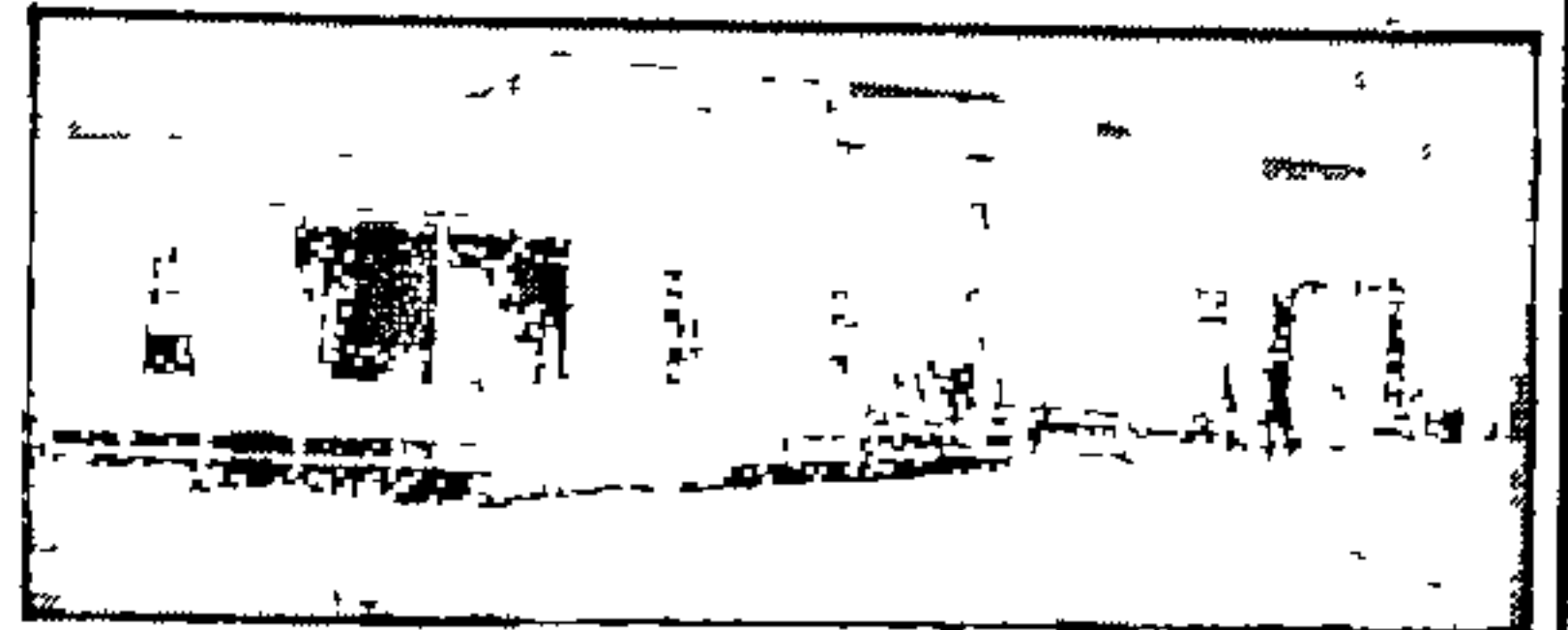
INCREASE

It is this increase in building costs, and the consequent fall-off in the standard of the houses, which has led to many complaints from the people who have moved in to the younger areas such as Tafelsig, Beacon Valley and Eastridge.

They complain about the lack of social amenities, the lower standard of the finish of the houses.

Yet there are thousands who wait for a chance to get into one of those homes, even if merely to have a roof over their heads.

But the Government has not set aside any funds for the Cape Town Council's housing



● **SOME** of the last houses to be built in Mitchells Plain. The last six families are expected to move in later this week.

plans, preferring to announce a 200 million rands bonanza for white housing — just weeks before the Constitution referendum.

ANGRY

Mrs Eulalie Stott, chairman of the City Council's Housing Committee, is angry that no more funds are available for housing for its poorer citizens.

"If the Government can find that sort of money for white housing, it must find money to enable us to continue Mitchells Plain."

"We still have a waiting list of 20 000 for rented housing, and 10 000 for buying, and by the time we wipe out that backlog, there'll be thousands more, as the population increases."

"How many people know that when Mitchells Plain was started the waiting list was also 20 000?"

ENTERPRISE

Meanwhile, the provision of housing will become a matter for private enterprise.

Large tracts of land, and thousands of plots, stand vacant, ready for private development, according to Mrs Hazel Gohl, the City Council's public relations officer for Mitchells Plain.

She says that the first company to take advantage has already started

building and a cluster of houses near to the Town Centre should go on sale soon.

But the crunch will come with the difference in cost between the City Council's houses and those privately built.

STATE

Says Mrs Gohl "Obviously, houses built privately will cost more than those built by the State."

Which doesn't augur well for the hard-working black Capetonian who earns less than R500 a month.

● For a closer look at Mitchells Plain, see Page 2

New housing policy 'not a solution'

Cape Times 21/10/83

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Staff Reporter

THE government's new housing policy offered no long-term solution to the country's housing shortfall, the director of the UCT Department of Urban and Regional Planning Professor David Dewar, said yesterday.

Attacking the policy changes at the SA Institute of Civil Engineers' seventh quinquennial convention yesterday, Professor Dewar said the housing shortage would, in fact, increase significantly.

One of the major policy changes introduced by the Minister of Community Development, Mr Pen Kotze, was the emphasis on self-help housing as a means of "solving" the problem, he said.

"Significantly, therefore, the primary responsibility for the provision of housing is being placed upon the private, as opposed to the public, sector."

Reduction in rented accommodation

Another change was the reduction in the provision of rented accommodation. "This will now be built only for the aged, for welfare cases and for people earning less than R150 a month," he said.

Other changes were the sale of 500 000 rented housing units, the commitment to remove income-related subsidies on housing and, in the case of rental housing, the move towards market-determined rental levels, he said.

Privately-built homes would be beyond the reach of the poor, who constituted the majority of the unhoused people, and the housing shortage would increase for them, he said.

"Another reason why the housing shortage will increase can be found in the pace of provision." The delays caused by uncertainty in switching from one policy direction to another were partly responsible. Every week the backlog increased significantly, he said.

The shortfall would increase rents, and this would "de-house" many poorer families.

The new policy package thus offered no solution to the housing problem in the long run, he said.

Cape Times

CINDE TIMES 21/10/83

(123) (124)

State helps with low-cost houses

Municipal Reporter

THE Government's inability to allocate enough funds to solve the serious housing problem for the lower-income groups was regrettable considering the sociological and political problems it causes, says the chair-

man of the Divisional Council, Mr G M Basson.

In his annual report, Mr Basson said the realization of this fact had caused the State to relax its "somewhat inflexible and rigid policy". It had shifted some of the responsibility for housing to the private sector.

The emphasis would in future be on self and privately-financed houses on serviced residential land. This would be financed by the State through local authorities and other institutions

90 percent loans

An interesting innovation was the concept of self-help housing. The State would make available 90 percent loans for buying discounted building material. The council would also provide technical advice.

The council had started selling as many letting units as possible, with preference to the present lessees. The public had expressed a "feverish interest" in this, he said.

The constitutional proposals for local government had made the past year an "exciting if somewhat uncertain period" for the council.

It supported the retention of the Divisional Council system and its evolution as a form of regional local authority, he said.

Uncertain future

Much information had been given to the government for the formulation of draft legislation in line with the establishment of "own" local authorities for the coloured and Indian groups, the devolution of more power to local government and the establishment of regional and metropolitan authorities.

"At this point, the situation of this council remains uncertain but by no means in jeopardy," he said.

The council was developing a highly sophisticated security section to protect its staff and buildings, Mr Basson said.

ADGUS 24/10/83 (21) ~~270~~ (124)

Eviction of blacks 'a grave injustice'

Religion Reporter

A CALL on coloured people to refuse to occupy Langa, Nyanga and Guguletu in the wake of the Government eviction of black communities was made at the Cape Town diocesan synod of the Anglican Church

The synod called on Dr Piet Koornhof, Minister of Co-Operation and Development, to reverse the decision to move the black population of the Peninsula to Khayelitsha

"As this is being done without any consultation with the communities concerned and against their will, synod believes this to be a grave injustice and in conflict with the Christian understand-

ing of just government" the synod said

The Rev Bob de Maar of Oceanview said he presumed the Government intended to settle coloured people in the townships from which it forcibly evicted African communities

"I would appeal in the name of Christ, in the name of justice, to coloured people not to occupy these houses under any circumstances," he said

Bishop Charles Albertyn said "The ensuing violence and vandalism that comes from destabilising a community is something that is quite unbelievable"

The root of the Peninsula's crime rate lay in Government destabilisation of communities in the area

The synod adopted a motion stating "Synod resolves actively to support, in accordance with Christian principles, the communities of Langa, Nyanga, Guguletu and Crossroads in their resolve to resist this relocation"

ARGUS
25/10/83
124

Council reviewing squatter situation

Staff Reporter

THE Divisional Council of the Cape was reviewing the squatter situation in its area and investigating ways of providing alternative accommodation, the chairman of the housing committee, Mr D Lambert said at the council's monthly meeting today

Mr Lambert said he had spoken to the council's housing engineer about the squatter issue and the matter was receiving attention

A housing committee report on squatter-control operations revealed that 117 numbered squatter shacks had been demolished between June and September

Mr J J Walsh raised the issue by asking what provisions had been made for squatters whose shacks had been demolished by the council. The secretary, Mr W R Vivier, replied that if the squatters were not legally in the area they were not rehoused by the council

LACK OF POLICY

Mr N D Ross expressed concern about the council's lack of a coherent policy on squatters. He said the council demolished their houses but were not in a position to offer them any alternative form of accommodation

He had three months previously proposed to the housing committee that a site-and-service scheme be set up and alternative forms of housing provided

● Divisional Council inspectors raided squatters in Disa Kloof, Hout Bay, early today and broke down about four shelters in which about 40 people were staying

Mr Vivier refused to comment

... Politics ... Referendum ... Poli

Kotze says row is just 'hysteria'

Cape Times 26/10/83

Political Reporter

THE Minister of Community Development, Mr Pen Kotze, last night accused his critics of inciting hysteria and of failing to acknowledge the careful handling of cases under the Group Areas Act

Replying to a question on the Group Areas Act at a referendum meeting in Parow, Mr Kotze said the "hysteria" over his statement on coloured people and Indians living illegally in Mayfair had been mainly in the English press

Votes

In an earlier speech to about 250 people at the meeting, Mr Kotze did not refer to the controversy which most observers believe has cost the government votes in the coming referendum

He repeatedly accused opposition newspapers of hysteria when the issue was raised by a questioner

Referring to the English press, he said "Even they will have to admit that there was never a time when the Act was applied with so much circumspection (omsigtigheid)"

"The hysteria of chiefly the English press is not because they have so much love for the coloured people but because they want to keep the coloureds out of the new dispensation"

Mr Kotze said nothing positive was said about allowing coloured people to stay in areas such as Kalk Bay, Maitland Village, Helderberg and Kleinmond

Neither was credit given to the department for giving housing to 30 000 squatters in the Peninsula or to the fact that its administration was always carefully considered

Mr Kotze said it had been said over the years that the Act had "sharp

corners" As a result, a committee was appointed to investigate it

Changes could be still made to aspects of the Act, but not to the principles This would ensure good-neighbourliness

Integration

● Another cabinet minister, Dr Dawie de Villiers, told the meeting that critics of the new constitution said it would lead to integration

The essence of integration, he said, was that the differences between people were removed and they were accommodated uniformly on an individual basis in the political dispensation

Integration, however, was impossible with the new constitution because it was based on group interests and representation

(Report by Jane Arbous, 77 Burg Street, Cape Town)

11/26/83

Workers angry over showers

Labour Reporter

MIGRANT workers in the Nyanga East single quarters are up in arms about the demolition of two communal shower blocks and their conversion into a private dry-cleaning business.

The 600 men who share the two blocks of showers say they have lost their only washing facilities, although the monthly rent they pay to the Western Cape Administration Board has not been reduced.

Press liaison officer for the Western Cape Administration Board, Dr Gert du Preez, said the Community Council chairman, Mr E B Lubelwana, had approved an application from a local resident to convert the showers into a private business because they had not been used since last year.

They had also been abused by vandals — taps were broken and water pipes had been ripped out of the wall, Dr du Preez said.

DENIAL

A spokesman for the Nyanga Men's Hostel Association, which represents most of the men in the single quarters, angrily denied that the showers were not being used.

"People have nowhere to wash. There are other shower blocks but they are far away from where we live and they are used by other men," said the spokesman.

The men said they had approached the Administration Board and the community councillor for the area to discuss the matter, but had been unable to get "a clear answer".

"The only possibly relevant complaint could be based on the removal of the six wash-basins outside the block which have now been removed. In any event, those basins had about two taps in working order," said Dr du Preez.

ARGUS 27/10/83 (124)

By AUDREY D'ANGELO

CONSUMER COUNSEL

Cheaper roof over your head

IF YOU don't work for the Government or any other organisation which gives a housing subsidy to its employees, it seems unlikely that you will ever be able to afford a conventional house near Cape Town — unless you build it with your own hands over a long period, as some people are now doing.

Building society executives and the chairman of a large construction company have said lately that subsidies have pushed up the prices of ordinary houses beyond the reach of first-time buyers who receive no help.

The only way to bring these prices down significantly would be for demand to fall away. And since public servants received a higher housing subsidy this year and are already pressing for it to be raised again next year, there seems no chance of that happening.

Alternatives

However, there are cheaper alternatives which young couples or retired people may be able to afford.

The Divisional Council and some municipalities allow mobile homes (which are not mobile in fact, but large stationary caravans without wheels) to be put in some caravan parks.

They are surprisingly roomy, and can be bought fully furnished with two bedrooms for R24 000 or with three for R26 000.

The snag is that so far no local authority allows you to put one on your own plot in a residential area, although there are attempts to persuade them to do so.

This means that you must rent a site in a caravan park or a special mobile home park.

If you don't like the idea of a caravan, it may be worth considering a small A-frame timber house, intended as a holiday or retirement home, from R22 000 to R29 000.

One of these is now on show at Imhoff Park caravan site at weekends. It has one small bedroom, a bathroom, kitchen and sitting room on the ground floor and a sleeping loft with room for four beds upstairs.

Little maintenance

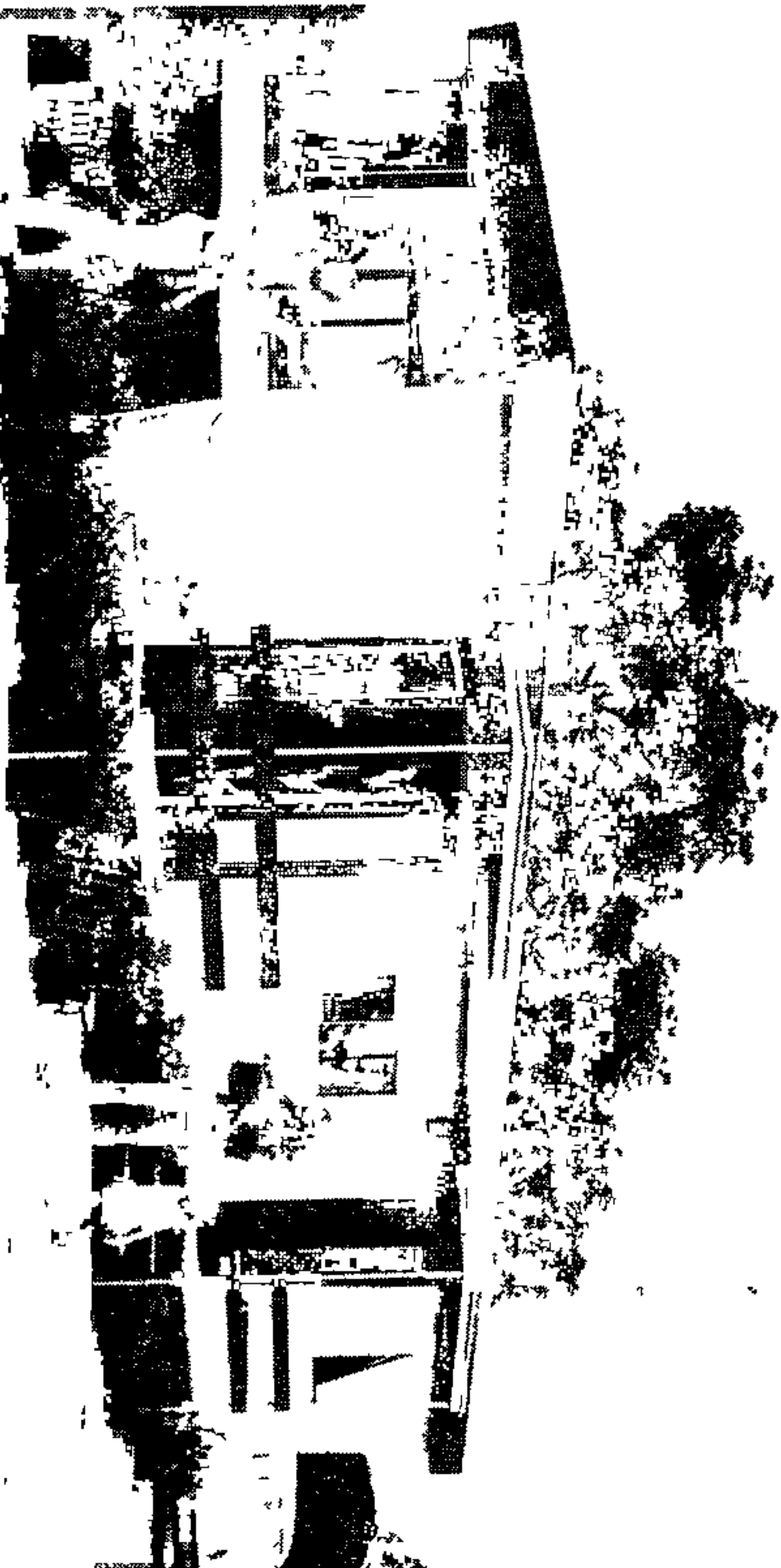
Most of the structure is roof and the rest natural pine, which means it needs very little maintenance and can be put up in about six weeks.

If you are a handyman, you can save by buying the shell and putting in partitions and fittings yourself.

If you are not, you can have the house built with extras such as fitted cupboards or additional dormer windows.

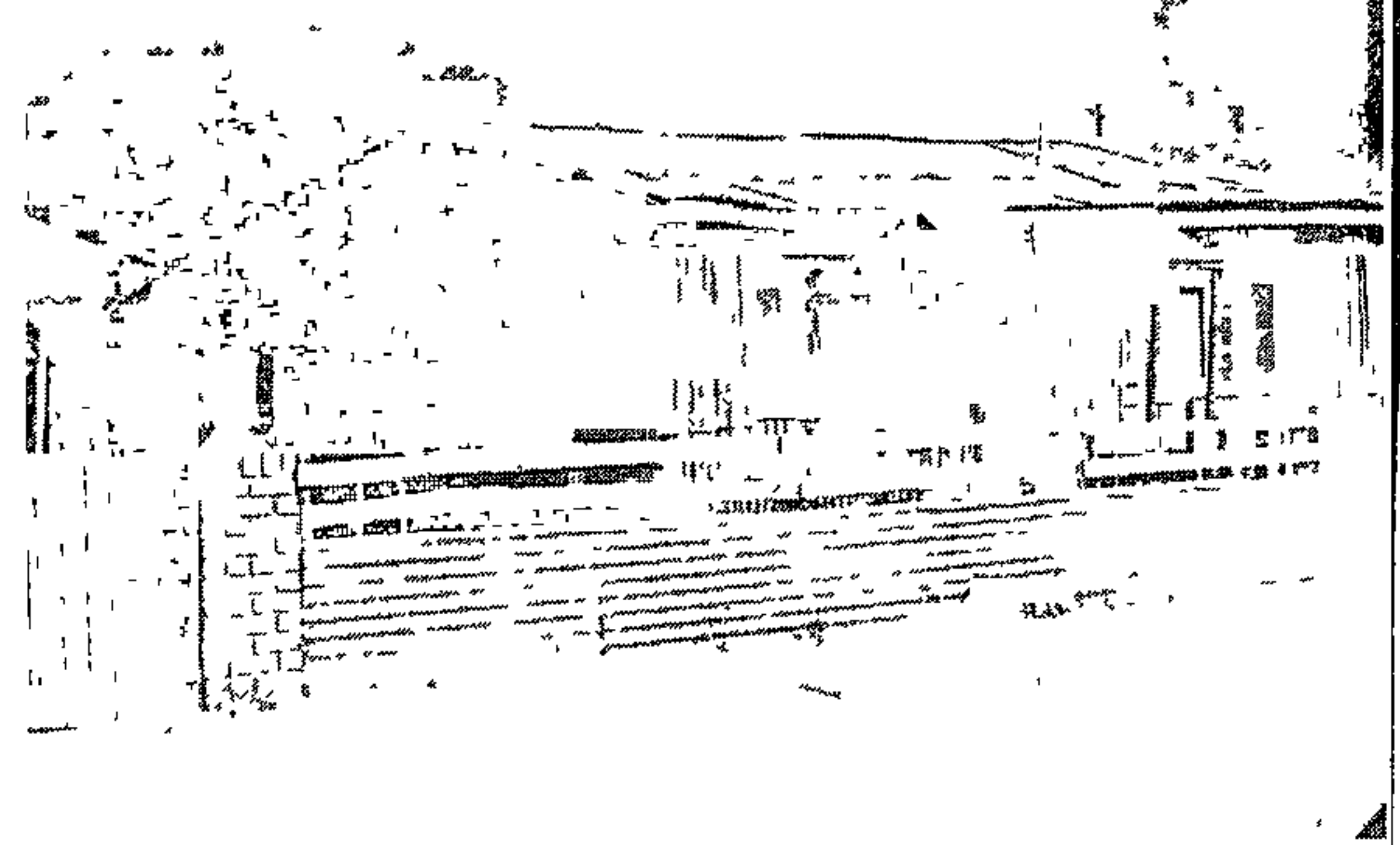
Again, the snag is that so far they are allowed only in caravan parks or on holiday home sites.

But Mr John Newton, a partner in Woodcrest Timber Homes, says he hopes they will soon be allowed in ordinary residential areas.



A roomy mobile home could be the housing answer to a couple without finance.

The pioneer spirit . . .



. . .the new breed . . .

Rylands's many faces

Herald 27/10/80
(124)

. . . and our block



● ONE of the council-built blocks of flats — another of the different faces of Rylands homes.

THEY live in sumptuous — almost palatial — homes, with plush furnishings, in spacious surroundings. They live in ordinary three-roomed homes, adequate for ordinary families. They live in commercially-built flats. They live in council flats. Some live, comfortably, in the same wood-and-iron houses in which the pioneers of the area lived in the early part of the century.

Rylands is a place of contrasts which is nowhere more evident than in the appearance of the homes.

But it is an area, although only one kilometre by one-and-a-half in extent, which knows about overpopulation. Much of this overpopulation has been caused by the Group Areas Act and its closing down of such areas as District Six, and the removal of Indian shopkeepers from their age-old business sites along Voortrekker Road from Cape Town to Bellville.

"Never mind the number of Indians who lived in District Six. There were more than 300 traders active in District Six alone," says a shopkeeper-turned-travelling salesman.

He added "Obviously there aren't many businesses here, even with the City Council housing estates

of Kewtown and Silver-town on the other side of Klipfontein Road, and many of the trading families of Cape Town have had to be spread out thinly across the Cape Peninsula."

He's quite right. In Cape Herald's recent Family Firms supplement, interviews with businessmen all across the city revealed that many had had their introduction into business in areas which are now largely "white", that they lived in Rylands, and travelled to work in the shops of uncles, or family friends.

Not so many years ago, 80 percent of Indians in the Cape were self-employed traders. Today, only about 15 percent fall into this category.

The traders' sons have gone into the professions. They have become lawyers, doctors, dentists, accountants and the like.

The 15 percent?

They own the burgeoning new supermarkets in places like Elsie's River, Retreat and Athlone. They compete, successfully, with the big national supermarket chains.

But while some people succeed, some fail, and the failures are to be seen in the abject poverty which exists, cheek-by-jowl with opulence.

There are those successful men who, charitably, do their bit for their fellow man, but even they cannot be expected to provide job opportunities for the unemployed, and unemployable.

Rylands has come a long way since the first pioneers settled there three or more generations ago. It's come a long way since it was proclaimed an Indian area in 1958. But it still has a long way to go.

216 houses planned, but everyone agrees.

Good - but not good enough!

C Herald

29/10/83

124



● HASSAN Osman — more progress needed

THE residents of Rylands are faced by many problems, but none of them affects as many people as housing — which is why the latest announcement that 216 houses are to be built in Extension 5 has been so enthusiastically received.

The extent of the problem can be gauged by the number of houses built there in the past 25 years — 216. Compared with Mitchells Plain alone, where more than 29 500 have been built in the past seven years, Rylands is definitely the poor neighbour, even if its relatively small area, and the smaller Indian population are taken into account.

Mr Hassan Osman, member of the South African Indian Council and of the Rylands Management Committee, said recently that, after personal contact with the Minister of Community Development, he was happy to note some progress.

But the houses promised will be but a drop in the ocean.

"There are more than 2 000 families on the waiting list, and some of them have been there more than 20 years," said Mr Osman.

"The problems some of these people face have to be experienced



● THE houses on the left, in Repulse Road, are some of the only 216 houses built for Indians in the past 25 years.

to be believed

"I know of a widow with seven children who had been given notice to leave the house she occupied because the young man who had inherited it wanted it for his own use. After two years she had been unable to find alternative accommodation — and the young owner could hardly be expected to put off his marriage for ever.

"Finally, the family split up, and the mother and children now live apart."

The housing problem brings with it a host of other difficulties.

Mr Osman says that

there are very few Indian teachers in Cape Town, with the result that teachers have to be "imported" from Durban or Port Elizabeth.

"But where do these people live?"

"We asked the Government to make 50 houses or flats available for such cases in places like Mitchells Plain, but they refused to do this because, they said, it would lead to friction.

"But if they want to be consistent, then we should not be told to share a swimming pool with coloured people in the Belmore Road area in order to save money.

"I don't believe in apartheid, and so I don't believe in the story of friction."

ROADS

Quite apart from housing and the swimming pool issue, there are two more items about which Rylands residents are up in arms — roads, and a civic hall.

"There are some expensive houses going up here, but they don't have tarred roads servicing them," says Mr Osman.

"In winter, some of the owners have to wade out to their cars."

"And it's not as though we're talking

about miles of road. Many of them are only a few metres long."

The absence of a large community hall is felt by virtually every family in the area, and is noticed particularly at times of weddings.

DEMAND

"We are quite prepared to use the Athlone Civic Hall, but one has to book up to eight or nine months ahead of time, so great is the demand."

"Recently I attended a wedding at the Retreat Civic Hall. The bridegroom was from Cravenby, the bride from Rylands, and the hundreds of people who attended the wedding all had to travel to Retreat.

"And not long ago, there were seven weddings in one week, and the receptions had to be held everywhere except in Rylands."

"But," concludes Mr Osman, "though we have reason to be unhappy about some Rylands matters, I'm happy that these 216 houses are to be built. It won't solve the problem, but it will ease the pressure a little, until Pelican Park, near Zeekoewiel, can be developed."

Every reason for alarms

THE fancier the home, the more likely it is to fall victim to burglars, and the first two items on the burglar's shopping list are the television set and the video recorder.

Next in order of its priorities is copper and brassware.

Rylands does have more than its fair share of "fancy" homes, which means that burglars have a field day in that "golden square kilometre."

One offshoot of the increased housebreaking activity is that firms providing burglar alarm systems are kept busy with installation and servicing of systems to dissuade would-be burglars.

A few months ago, some residents took matters into their own hands, though, and set up an unofficial vigilante body which had the required effect of reducing the successful nocturnal activities of people out to make a fast buck. It didn't please the police, who would have preferred that people join the police reservists.

Golf course housing scheme in the rough?

THE Klipfontein Road businessmen who were rubbing their hands with glee at the thought of the 770 houses to be built on the old Athlone Golf Course in Vanguard Drive are becoming a little impatient.

For many years the new development has been on the cards, and two years ago it seemed that it wouldn't be long before houses would be springing up. But it was not to be.

The City Council has

been busy on the project, but nothing concrete has been achieved, mainly because of the lack of funds. The first phase of the scheme was due to have been started by the end of 1981, but other than planning and some as yet unfinished roadworks, nothing has been completed, and the nearby shopkeepers, especially in Gatesville, will have to continue to draw their custom from further afield.

Extension 5 details

THE 216 houses planned for Extension 5 will consist of 129 economic units, and 87 sub-economic units, and one million rands has been made available this year for stage 1 of the project.

Extension 5 lies close to Extension 3, off Jane and Repulse Roads, next to where a school is presently under construction.

From sandy waste to lush lawns

WHEN the residents of Linaria Crescent Silvertown moved in to their homes, the surrounding area was an eyesore. It was a sandy wasteland so typical of the Cape Flats. There was nowhere for the kids to play without coming home a mess.

It was depressing.

Then in June this year the residents put their foot down — on spades and garden forks. They hauled out their rakes, dusted off their garden hoses and got down to the job of turning a sandy field into a miniature garden of Eden.

They called themselves the Silvertown Improvement Group and set out to prove that with a little bit of enthusiasm and a lot of hard work they could have a neighbourhood to be proud of.

STALWARTS

They also got support from the Fairest Cape Campaign and the City Council.

One of the stalwarts of the Silvertown Improvement Group was

Mrs Harriet Petersen the chairman and she was there on Saturday when the park was officially opened.

And then there is Cecilia Manuel, 16, a Standard 8 pupil, who is one of the enthusiastic youngsters serving on the group.

A very excited Cecilia told us of the project.

"The whole field was just sand and bush for a long, long time. Then earlier this year, the Fairest Cape people approached us and asked if we wanted to build a park there. We went to all the people and they all agreed that it was a worthwhile project. Everyone offered to assist us in that project.

"Men, women and children aged between



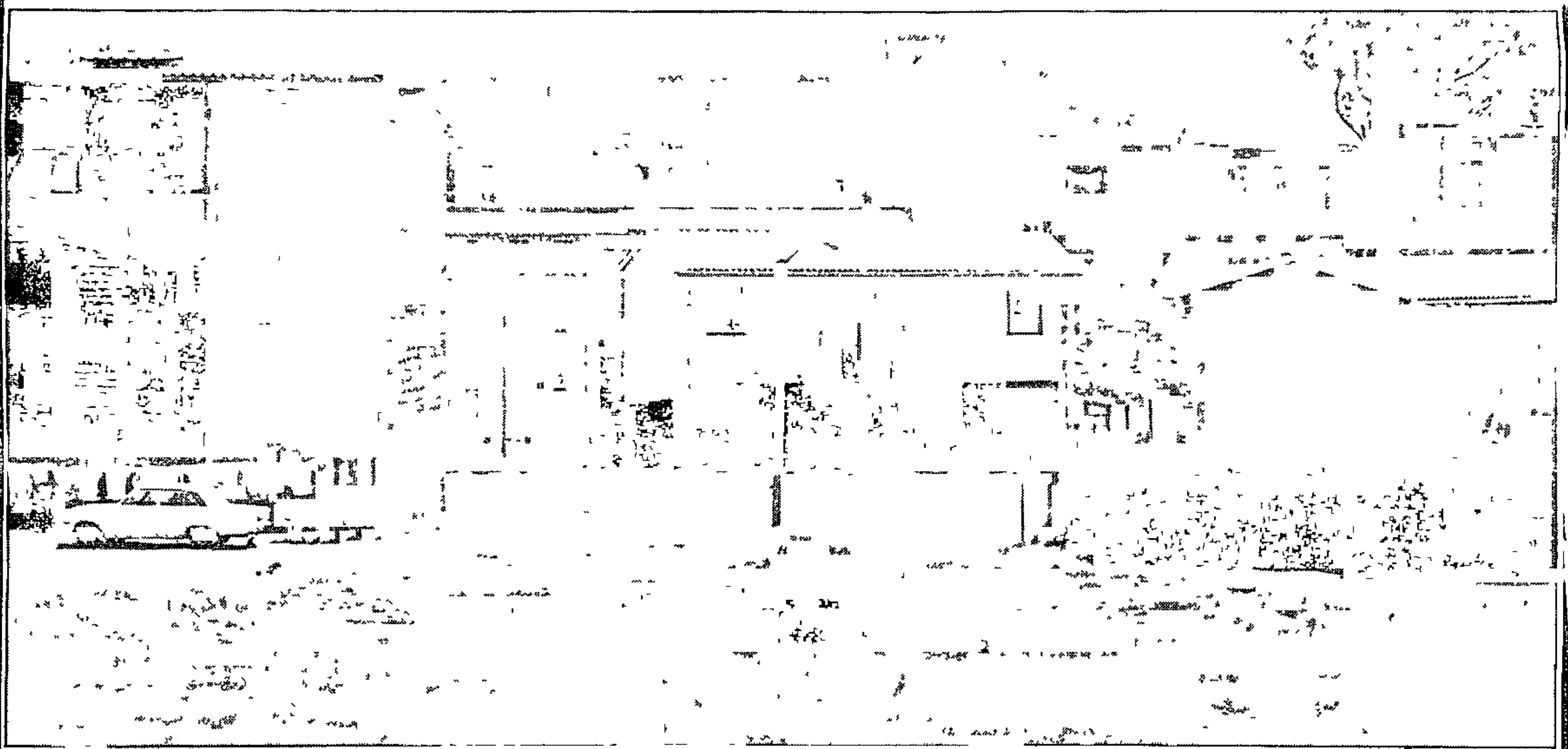
● ANGELINE Felix, Cecella Manuel and Mrs Faisa Caesar admire their handywork in Linaria Crescent.

three and 75 spent hours painting, planting and digging to create something out of this barren piece of land.

All we are waiting for now, is the City Council's Parks and Forestry department to plant a lawn. We are hoping

that the park will turn out to be a joy for all and scenic background for wedding pictures," she said.

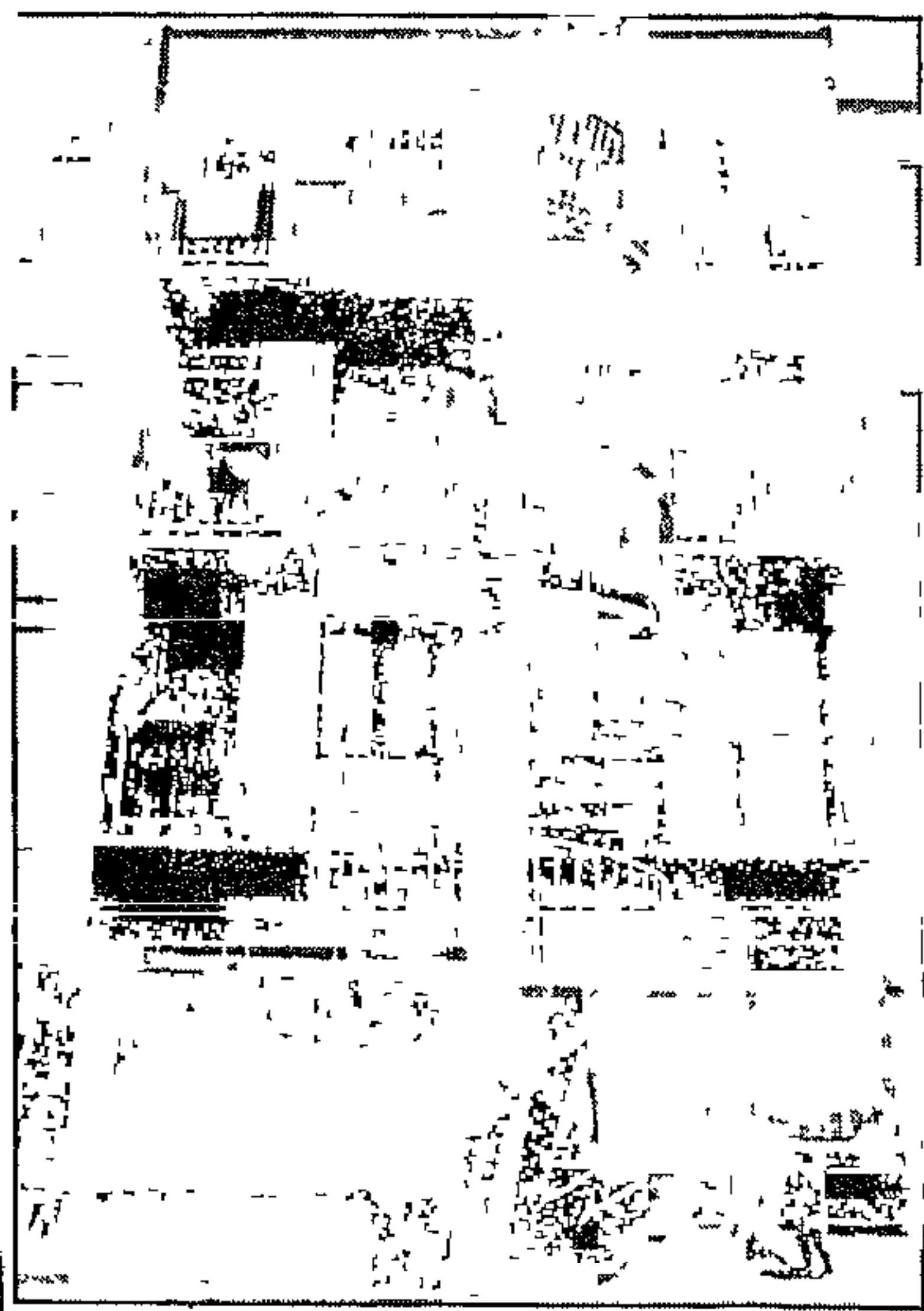
Clarke's Estate is a very, very bad place in which to live



● CLARKE'S Estate ... just houses and nothing else.

We were better off living in pondokke!

C-Herald
3/11/83
(124)



● MOST people live in the blocks of flats. Tenants have complained about poor maintenance and say that the lack of lighting on staircases gives rise to crime.



● THERE are virtually no playing facilities for children in Clarke's Estate. The only place to play is in the sand.

IN 1977, a woman in Clarke's Estate wrote to Cape Herald to complain about the conditions in which she had to live and raise a family.

She wrote "I am sick and tired of living in Clarke's Estate I was better off in my shack in Elsies River, but here I have to pay high rent for mouldy walls and a blocked toilet"

Today, six years later, most Clarke's Estate residents would still agree

People are still complaining about high rents and blocked drains, and many still think they were better off in their shacks

In fact, the list of complaints has grown and, when Cape Herald visited the area last week, residents complained about the lack of playgrounds for children and other facilities, bad housing maintenance, unemployment and the high crime rate

FORGOTTEN

Mrs Doreen Jacobs, a creche worker who is also vice-chairman of the Clarke's Estate Tenants' Association, said Clarke's Estate was a "forgotten area"

"We have so many problems and nothing is being done about it"

Her main concern is the number of young children on the streets daily while their parents are at work

"Because the rents are so high, most mothers have to work to help their husbands. This leaves the young ones alone at home without anyone to look after them"

"We cannot afford to pay someone to look after the children so they have to play around outside in the sand. There are no playgrounds or facilities for the children"

COUNCIL

"We had approached the council about this on a number of occasions but nothing has been done about it," she said

Clarke's Estate children had to cross a busy street if they wanted to get to a play park. Many had been knocked down, said Mrs Jacobs

Because of this, children played in the sand and in pools of dirty water formed by blocked and overflowed drains.

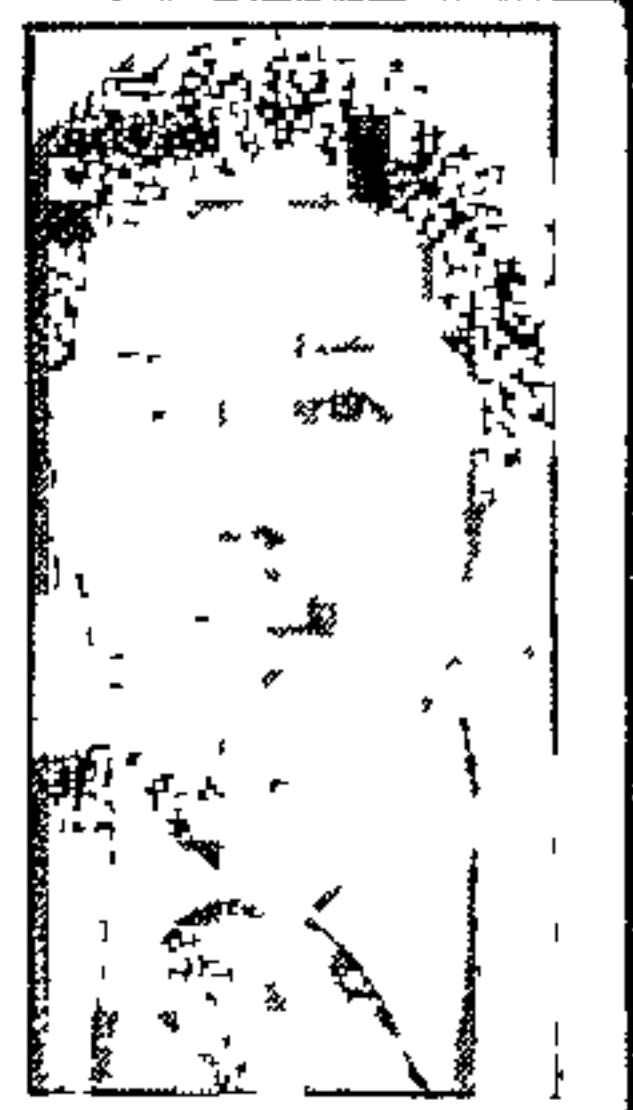
Mrs Jacobs blamed the conditions in the flats for many illnesses in the area

She said tuberculosis (TB) and stomach ail-

ELSIES RIVER has been called the hell-hole of the Cape Flats.

But the residents of Clarke's Estate, a part of Elsies River, feel they are getting the worst deal.

In the words of one resident: "This is a very, very bad place in which to live." Cape Herald reporter RYLAND FISHER visited the area last week.



ments were common among the residents in the blocks of flats

TB

In one house we visited, a father and daughter both had TB

George Peters and his family moved into Clarke's Estate about eight years ago. He contracted TB just over a year ago. His daughter, Marita, 19, also has TB

"Its damp walls in this flat I've told the council many times but there has been no reaction"

Fear also plays a major part in the lifestyle of this community that was supposedly taken out of a "bad situation" to something better. The fear comes from the constant lawlessness that has led to the area having one of the highest crime rates in the Peninsula

People would speak but only once we promised not to reveal their identities

DANGEROUS

"If certain people discover we have spoken to the press, it could be dangerous. Also, we need to be careful of what we say about the council. We could so easily find ourselves without a house," one man said.

One they were convinced that their identities would not be revealed, the people spoke of their problems with crime, bad maintenance of houses, high rents and poor facilities.

"We were moved to Clarke's Estate from a shack in Elsies River to be more comfortable. Instead, we are finding that it is even worse here than it was in the shack," said one woman, a pensioner who has lived in the area for seven years

"These flats are very uncomfortable and one has the threat of council action hanging over one whatever one does. When one lived in a shack one was much freer. Here we can't even keep pets"

BATHROOM

"One can't even bath properly in this place because the bathroom is so uncomfortable. In winter, one can't use the bathroom at all because of the draught"

"There is also the problem of toilets over-

flowing and causing much inconvenience. I've already had to walk in ankle-deep water

"Then there are the walls and cupboards in this place which are always damp because there are no air vents. And we have to pay for all repairs"

She was also concerned about the high crime rate

"There is so much murder and death in this place. My son was killed here"

CRIME

She said the lack of lights on the staircases in the blocks of flats contributed to the high crime rate

"The area is very dark at night and provides enough opportunity for crime"

One man said that police patrolling of the area was very poor

"One sees the police only during the day, but at night, when the worse crimes take place, they're not around. Gangsters just do as they please," he said

His friend said the problems in Clarke's Estate were caused by overcrowding, unemployment and lack of facilities

"This is a very, very bad place in which to live," he said



● MR George Peters ... both he and his daughter have TB. He blames it on the damp walls.

Reprieve for

THE Hout Bay squatters who are in danger of losing their homes have been given three weeks' reprieve after a Supreme Court hearing this week

Three of the affected residents of the Disa River Farm asked the court to stop the Divisional Council of the Cape from evicting them from their homes or demolishing them. The Council has until November 18 to respond to the interdict.

Lilian Anthony, 64, Anne Anthony, 38 and Rosemary Abrahams, 23, submitted affidavits with the interdict to support their application.

Mrs Anthony, a mother of four, said she had been nominated to represent and speak for the other residents of the farm.

Her affidavit said that for more than thirty uninterrupted years she lawfully and continuously lived on the Disa River Farm in Hughenden Road, Hout Bay, without paying any rent, together with her common-law

Hout Bay squatters

husband, Fraser Anthony, 72, and her children."

"In 1975 the Divisional Council conducted a census in Hout Bay to establish who exactly was living within its area of jurisdiction and passed a resolution that no residential structure then being occupied, would be demolished unless the Divisional Council provided the occupiers with suitable alternative accommodation.

"I was allocated the number 23 by the Divisional Council to protect my house under this resolution.

"During the course of the past five years the Divisional Council has

demolished our homes in contravention of its own resolution and undertaking not to do so.

"We have been harassed and hounded in a most brutal way in what appears to be a concerted effort to drive us off the land and out of our homes. Furniture and crockery have been broken and our clothes torn and dirtied."

The affidavit continued "I was informed on October 6 1983 that Disa River Farm had recently been sold to the Trust Bank, but have not been able to verify this. I have never been told to leave the Disa River Farm."

DEMOLISHED

"On Thursday October 13 this year the Divisional Council demolished certain structures, including my own. Some structures have been re-erected and tents pitched to house myself and my family.

"I was arrested on charges of squatting and trespassing recently. I intend pleading not guilty when the case comes to trial.

She said that she felt that the Divisional Council acted in bad faith in the light of its undertaking not to demolish houses, and in the light of its duty to provide people with houses.

Mrs Anthony claimed right of occupation on the farm either through the fact that she has lived there continuously for more than 30 years in peaceful and undisturbed fashion, or through the understanding of the owner of the farm, a Mr Mitchell, who was aware that she resided there.

She feared that the demolition of her home might result in the death of both herself and her husband, whose ill-health might not stand up to being exposed to the elements.

Evictions: claims are rejected

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E. Post
7/11/83

Post Reporter

THE Reverend Allan Hendrickse, chairman of the Uitenhage Management Committee, has rejected allegations of unfair evictions of tenants in the town's coloured townships.

The claims had been made by the Eastern Cape leader of the Freedom Party, Mr A W Tiry, who also alleged that some sub-tenants had entered into contracts of six months, with a condition that they should pay the registered owner's rent arrears.

"This is quite untrue," said Mr Hendrickse. "No such contracts exist with our housing department."

Four written complaints from Mr Tiry had been investigated, and none of them was valid, Mr Hendrickse said.

Mr Hendrickse said the evictions of illegal tenants took place only after a court order was obtained. There was no question of the committee having the power to act as it liked, or victimising people.

On the other hand, illegal sub-letting could not be allowed, because this was unfair to those on the long

waiting list

"There are about 600 people on our waiting list going back to 1976," said Mr Hendrickse, "and illegal tenants obviously cannot expect priority over those who have waited so long for houses. We have to be fair to the community as a whole."

Referring to the case of Mr Alex Plaatjes of Thomas Gamble Township, which was raised by Mr Tiry, Mr Hendrickse said the legal tenant of the house had moved to Cape Town in February.

"Whatever arrangement Mr Plaatjes may have made with the registered tenant, he is an illegal tenant as far as we are concerned."

"Our investigations show that he applied for a house only in September, 1981, so he would not qualify for any priority treatment, and this is why he was given due notice to seek alternative accommodation."

Mr Hendrickse said the committee sympathised with the plight of illegal sub-tenants, but unless there was a system of control there would be chaos.

ARGW 8/4/83
 Residents given
 no time to
 disperse — witness

Tygerberg Bureau
 ONE of the 171 residents of Mbekweni township, Paarl, arrested for attending an allegedly illegal gathering, today told Paarl Magistrate's Court no time was given for the people to disperse before she was arrested.

Mrs Sophia Nqikshe, of Mbekweni township, said police with dogs surrounded the people gathered outside the Administration Board offices and then loaded them into a police truck without warning. Mrs Nqikshe said they were pushed and threatened "unfairly".

The 171 residents of Mbekweni were arrested on September 1 and charged with attending an illegal gathering or, alternatively, refusing to obey the command of a police officer to disperse.

All have pleaded not guilty and have said they were outside the offices

to speak to an official about increased rents and service charges.

The 171 have been split in two groups for trial. A group of 98 appeared today and the remaining 73 will appear on November 25.

The 98 admitted they were at the offices, but denied being at an illegal gathering.

RECORDING

Mrs Nqikshe, who said she did not understand English or Afrikaans, said she had not heard the command to disperse.

The magistrate, Mr A F J Louw, said that a video recording made at the time of the alleged offence and seen at an earlier hearing clearly showed the group being warned to disperse by Major Nicholas Slabber.

(Proceeding)

Mr G J Badenhorst appears for the State. Mr P Sonn, Mr T de Bruyn and Mr A Segers (instructed by Omar, Sonn and Abercrombie) appear for the accused.

Cape Times
9/11/83

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Court hears of 'protest march'

Staff Reporter

AN INEFFECTIVE Mbekweni Community Council prompted residents angered by mid-year rent increases to send a delegation direct to the township's Western Cape Administration Board (WCAB) manager, Mr M J Steyn, a Paarl magistrate heard yesterday.

This was said by Mrs Lizzie Phike, one of 171 Mbekweni residents who have pleaded not guilty to constituting an illegal gathering and failing to disperse on a police officer's orders outside the WCAB's Paarl offices on September 1.

Mrs Phike was one of 98 accused residents who appeared before Mr A J F Louw yesterday. The other 73 are being tried separately and will appear again on December 13.

Describing events leading up to the protest march on the WCAB offices, Mrs Phike said that after township residents received written notices of the site-and-service increases, an "angry" meeting had been held.

"We decided to go and speak to Steyn so he could come to the location and explain the notices to us," she said.

However, when a delegation went to see Mr Steyn he had refused to talk to them and had referred them to the Community Council.

Mrs Phike described the council as a "dummy body who have not done a single thing to help us with complaints".

The trial was adjourned to November 28.

Mr G Badenhorst appeared for the State. Mr R Siegers appeared for 27 residents, Mr T du Bruin for 34 and Mr P Sonn for 35.

Restore our showers Nyanga men

ARGus 10/11/83

1240

Supreme Court Reporter

AN urgent application asking for the restoration and reinstatement of communal washing and shower facilities for 576 men at Nyanga East Single Quarters has been postponed in the Supreme Court, Cape Town

The application was brought yesterday by Mr Johnson Mpukumpa, chairman of the Nyanga Men's Hostel Association, against the Cape Town Community Council (CTCC), the Western Cape Administration Board (WCAB) and a Nyanga businessman, Mr Cohen Hill

Dry-cleaning

Mr Mpukumpa is asking the court to restrain the respondents from converting the washing facilities into a private dry-cleaning business

In papers Mr Mku-

kumpa said he had been living at the single quarters since 1965. He claimed that until recently he and 576 men, who are housed in the single quarters, had had the use of the communal shower block. This block was 60m from the single quarters.

Mr Mkukumpa said these facilities formed part of the accommodation which was rented to the residents by the CTCC and WCAB.

No notice

"During August this year I became aware of a rumour that the communal washing facilities were to be removed. Neither I nor the other residents had been given any notice that either the CTCC or the WCAB was considering any action in this regard and we had also not been asked whether we used these facilities.

"Towards the end of September I and other residents were deprived

of the use of the communal washing facilities. I am advised that they have been allocated by the council to Mr Hill for conversion into a private dry-cleaning business.

"The water pipes and basins were taken out and part of the building has been demolished."

Anger

Mr Mkukumpa said because of this deprivation he now had to walk about 300m to use similar facilities.

There was considerable anger among the residents of the single quarters and he claimed they were illicitly disposed of the facilities without consultation.

It was a matter of great urgency, as he and other residents were without facilities which were essential to health.

The matter was postponed to November 17.

Mr Justice Fagan was on the Bench. Mr E King, instructed by the Legal Resources Centre, appeared for Mr Mkukumpa.

Bid to save showers from drycleaners

CAPE TOWN 10/11/83
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Staff Reporter

AN urgent application seeking to restrain a Nyanga businessman, the Cape Town Community Council and the Western Cape Administration Board (WCAB) from converting the Nyanga East Single Quarters' washing facilities into a private dry-cleaning business was brought before the Supreme Court yesterday.

The application was postponed until November 17, pending answering affidavits from the respondents and a replying affidavit from the applicant, the chairman of the Nyanga Men's Hostel Association, Mr Johnson Mpukumpa.

576 men

If granted, the application would order the Community Council and WCAB to restore the communal washing facilities to Mr Mpukumpa and other residents in the single quarters — which accommodates 576 men.

An interdict restraining the Community Council and WCAB from depriving the residents of the facilities is also being sought.

In his affidavit, Mr Mpukumpa said he has been living in the single

quarters since 1965

"Up till recently, I and other residents of the single quarters had the use of the communal shower blocks, which also included some wash basins. These are the only washing facilities conveniently situated for us."

They are situated about 60 metres from the quarters.

Mr Mpukumpa said the residents were deprived of the facilities during September, and it was learned the block had been allocated by the council to a Nyanga businessman, Mr Cohen Hill, for conversion into a dry-cleaning business.

'Demolished'

"The water pipes and basins were taken out, and part of the building has been demolished," Mr Mpukumpa said.

Residents were not given notice of this and deputations to the Community Council had been unsatisfactory.

Other facilities, 300 metres distant, were used by other men in Nyanga East, and were overcrowded.

Mr Justice Fagan presided. Mr S King, instructed by Mr G M Budlender of the Legal Resources Centre, appeared for Mr Mpukumpa.

Cahac calls for power

124
C. Herald 10/11/83

THE Cape Areas Housing Action Committee (Cahac) will be sending a strong delegation to the Minister of Community Development next week to demand electricity for houses in sections of Bellville South, Valhalla Park, Grassy Park and Lotus River.

The umbrella civic body this week sent off a four-page letter to the Cape Town office of Minister Pen Kotze, requesting a meeting next Wednesday.

Cahac is also asking that ceilings be provided and that the quality of the houses be improved.

The lack of electricity and ceilings and the bad conditions of the houses are dangerous, expensive and caused many illnesses, they say in the letter.

"People have to spend large amounts on alternative fuel and the conditions in the houses are very poor. Children, specially, suffer because their eyes become weak when they have to study by candlelight.

"The tenants in these areas feel it is high time that the problem is sorted out," they said.

The 30-man delegation will include representatives of the civic bodies in the affected areas and all Cahac affiliates who had been campaigning individually for electricity and better housing conditions. They were brought together in Cahac's installation sub-committee last year.

NO MONEY

The decision to go to the Minister was taken at a meeting in Grassy Park on Sunday after the Cahac affiliates had approached their local authorities who told them the Department had made no money available to provide electricity.

The Cahac delegation will demand that the Minister make available money to provide electricity and to upgrade the houses.

To back up their demand, they will be presenting the Minister with a petition which was circulated in all the areas, a survey done by the Technical Assistance Project at the University of Cape Town, and a long memorandum to show the inconveniences of living without electricity.

Cahac's letter to the Minister says that in March the Department of Community Development made available R3634 644 for electricity for 2330 houses in Bishop Lavis. They ask that similar consideration should be given to the houses without electricity in the four areas.

A Cahac spokesman said if the outcome of the meeting with the Minister was negative, "we will then have to discuss what forms of action we can take".

'Frikkel Building' has always been a stinking, decaying eyesore but now residents are wondering if they are living in a

DEATH TRAP?

It is dangerous and a threat to health. That is the verdict of the City Engineer's Department on the dingy row of flats which runs adjacent to the railway line near Salt River station.

If you've travelled through the railway station, you've probably noticed the decrepit

state of Golder and Calmeyer's Building, built in 1902, on the Main Road side of the line

Everyone travelling on the suburban line has seen the sad state the building is in. The tragedy is that, at the back, it's a whole lot worse

City Engineer, Mr Jan Brand, said an ongoing report on the deteriorating building, started last year, would probably result in a civil action against its owners soon

"We have written to the owners, Spolletto Trust, and their attorneys, with little reaction to date," said Mr Brand

SAFE?

"In July this year the City Council even did some work on the building to try to make it safe"

Each entrance provides access to three flats, on ground floor, first floor and attic levels and one resident claimed that there were as many as 50 families still living in the entire building

● THIS is the back end of the unsightly 80-year-old Golder and Calmeyer's Building in Foundry Road, Salt River. Tenants will soon have to vacate the premises, in some places rotting and rat-infested, so that renovations can be done.



by

Michael Doman

Few of the houses have electricity and, during the day the building is dark

An alley separates the rear of the building from the surrounding factories and, from the back, one can see at least two first floor rooms which have

caved in. These are now supported by makeshift wooden beams

COLLAPSED

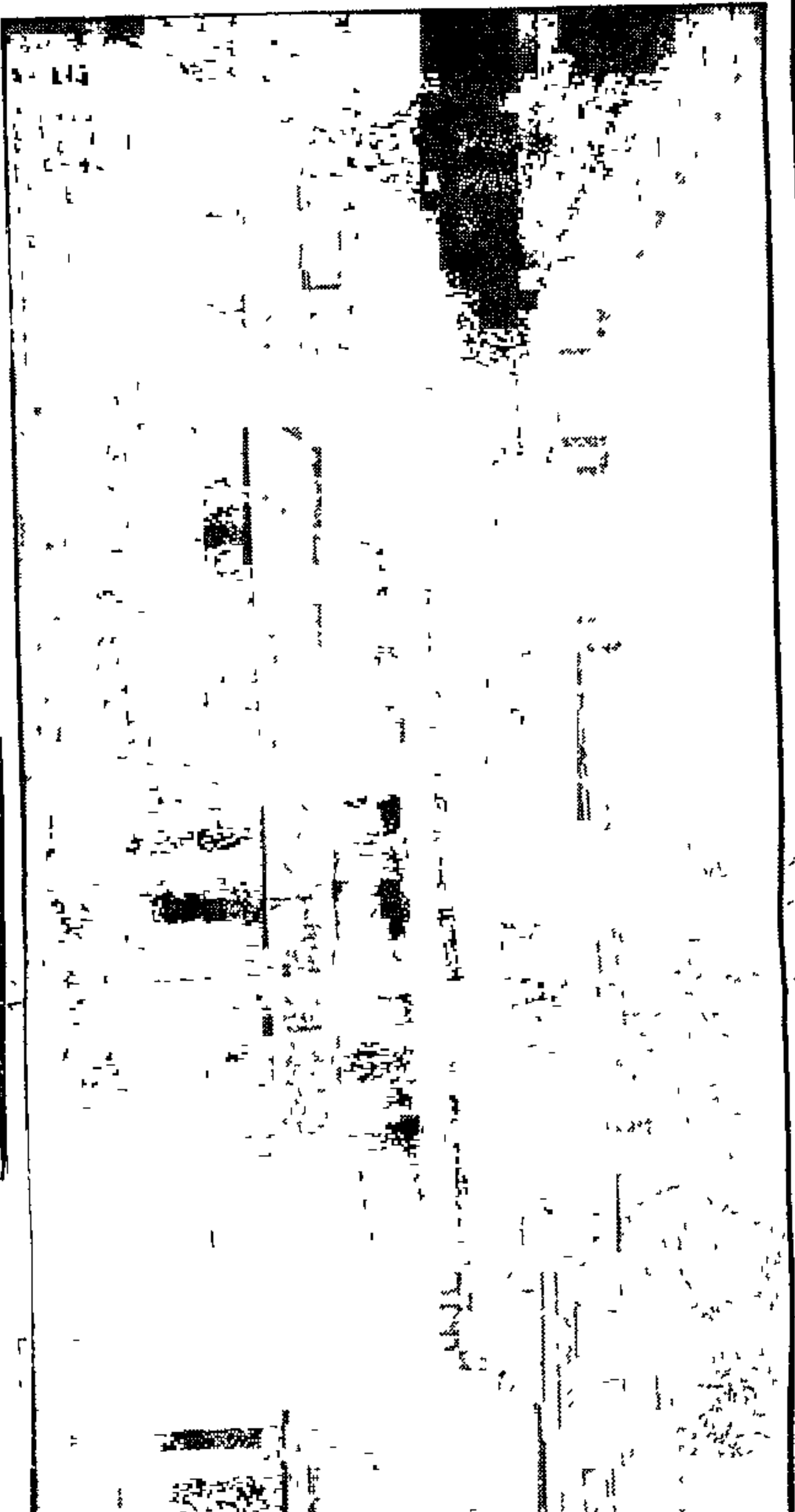
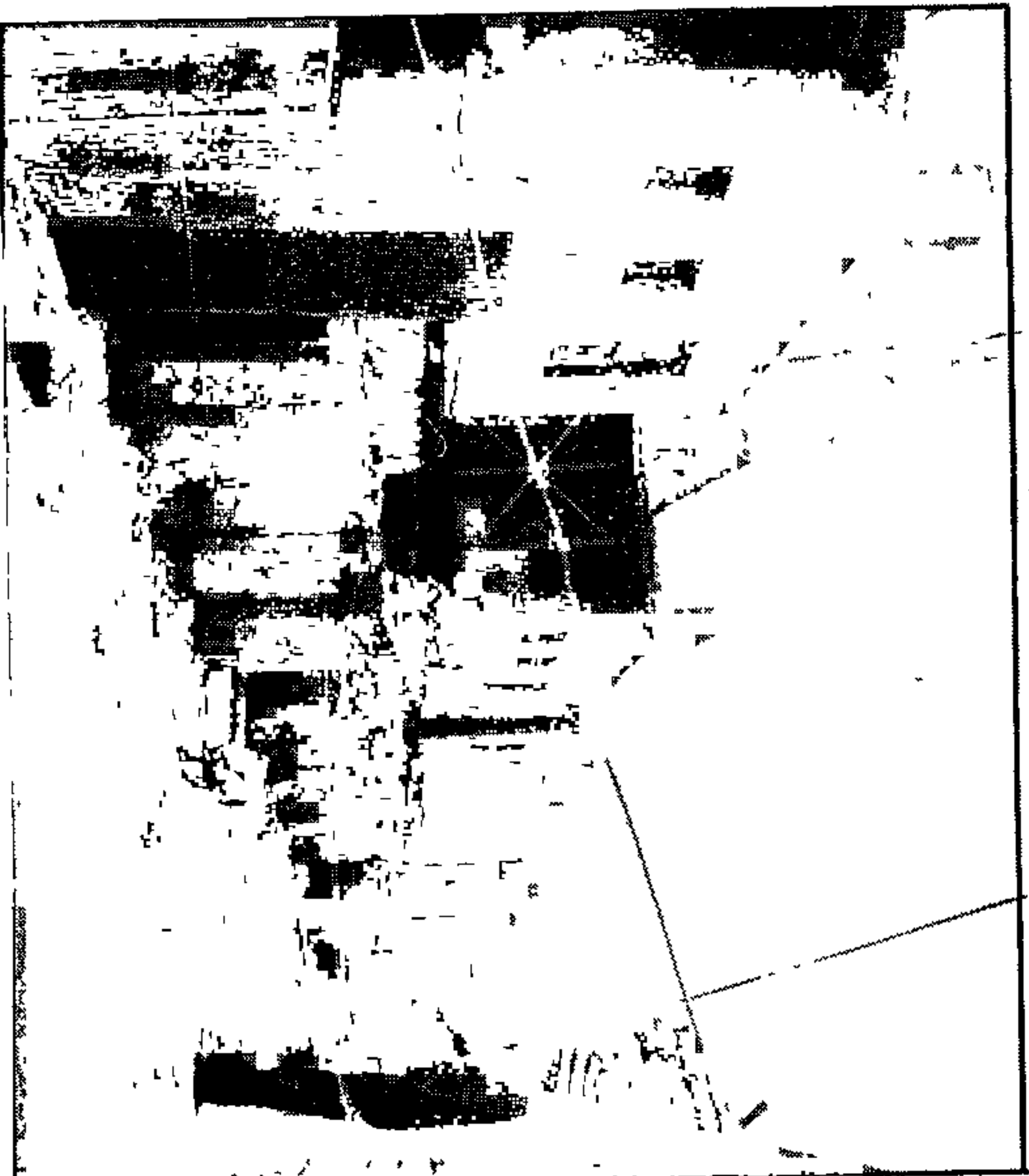
One outside toilet collapsed and was rebuilt with sheets of corrugated iron

Some of the wooden floors inside are damp,

soft and warp under the weight of a normal person. In other places the floors had caved in completely

Residents spoke of an agent who promised that renovations would be done, but nothing has come of this

And so they wait, not knowing what their future has in store for them. But one thing they do know — their world is going to come tumbling down around them some time soon if nothing is done to pull Golder and Calmeyer's Building straight



● THE view train commuters have of the Salt River station flats. Under construction in the foreground is a new footbridge, part of the R30-million development at the station.

Waiting for my home to come tumbling down!

MARY Stigling doesn't sleep much at night lately. Ever since a wall caved in next to her rooms, she has this nagging fear at the back of her mind that if it storms or the winds really start gusting, she's going to be buried under rubble.

She, at least, wants to be awake when it happens

Mrs Stigling's home is part of the number of homes that make up Golder and Calmeyer's Building in Foundry Road, Salt River. The

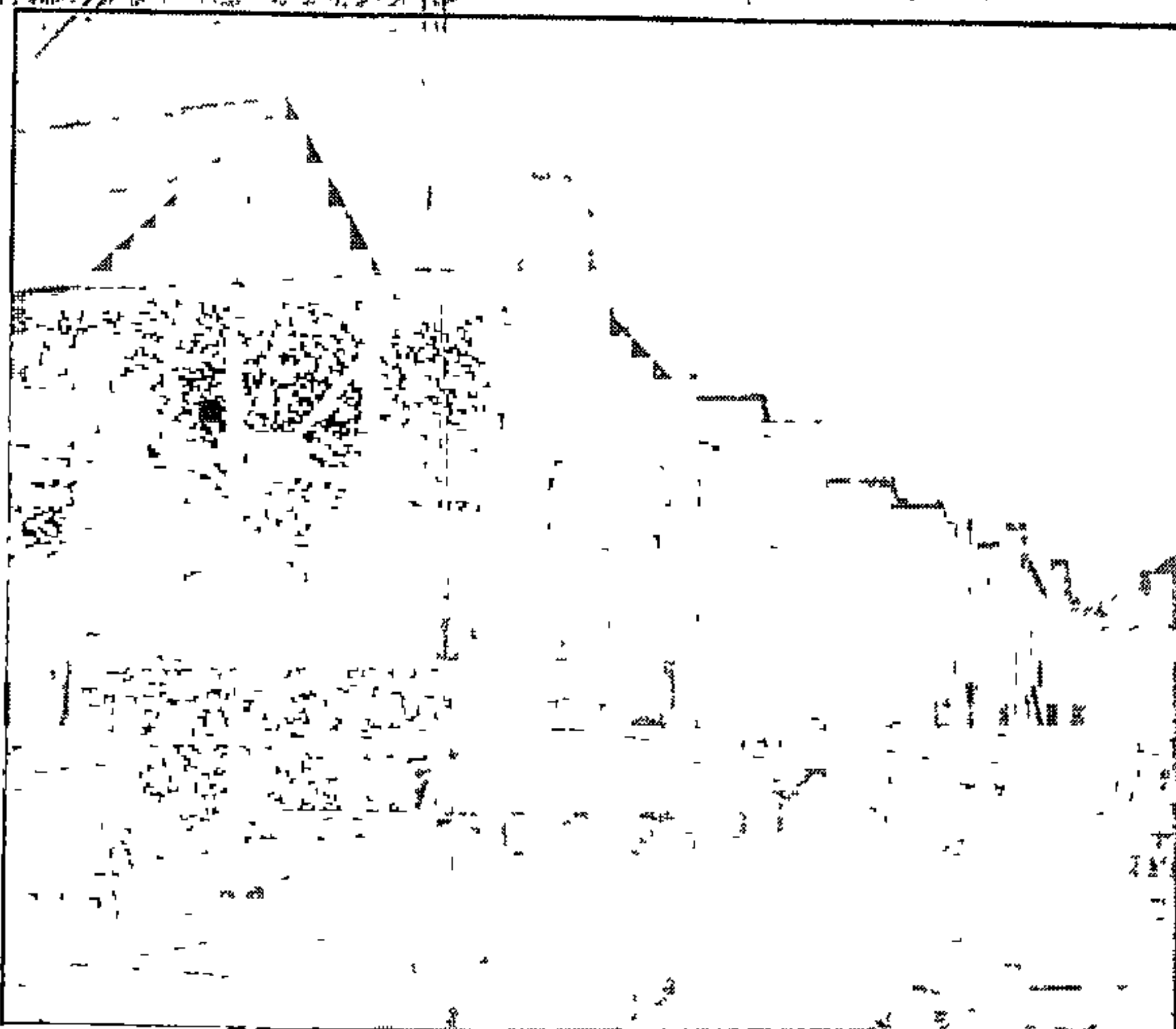
the thought of leaving the comfort of the house where she was born

She receives a disability grant and pays rent of R5 a week

Thirty-two years ago Mrs Emily Davids, 75,

124

10/11/83



● ONE of the rooms which collapsed on a family in the middle of the night. Makeshift support is provided by wooden poles which prevent further damage.

Eviction notices on the way

THE "agent" referred to by the residents, a Mr Franklin, confirmed on Tuesday that tenants of Golder and Calmeyer's Building would be served with notices of eviction "within a day or two".

He said that he was merely a rent collection agent and that the building was owned by Spoletto Trust

"The Trust has contacted a firm of engineers with a view to doing up the flats, and they hope to proceed as soon as possible," Mr Franklin added.

"The engineers, Hill, Kaplan, Scott, have been authorised to call for quotes and they feel that it would be too dangerous to proceed with the work while

there are still people in the building"

Mr Franklin said the building had been inadequate for many years, and that the damage could not merely be patched up. The necessary repairs had become a big job and had to be properly done, he said.

"The present tenants will have first option on the renovated flats, but often one finds that they have moved elsewhere and do not want to return once the work has been completed.

little ghetto that every commuter travelling on the suburban line, in or out of Salt River station, will see

Mrs Stigling was born in Golder and Calmeyer's Building 41 years ago

"Four months ago a wall next to where we were living, caved in. We had to move to two rooms in the front of the building," said Mrs Stigling

EIGHT

"We" means Mrs Stigling, her three children aged 14, eight and seven, her daughter, Mrs Freda Bond, and her husband, and their children, aged six and two. In all, eight people live in two small rooms

When the wall caved in next door, it was reported to an "agent", but nothing has been done about it yet

There is another threat that faces the Stigling family — rats

"Oh, they're very bad around here. We just don't know what to do

And also there are no gutters or downpipes to channel water away from the houses. It just dams up around us

"Our toilet was blown over in bad weather recently and we had to use corrugated iron sheets to fix it. It isn't much use to us anyway, because it doesn't flush at all. It is not very healthy around here," she said

Although she realised that the promise of renovations made by the agent would probably mean higher rents, Mrs Stigling did not relish

moving into a flat at Golder and Calmeyer's with her husband

CAVED IN

This native of Sir Lowry's Pass once had a kitchen of her own in the building, but this, too, has caved in

"The agent told me not to use it and I have sealed it off from my remaining room, with a canvas sheet. In bad weather I am forced to go into the kitchen to get water, though," said Mrs Davids

Her monthly rent for a single room is R8 and Mrs Davids spends her time sewing and crocheting there

PROBLEM

She said that at first the area was a nice one, but that "all sorts of people" were now spoiling it

Her solution to the general housing problem in the Western Cape?

"Why don't they build houses in Hanover Street, District Six?"

Call on Koornhof to see Mbekweni living conditions

Staff Reporter

ARGUS 11/11/52

AN urgent call has been made to the Minister of Co-operation and Development, Dr Piet Koornhof, to visit a black Bolland township to see living conditions there.

The call has been made by a former member of the Mbekweni Community Council, Mr Matthew Scott, who said he had been asking Dr Koornhof for three years to visit the Paarl township.

Mr Scott, who resigned from the community council a few months ago after a demonstration by residents against increased rents, said Mbekweni had a housing crisis. People without homes could not build their own because of legislation prohibiting squatting.

"SUFFERING"

"The Western Cape Administration Board, is inflicting suffering on the people here, yet the law is on their side. Only Dr Koornhof can ease the unrest that is growing here," Mr Scott said.

He said he had written to Dr Gert du Preez, liaison officer for the board, and to Dr Koornhof's office asking the minister to come to Mbekweni, but had been unsuccessful.

"One day I'll be forced to go to Dr Koornhof's residence to get him to listen to me. This will be the only way we can achieve social change without violence," he said.

RECEIVED

Dr du Preez confirmed he had received a letter from Mr Scott detailing the request.

"I acknowledged Mr Scott's letter last week and referred it to the Chief Commissioner for the Department of Co-operation and Development in the Western Cape, Mr Timo Bezuidenhoud," Dr du Preez said.

A spokesman from Dr Koornhof's office in Pretoria said he would investigate the matter.

Mr Bezuidenhoud said he had spoken to Mr Scott today and knew of the urgent request to see Mr Koornhof.

He said he would send a letter to the Minister today explaining the situation in Mbekweni and would tell him of the request.

He acknowledged there were serious problems in Mbekweni, but said his department and the Administration Board were "looking into the matter".

He said that meanwhile, while the request for the visit was being considered, he would visit the township and report to the Minister.

Mr Bezuidenhoud again appealed to the people of Mbekweni to be patient, and said the resignation of councillors would not solve the problem.

Move to Motherwell begun in all e:

By MARC DOBSON

ABOUT 150 families living in shacks on the Chatty River floodplain have already been resettled in the transit camp established at Motherwell

By the end of November a further 350 families will have joined them, Mr Louis Koch, Chief Director of the East Cape Administration Board (Ecab), said this week

Ecab is moving 30 families a day to the camp, which is two kilometres from the massive R300-million township currently being built 17 kilometres from Port Elizabeth

Most of the shack-dwellers are being transplanted from the shanty township of Veeplaas, an area devastated by floods whenever there are heavy rains

Mr Koch said the families would be remaining in the camp for a maximum of 18 months, after which they would be settling in their new homes in Motherwell's Neighbourhood Unit 1

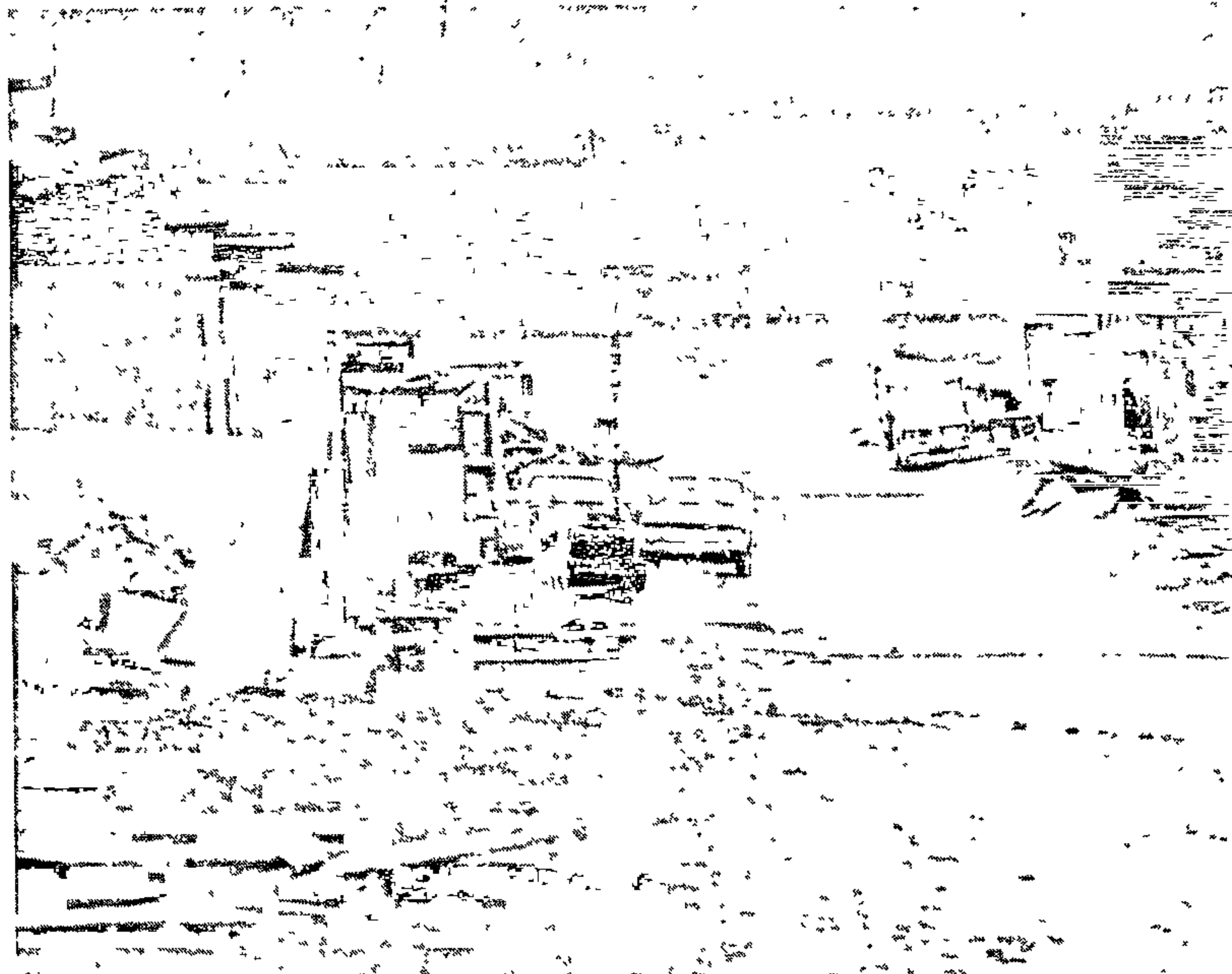
He said the first 500 homes in Neighbourhood Unit 2 would be ready for occupation by January next year, but these had been reserved for the residents of Soweto and Red Location townships

However, the servicing of Neighbourhood Unit 1 would begin early in 1984 and homes would be ready for the estimated 3 000 camp residents by the beginning of 1985

Each neighbourhood unit in Motherwell has been designed to provide clusters of about 17 houses facing a central court, with flats, schools, shopping centres, sports fields, creches and churches situated nearby

Weekend Post visited the transit camp yesterday and found it a scene of bustling activity, with the sound of unremitting hammering and banging rising from every quarter

A corps of Ecab trucks



An additional 350 families will arrive at the mushrooming transit camp at Motherwell

shuttled between Veeplaas and Motherwell, ferrying families, possessions and homes (reduced to piles of building materials but re-assembled within the space of a couple of hours)

Since the first shack-dwellers were transported to the camp two weeks ago, the landscape has seen daily changes. Streets of homes have virtually mushroomed overnight

Most camp residents have erected their homes

next to those of their former neighbours, most homes being, as usual, constructed from packing-case wood, corrugated iron sheets, wire and fencing

Mrs Winifred Somthomaza, whose husband, Mr Kleinboy Somthomaza, is the chairman of the transit camp's action committee, said her family had been among the first to move to Motherwell

It had taken a day for herself and her 16-year-old

son to rebuild their one-roomed home, although the family had plans of adding on rooms later

Mr Pacific Ngoza, a self-employed handyman who arrived at the camp on Wednesday, began building his home the following day

He had given himself four days to complete it and said he intended calling the double-storey edifice Summerstrand, because it would be much grander than the previous shack his

family had lived in

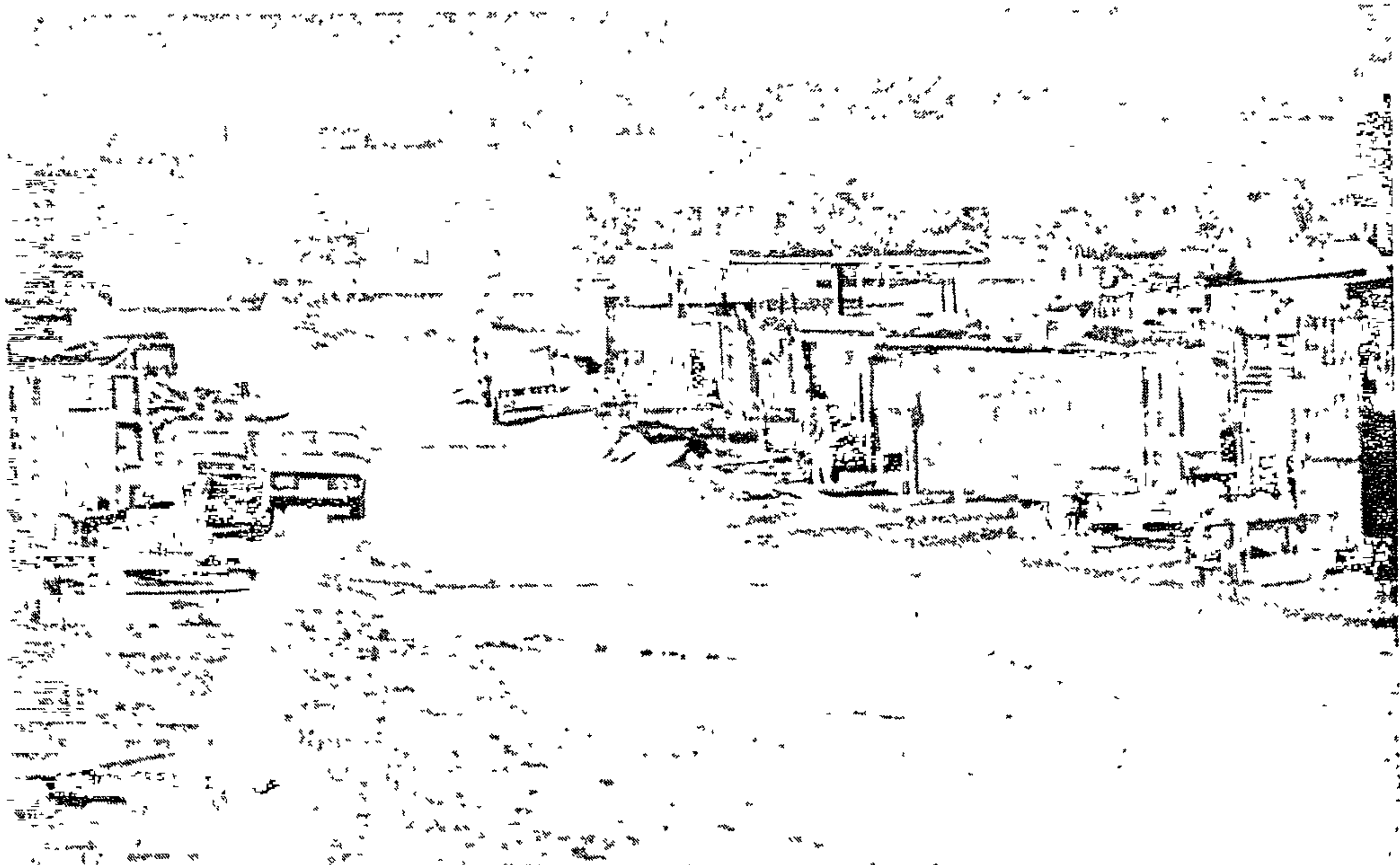
Most of the camp residents told Weekend Post that they were relieved to have left Veeplaas though conditions at the transit camp were ideal, they were an improvement on those at the shanty township, they

The site rentals at the camp are R10 a month and each family has given a bucket toilet

Any dishonesty will render the candidate ineligible for University

Motherwell has in in all earnest

307
124



families will arrive at the mushrooming transit camp at Motherwell, near Coega, during the next two weeks.

next to those of their former neighbours, most homes being, as usual, constructed from packing-case wood, corrugated iron sheets, wire and fencing

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family had lived in

Most of the camp residents told Weekend Post that they were relieved to have left Veeplaas. Although conditions at the transit camp were not ideal, they were an improvement on those at the shanty township, they said

The site rentals at the camp are R10 a month. The camp has one water standpipe for every 30 families and each family has been given a bucket toilet and

rubbish bin. Nightsoil and rubbish are removed twice a week

PE Tramways is already operating a bus service between Motherwell and the city

Mr Koch said the Department of Education and Training would be supplying temporary classrooms for the children of Motherwell as from January next year

Arrangements had been

made with the Dias Divisional Council to convert a nearby farmhouse into a clinic, but the Red Cross Mobile clinic would continue to service the camp in the interim

There was a temporary delay on the construction of a general dealer's store because the Provincial Council had refused to grant a licence for it on the grounds that the existing structure was unsatisfactory

University

WITNESSERY OF MBEKWEINI

AGAS 15/11/83

340

11/11/83

MBEKWENI, near Paarl, is not a pleasant place, say many of its residents. The Community Council, the only legal and organised forum for the people of the township, is in disarray. The Western Cape Administration Board provides no relief, say some. Now they want Dr Piet Koornhof, Minister of Co-operation and Development, to see the conditions for himself. Staff Reporter STEPHEN NTSANE visited the township

THE feeling of helplessness and despair hangs as heavy over Mbekweni as the pall of early-morning smoke

In the overcrowded township near Paarl, squalor, unemployment and excessive drinking among adults and schoolchildren are part of everyday life

On September 24 this year the Community Council, Mbekweni's only "legal" voice for its people, held elections for seven councillors. Three have since resigned, bringing the council to a standstill

Most of Mbekweni's estimated 53 000 residents are without work. A housing shortage has added to the frustration and created almost a squatter situation as more people build shanties in their backyards and on any available open space

Backyard shacks

Some houses rent out up to five shacks in their backyards

When Mbekweni residents started building shanties in the open fields, Administration Board officials were persuaded by members of the Community Council to provide site-and-service facilities

But these facilities are so poor that the people say that they feel insulted by them

The site we visited had such poor toilet and water facilities that it was difficult to imagine how residents used them

Early this year, Mbekweni

residents marched to their rent office in protest against rent increases. Most of them were arrested and are now facing charges of gathering illegally outside the Administration Board offices, 4 km from Mbekweni

Increased rents

While they were being arrested, an angry mob burnt down the Mbekweni Beer Hall owned by the Administration Board. Another mob stoned the houses of the Community Council's chairman and vice-chairman, Mr Patrick Nofemele and Mr B L Nobula

Mr Nofemele, one of the three council members who have quit, told me he had resigned because the Administration Board had increased rents in Mbekweni without considering four resolutions, passed by the council in May 1982.

● To have the 25 percent rise in service charges gazetted,

● That salaries of Administration Board officials be paid by the Government and not from money generated by township revenue,

● That the township's deficit be covered by sales tax,

● And that revenue from the Mbekweni Beer Hall be used to provide additional housing for Mbekweni

"What caused even more frustration is the fact that the

board officials are the ones who decide what should be done in Mbekweni and ignore suggestions from the councillors," said Mr Nofemele

This made work even more difficult for councillors already not popular with the residents

However, during his time as chairman, the Community Council had had electricity installed in the streets of Mbekweni, site-and-service facilities for shanties had been provided, roads had been tarred and a refuse truck had been supplied by the Administration Board, Mr Nofemele said

Night meetings

Mr Matthew Scott, another councillor who has resigned, said that in addition to the Council's resolutions not being considered, he had objected to this year's councillors not being officially announced, as they had been in 1980

He was also unhappy about council meetings being held at night 4 km from Mbekweni — and behind closed doors

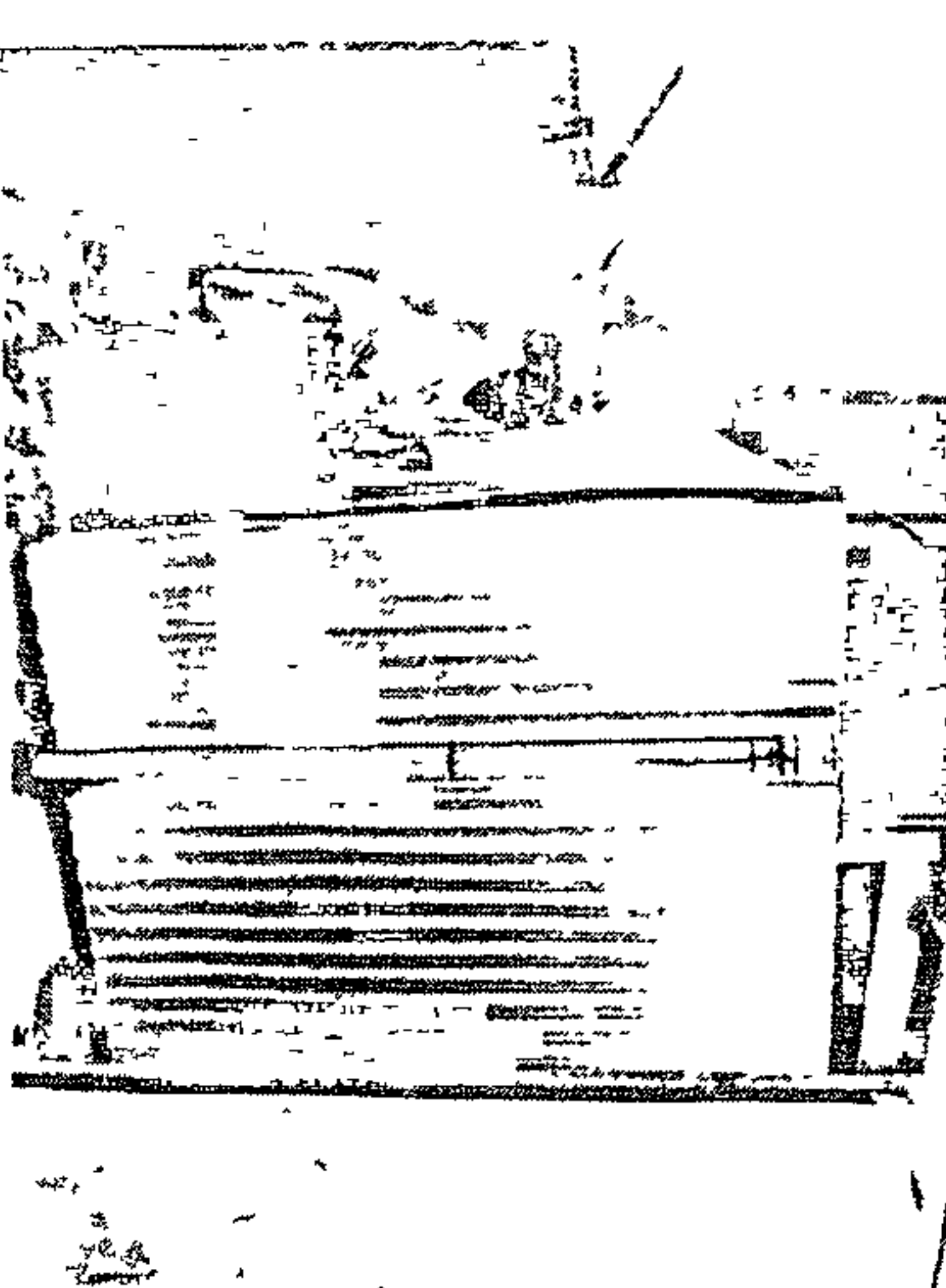
"When I pointed this out to Dr Gert Du Preez, the chief Community Council liaison officer, I was told that I may resign if I wanted to, and so I did," said Mr Scott

The third councillor, Mr Dixon Phokeng, confirmed that he has tendered his resignation but refused to disclose the reason

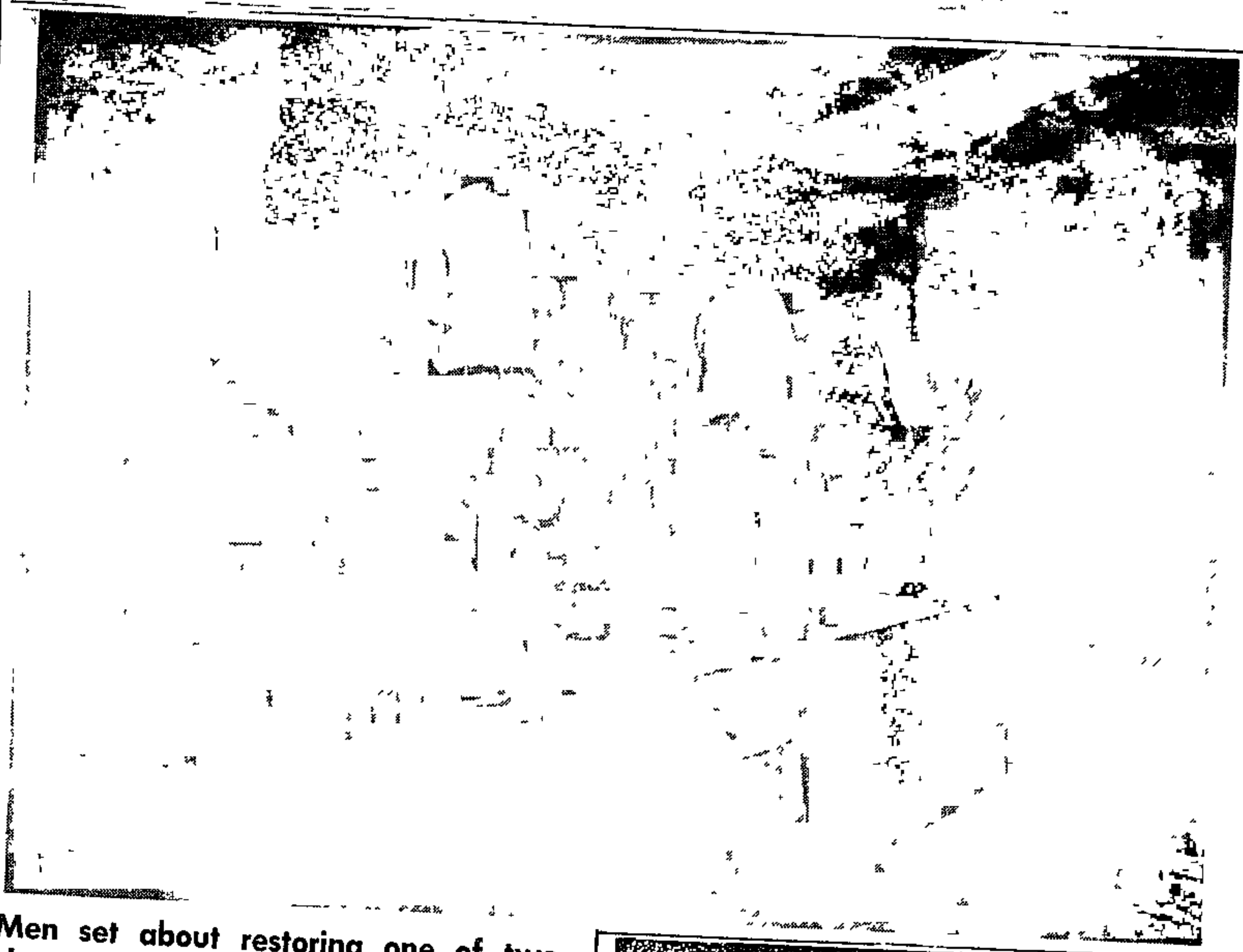


Above: The remains of the beer hall which was burnt down by a mob in Mbekweni

WITNESSERY OF MBEKWEINI
S0RGRHUMBIERSAAL
TEL. 24652



Right: Toilet and water facilities at the township provided by the Administration Board



Men set about restoring one of two shower blocks in the Nyanga East single quarters which were demolished more than a month ago (124)

AKG 17/11/83

Nyanga washing facilities restored after legal action

Labour Reporter

THE Western Cape Administration Board and the Cape Town Community Council have agreed to restore communal washing and showering facilities for 576 migrant men in the Nyanga East single quarters in terms of an out-of-court settlement.

An urgent application brought by Mr Johnson Mpukumpa, chairman of the Nyanga Men's Hostel Association, against the WCAB, the Community Council and a Nyanga businessman, Mr Cohen Hill, was postponed sine die in the Supreme Court today

munal shower block about 60 m away

"Towards the end of September, I and other residents were deprived of the use of the communal washing facilities I am advised that they have been allocated to Mr Hill for conversion into a private dry-cleaning business," he said in an affidavit.

Mr Justice Vivier was on the Bench. Mr J L Sher, instructed by Mr Geoff Budlender of the Legal Resources Centre, appeared for Mr Mpukumpa

COSTS

The WCAB and the Community Council have agreed to restore the facilities by November 28 and pay the costs of the application

About 70 men from the Nyanga single quarters crammed into the civil court today

Interviewed, many said they were "very glad" to see the showers being restored

"We have not been able to wash properly for weeks now. We have to fetch water from taps on the other side of the hostels," one said

In papers put before the court on November 9, Mr Mpukumpa said he had lived in the single quarters since 1965 and claimed that until recently he and 575 other men had had the use of a com-

CAPE TIMES 18/11/83
124

Nyanga men get showers back

Staff Reporter

THE Western Cape Administration Board and the Cape Town Community Council are to restore communal washing facilities to over 500 men in the Nyanga East Single Quarters

An out-of-court settlement, which followed an urgent application for a Supreme Court interdict ordering restoration of the facilities, was reached this week.

The board and council will restore the facilities to the condition they were in before alterations to convert the block into a private dry-cleaners took place

The WCAB and Community Council will also pay all costs involved

The application for restoration of the facilities was brought by the Nyanga Men's Hostel Association chairman, Mr Johnson Mpukumpa

He said in an affidavit that hostel residents had been deprived of their closest ablution facilities in September

It was learnt that the block had been allocated to a Nyanga businessman, Mr Cohen Hill, for conversion into a dry-cleaning business

Water pipes and basins had been removed and part of the building demolished, he said

Documents for sale of homes available soon

124

E. Post

23/11/83

Post Reporter

THE Government's scheme to sell municipal-owned houses in Port Elizabeth, which started slowly, is expected to pick up before Christmas, says Mr Mick Molyneaux, Port Elizabeth's Director of Housing

He said no houses had been sold since the campaign started in June because the deeds of sale were not available, though there were many inquiries from prospective buyers.

The documents were being processed by the Department of Community Development and were expected to be ready by Christmas, he said

Letters giving details of the scheme would be sent to

all tenants in Port Elizabeth's municipal houses soon, Mr Molyneaux said.

The home-buying scheme was optional and breadwinners earning R450 a month, who provided their own finance through financial institutions or their employers, were eligible for a 25% cash discount. Breadwinners earning less than R450 a month could buy their houses with National Housing Commission Funds with a deposit of R300

Prices in the northern areas ranged from R2 600 to R6 700 and in the white municipal schemes the price was between R2 500 and R7 500, he said.

Tenants could continue to rent their homes if they did not want to buy

25/11/83

12A ~~3/3~~

Life in the bush is

Aid groups put spotlight on problems

Some bush dwellers are struggling to maintain a semblance of respectability.

But most of them have discarded all social norms for a subculture of poverty, living from hand to mouth in a physically and spiritually immoral fashion.

Daily Dispatch reporter SALLY FLETCHER went into the bush for an on-the-spot investigation and also spoke to people concerned with the problem (Pictures by GARY HORLOR)

EAST LONDON — Between two and three hundred people, many of them children, are squatting in the bush between Parkside and Buffalo Flats and the indications are that their numbers are increasing

They live in "shake-downs" — fragile shelters of cardboard, plastic and corrugated iron and many of them have no visible means of support save what they can scavenge from the municipal tip at Second Creek

Life in the bush is sordid and sad. The Daily Dispatch photographer and I saw babies lying on filthy mattresses, covered in flies, eyes and noses streaming. Some wore tattered clothing, most were naked

Many children have been deserted and can be found close to the tip, inhaling glue or drinking the skokiaan — a lethal concoction brewed from battery acid, bread and water and sold for 20 cents a cup

Prostitution is rife and the violence of bush life is mirrored in the knife scars and makeshift bandages displayed by many of the young people

Most of the people have discarded all social norms for a subculture of poverty, living from hand to mouth in a physically and spiritually immoral fashion

But some are strug-

and it is no good preaching to people with empty stomachs," Mr Barlow said

Mr Leeuw said that the main problem faced by his organisation was the public view of the squatters. They were regarded as human trash, shirkers and needing a good dose of discipline

"In fact they are the casualties of society. They have been crushed and a whole generation of people are growing up without dignity or self-respect. They are in need not only of practical help but of spiritual guidance"

Dominee Leeuw said that many people had gone into the bush because they were unemployed. Of the women, many had been deserted by their husbands and evicted from their homes and had been forced into prostitution

Mrs Elsabe Kemp, who holds the housing portfolio on the East London city council, was shocked when she was told of the squatters in the area

We are going full steam to provide housing in this area but I doubt whether these people would be eligible for it.

"I had no idea that this many people were involved. I shall definitely be looking into the matter," Mrs Kemp said

Mr L Deetlefs, director of management services and responsible for controlling the squatter problem said his department had cleared the area six months ago

"When we come here with trucks and men the people run into the bush. It is impossible to count them and very difficult to get near them," Mr Deetlefs said

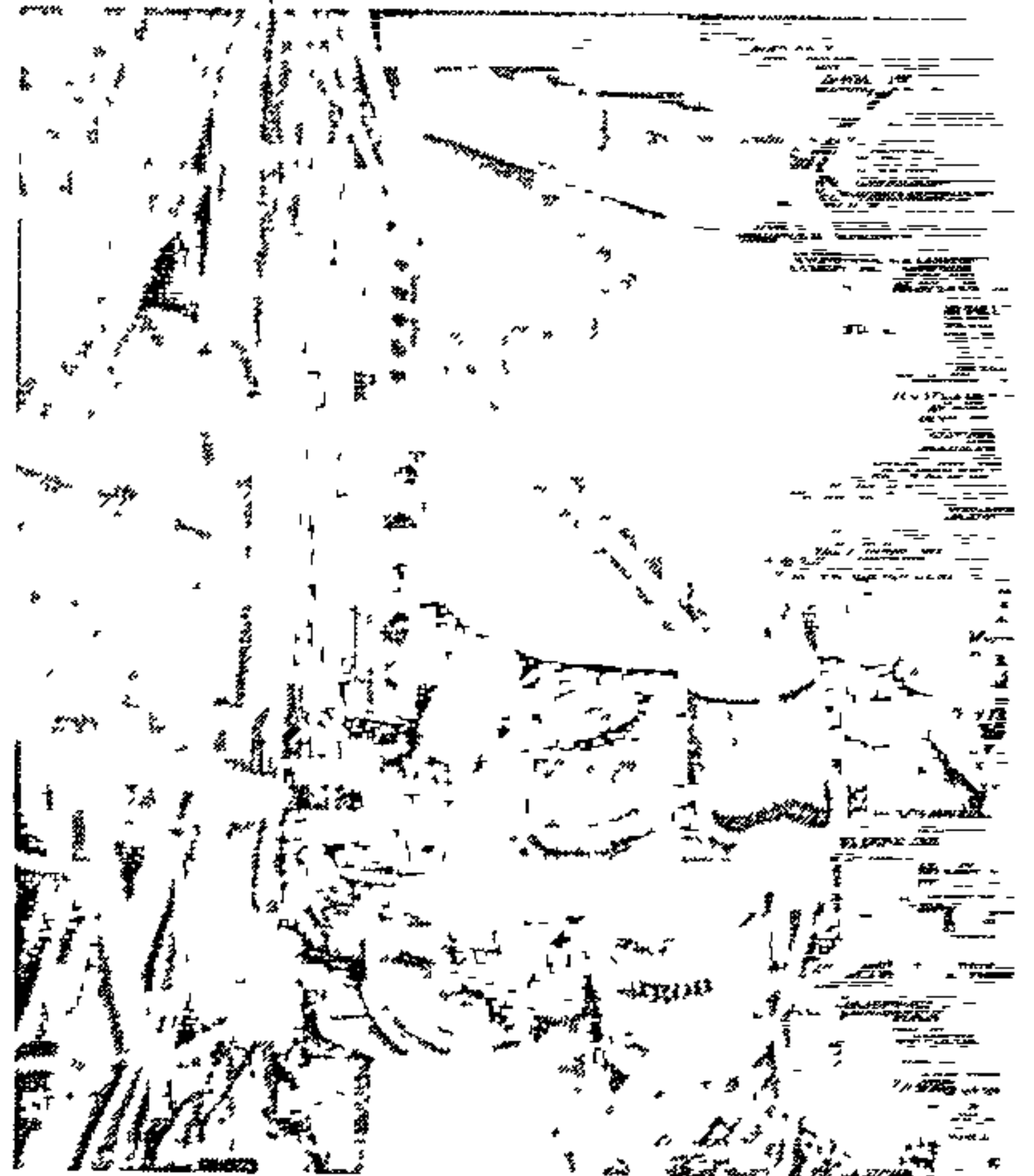
When the area is cleared the homes are destroyed, illegal squatters arrested and children handed over to the welfare authorities

Mrs R Frasca, regional secretary of the South African Institute of Race Relations, said that life in the bush was a gut-level type of existence

"The settlements breed corruption and break down the family structure. The people are desperately in need of help and something must be done for them other than simply tearing down their homes. That is no solution," Mrs Frasca said — DDR



When this picture was taken mother said she had no food been taken



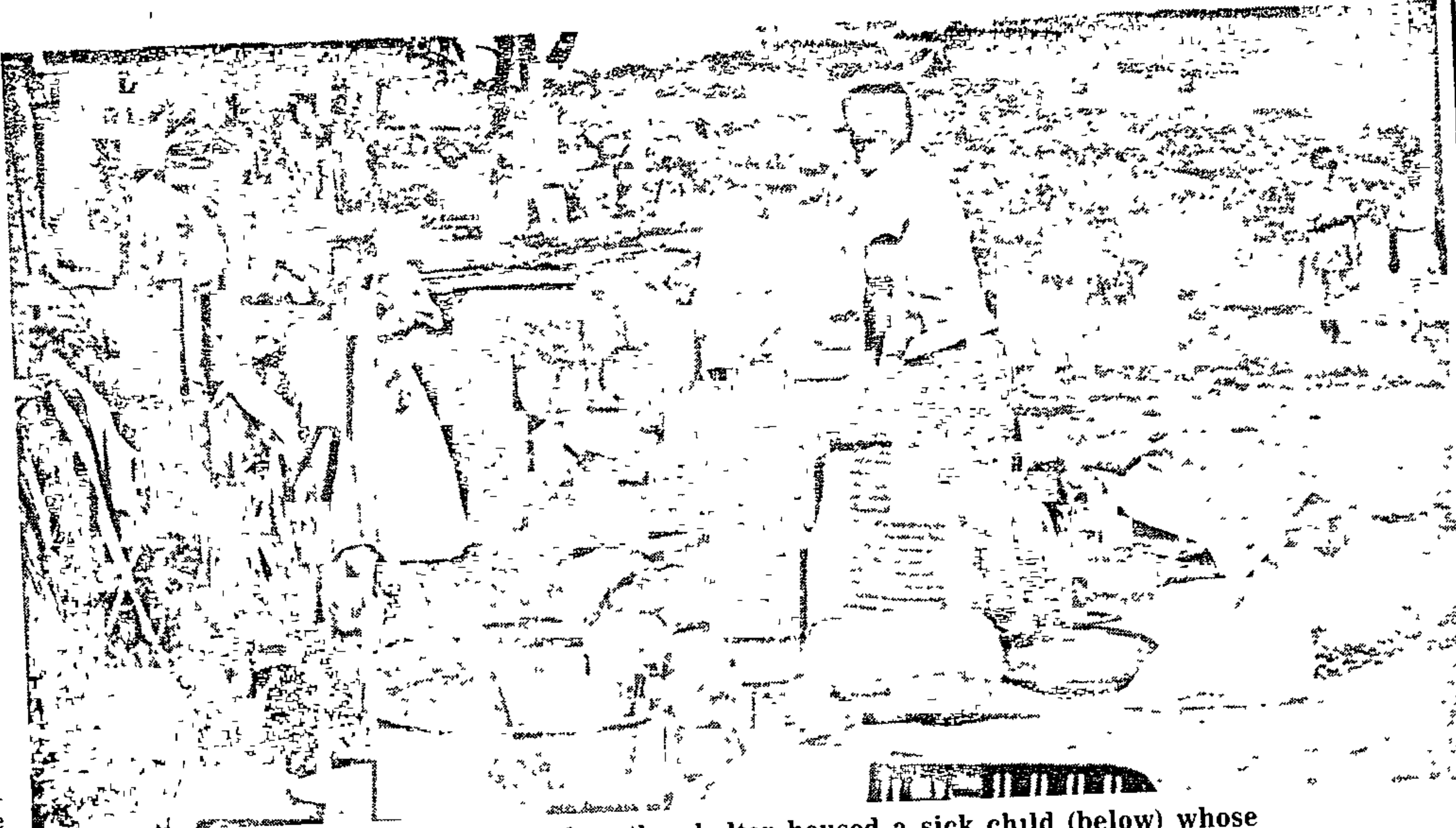
MARCH 12:

12A 742 309

D. Dispatcher 25/11/83

bush is sordid, sad

IS



When this picture was taken the shelter housed a sick child (below) whose mother said she had no food or money for a doctor. Yesterday the shelter had been taken down and the people had gone.

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of poverty, living from hand to mouth in a physically and spiritually immoral fashion

But some are struggling to maintain a semblance of respectability. We met two children returning from school at 4.30. It took them one and a half hours to walk the 10 km to school.

They wore torn uniforms and sat down on an old car seat to do their homework, a piece of plastic sheeting protecting them from the sun.

Concerned churchmen and laymen in the area have formed an interdenominational organisation to help the bush-dwellers and their ultimate aim is to set up a centre to rehabilitate them into society.

The society, named Afesis meaning "to liberate" is chaired by Dominee Eddie Leeuw. He said that the problems facing the squatters were so great that his group hardly knew where to begin.

"At present we are concentrating on rendering a service to these people in situ. We have people going into the bush all the time and a soup kitchen to give food. The centre will come much later and we will need government assistance for that.

"The coloured affairs section of the Department of Internal Affairs have told us we must provide them with facts and figures so they can send a report to their head office, but the very task of doing a survey of such an area is enormous.

"The bush is very thick and, by their nature, the squatters are transient. But there is a permanent population of anything up to 300," Mr Leeuw said.

He said the people were of all races, predominantly black and coloured, which created a problem as racial authorities were only authorised to deal with specific race groups.

Mr Leeuw said that even when the Buffalo Flats extension was completed, these people would not be eligible for housing because they were unemployed in the main and regarded as drop-outs.

Mr F Barlow, chairman of the Coloured Management Committee, said he would be liaising closely with Afesis.

"The problem is enormous. Due to financial hardship and family problems these sort of people have lost the desire to achieve. No one is trying to help them.

26/4/83

CAPE Times

2 The Cape Times, Saturday, November 26, 1983

Move on electricity

Staff Reporter

A DELEGATION from the Cape Areas Housing Action Committee (Cahac) hopes to see the Minister of Community Development, Mr Pen Kotze, on Tuesday

A telegram requesting an urgent meeting with him had gone unanswered, as had a letter, a Cahac spokesman said yesterday

The spokesman said that in a campaign for the installation of electricity in Valhalla Park, Lotus River and Bellville South, the organization and its affiliates had made written representations and had met local authorities

They had been informed that application for funds had been made to the Department of Community Development but these had not been forthcoming

Mr Kotze could not be reached for comment.

Kruger officer 'knew orders'

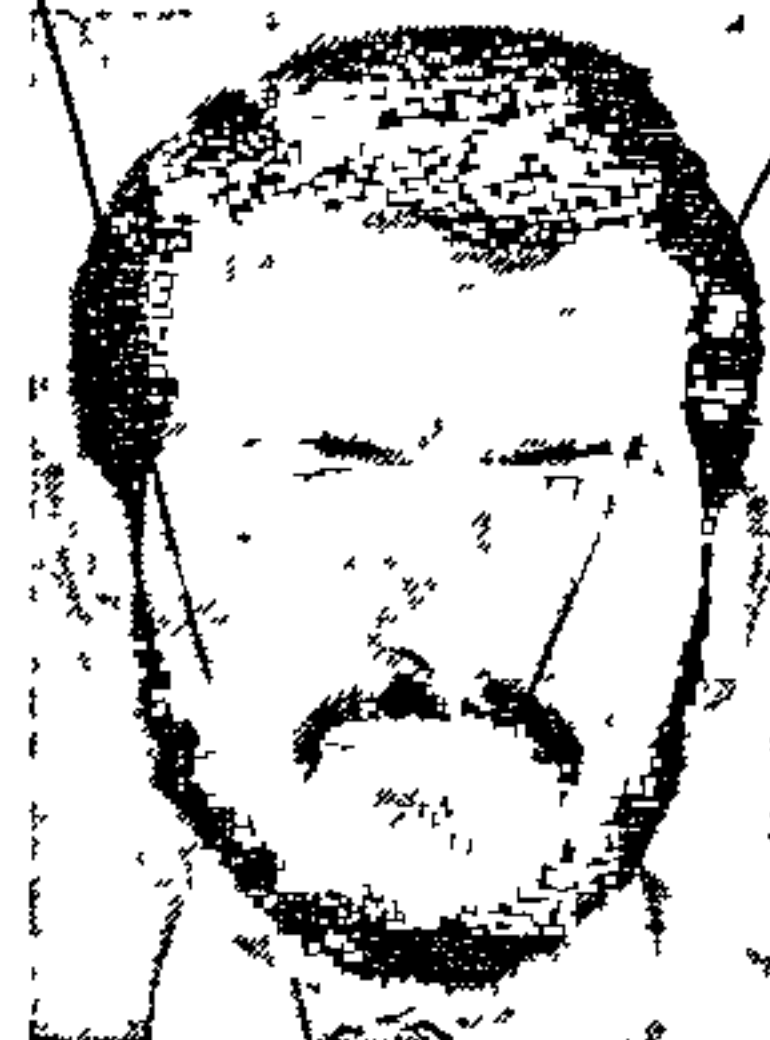
Chief Reporter

SUGGESTIONS that the officer of the watch at the time in SAS President Kruger (PK) was insufficiently briefed on the type of night manoeuvre in which the PK was in collision with SAS Tafelberg in February last year, should be "rejected with the contempt they deserve", it was contended yesterday

Mr Marcus Jacobs, representing the commanding officer of the PK, Captain Wim de Lange, said in legal argument at the inquest on Chief Petty Officer Donald Webb that the officer of the watch (OOW), Sub-Lieutenant Robert Pickstock, had had "ample opportunity" to apply his mind to any problems that might arise during his watch

He said Captain De Lange had "more than sufficient grounds" to come to the reasonable conclusion that Sub-Lieutenant Pickstock "had the experience, integrity, judgment and intelligence to carry out what was, after all, a simple manoeuvre"

It had been abundantly established by evidence at the inquest that Sub-Lieutenant Pickstock was acquaint-



Sub-Lieutenant Pickstock

ed with the captain's standing instructions, and that he knew he was not permitted to pass another vessel at less than four nautical miles at night without calling the captain

And he knew that an "inside" turn such as that he had executed on instructions from the principal warfare officer (PWO) in the operations room was "indeed a dangerous one"

Mr Jacobs said that contrary to what had been suggested during the course of the inquest, Sub-Lieutenant Pickstock had been fully briefed, and if there was anything lacking in his briefing "then he has only himself to blame"

Sub-Lieutenant Pickstock had signed the captain's standing instructions "not only

once but on five occasions", and when he had been a second OOW, in a previous spell of service in the PK, he must have signed the captain's night orders "on at least some 40 occasions"

Mr Jacobs said Sub-Lieutenant Pickstock knew the particular exercise in which the PK was taking part at the time of the collision, "and he knew there was nothing new in it"

He added that "on the overwhelming evidence before this court" Sub-Lieutenant Pickstock was a competent officer, and he contended that Captain De Lange had acted reasonably and on reasonable grounds in appointing him as an OOW

"Consequently, it cannot be said that Captain De Lange's conduct is to be criticized in any way whatsoever"

Evidence before the inquest court, presided over by the Chief Magistrate of Cape Town, Mr C F W van Zyl, is that Sub-Lieutenant Pickstock was standing his first watches at sea as a full OOW in a frigate in the exercises in which the collision took place

The collision was on his third night as an OOW in the Kruger

The inquest continues on Monday

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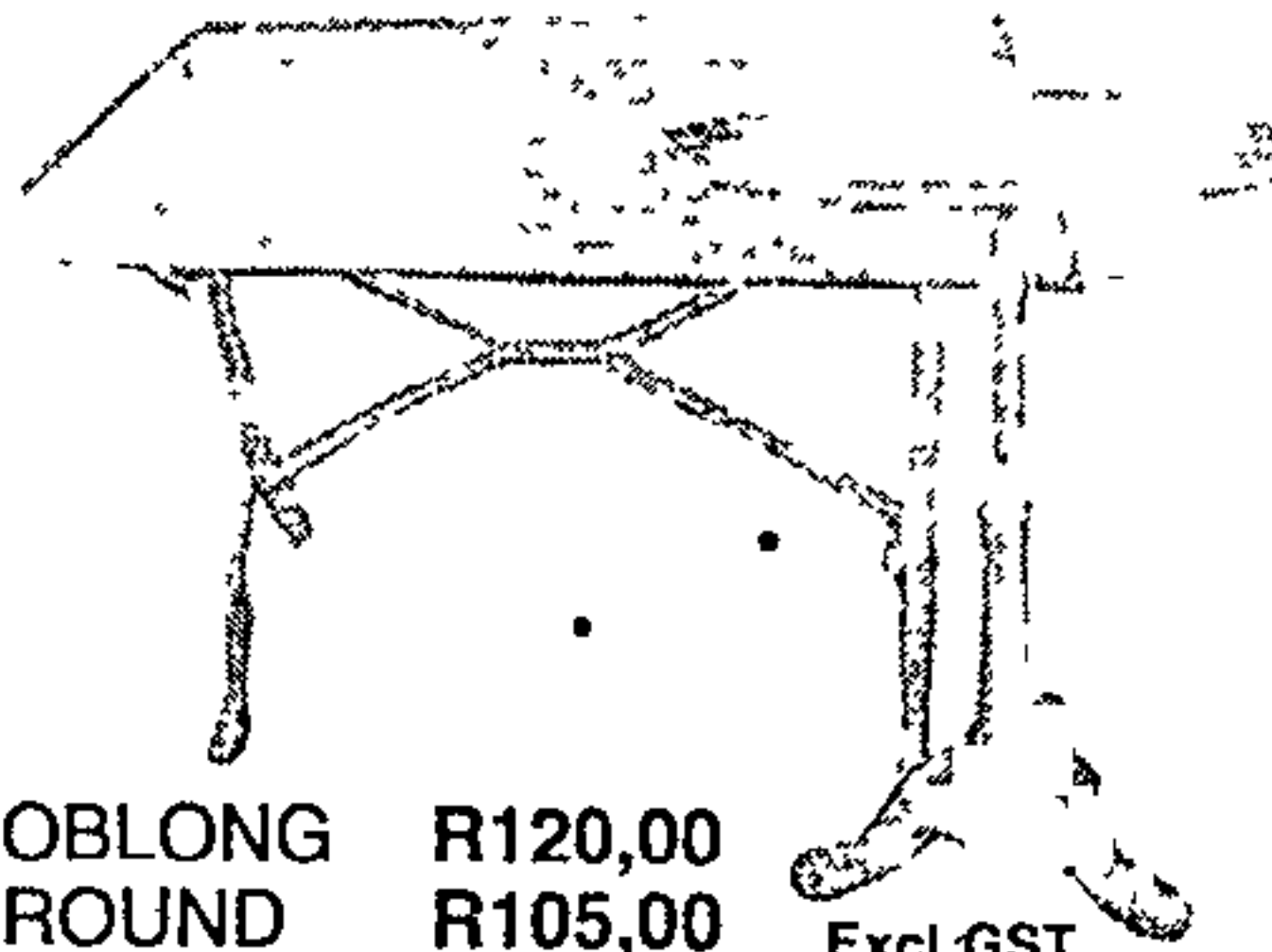
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Bush squatters: action pledge follows report

D. Dispatch 26/11/83

By SALLY FLETCHER

EAST LONDON — The authorities were very much aware of the squatting problem in the East London area and were doing all within their power to cope with the problem, Mr Errol Spring, the mayor, said yesterday

In response to a Daily Dispatch report of growing numbers of squatters in the Buffalo Flats-Parkside area, Mr Spring said the situation was one which needed attention but that scarce resources hampered the elimination of the problem

"We view these people very sympathetically — they are human beings and their needs are very acute, but it is very difficult to accommodate them all," Mr Spring said

"Squatting is not a phenomenon exclusive to East London. It is a world-wide problem. We try to offer these people accommodation where we can but there are so many of them"

Mr Spring said that in coping with the squatting problem, the authorities attempted to identify the families in need and offer them alternative housing

Where no alternative was available, the people were permitted to squat and the authorities attempted to provide them with better facilities in the interim. This Mr Spring termed "controlled squatting"

These squatters are still, however, classified as illegal residents since they are squatting on

municipal land. In the main, black squatters are contravening the influx control laws can be returned to their "rightful" place of residence. It is coloured squatters, who are living in their own area but without proper housing, who constitute a real problem

Mrs Elsabe Kemp, who holds the housing portfolio on the city council, said that there was currently a waiting list of 2 000 coloured families on the waiting list for housing

These families live mostly in the area below Braelynn 4 and will have first priority when the new Buffalo Flats extension is completed in March next year

"This problem is not just a housing one, it is one for the welfare authorities. As far as I can see they must move in there and contribute to the alleviation," Mrs Kemp said

Mrs Kemp also said she would be asking for a complete report on the number of squatters involved in the bush to discover what their requirements were and whether they could be accommodated. Mr A Mauritz, of the coloured affairs section of the Department of Internal Affairs Department said that he would not be sending social workers into the bush until the matter was formally brought to his attention. And if this occurred, he thought there would be certain practical problems facing his staff in operating in the bush

Mr L Deetlefs, director of municipal manage-

ment services, said there was very little his department could do except fulfil their obligations to the East Cape Administration Board and clear the area

"These people are occupying land illegally. We cannot allow it because of the wealth of social problems arising in these areas. The bad element operates from here and we have a responsibility to the general public," Mr Deetlefs said

Dr Ken Tinley, an ecologist working in East London, said there was an obvious and simple solution to the squatter problem

"There are hundreds of unemployed people out there without housing. The logical answer is to provide them with materials and supervision and get them to build their own housing

"The latest projections reveal that about 37 million people will be urbanised in South Africa by the year 2000. And is already a housing backlog of nine million units," Dr Tinley said

He said that it was the squatter settlements which were the breeding grounds of rapists, muggers and burglars who made it increasingly unsafe for people to walk the streets or lie on the beaches alone

"Now is the time to do something about this situation. It calls for initiative and local authorities should prove that they can be imaginative and aren't bound by convention and bureaucracy," Dr Tinley said —
DDR

200. 1988

D. Dis (with 124)

Sats home-ownership scheme for blacks

EAST LONDON — South African Transport Services is to launch a fully-subsidised home-ownership scheme for black employees next year

This was disclosed yesterday by the System Manager of the Border and North Eastern Cape, Mr Louis du Toit, who said the scheme would provide 100 per cent bonds to black property buyers "provided they meet certain service conditions"

Mr Du Toit, who first hinted at the scheme

when he addressed guests at a SATS marketing cocktail party in the city on Monday evening, said the home-ownership scheme will be similar to that operated for white and coloured employees

"One of the main qualifying points will be that a would-be buyer will have to have a minimum of five years service and loans will be worked out according to salary scale," he said

Mr du Toit said that about 70 per cent of the 4

500-odd black workers in the Border-North Eastern Cape system already qualify for housing loans

According to SATS records more than 2 000 white and coloured employees are at present paying off bonds they have for homes bought through similar schemes

Mr du Toit said railway, harbour and airways staff own about R130 million worth of houses in the Border-North East Cape — 80 per cent of which is in East London

District Six housing for civil servants

ARCUS 28/11/83 (124)
Staff Reporter

THE Public Servants' Association is planning a R4,5-million District Six housing project for public servants

The association's business manager, Mr Reiner Opperman, said today between 80 and 100 one-bedroomed and three-bedroomed units were proposed for 1,08ha of land on the corner of Constitution and De Villiers streets

Building was expected to begin next May and the units, some of which were to be sold under sectional title, were expected to fetch between R45 000 and R65 000 each

The site bordered on a primary school, being rebuilt, and was opposite the Technikon site

Father Basil van Rensburg, chairman for the Friends of District Six Association, said "The Public Servants' Association has been bullied or encouraged into buying this land because the Government is struggling to sell it"

The Mayor, Mr Sol Kremer, who is a councillor for the area, said residential development in District Six should be encouraged, but the sites should be available to all citizens of Cape Town

10

Barclay advertisement

Advice for new firms to enter the market or existing firms to leave would be needed.

Bishopscourt plan opposed by residents

ARCUS 29/11/83

124

Staff Reporter

A PROPOSAL to rezone 1,52 ha of the grounds of the Anglican Archbishop of Cape Town's residence in Bishopscourt for group housing has been opposed by the Ward 14 and 15 Ratepayers Association.

The land is on Kirstenbosch Drive, separated from the main grounds of the residence by the Liesbeeck River. The application for its rezoning was submitted on behalf of the trustees of the Church of the Province of South Africa.

The Anglican Archdeacon of Cape Town, Dean S Oliver, said about 20 townhouses were being considered for the scheme which was still being planned.

Deputations

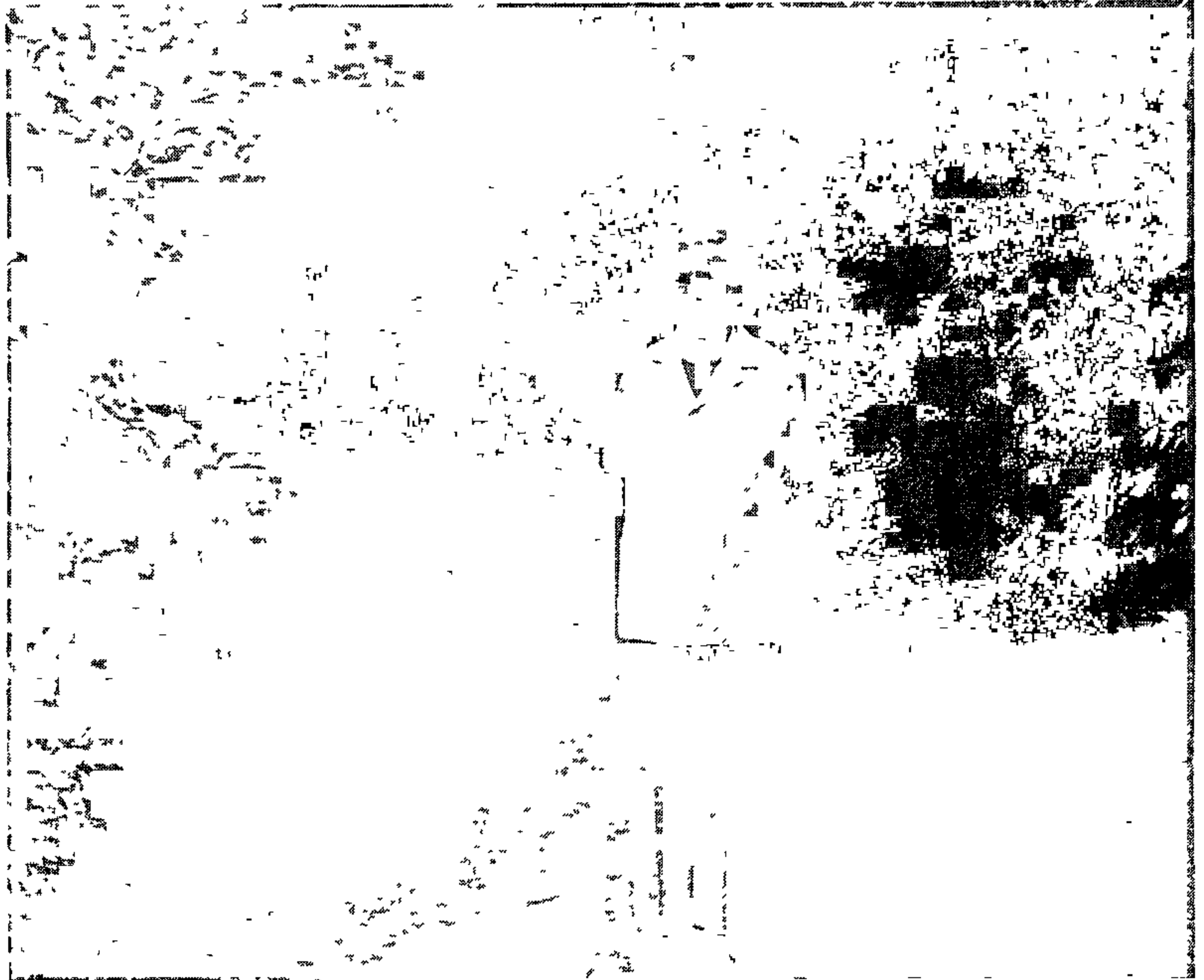
Mr D G Cunningham, chairman of the ratepayers' association, said it had been decided at a meeting to submit a letter of objection to the proposals to the City Council and a group had been formed which would be prepared to undertake deputations to the council if necessary.

He said the crux of objection was that while the church concerned paid no rates on most of its property, those who did pay rates were not allowed in terms of a City Council rule to subdivide properties of less than 4 000 sq m in Bishopscourt.

It was also feared that the proposal could be followed by other similar "high-density" proposals, "altering the character of Bishopscourt".

Superfluous

Dean Oliver said the land was being developed as a "rationalisation" to dispose of ground considered superfluous and to free other money in the church for projects in the township areas and the greater church.



Archbishop Russell stands in a glade on the site proposed for townhouse development.

He said the land concerned fell "more naturally into Fernwood Estate", and a carefully planned scheme "would be an improvement on the derelict and overgrown site that is there at the moment".

The City Council is to advertise the proposed rezoning shortly for public comment.

According to a council report the land is bounded by Kirstenbosch Drive in the north, St Alban's Close to the east, the Liesbeeck River to the south and council-owned public open space to the west. The report said the property was heavily wooded and overgrown with bush and scrub.

97 Mbekweni residents fined

CAPE TOWN 29/11/85

126
245
247

Staff Reporter

A PAARL magistrate yesterday found 97 Mbekweni residents guilty of failing to disperse on a police officer's orders outside the Paarl offices of the Western Cape Administration Board (WCAB)

on September 1. The residents, who were among a group of 171 arrested by police outside the WCAB offices, were fined R30 (or 30 days) with the exception of two youths, who were sentenced to four cuts each. The magistrate, Mr A J F Louw, also issued a warrant for the arrest of a resident who failed to appear.

At previous hearings, the 171 residents pleaded not guilty to constituting an illegal gathering and failing to disperse on a police officer's orders.

The other 73 are being tried separately and will appear again on December 13.

Mr G Badenhorst appeared for the State. Mr R Siegers appeared for 27 residents, Mr T du Bruin for 34 and Mr P Sonn for 35.

Cahac can't see Kotze now

CAPE TIMES 30/11/83 (124)

Staff Reporter

THE Minister of Community Development, Mr Pen Kotze, has turned down requests to meet a delegation from the Cape Areas Housing Action Committee (Cahac) to discuss electrification of about 1 500 Cape Flats houses.

Announcing this at a press conference yesterday, Mr Wilfred Rhodes, chairman of Cahac, said arrangements had been made to meet a department official.

"But we are extremely dissatisfied with the minister's response to our requests, and we are also unhappy about meeting with the official in his place because we don't know what he will be able to do."

Letter

He said a letter requesting an interview had been sent to Mr Kotze on November 2 but no reply was received.

A telegram was then sent last week, informing the minister that a delegation wished to see him yesterday and asking for a reply within 48 hours. The telegram also said details of the negotiations would be released to the press.

A telegram was received from the minister on Saturday morning, saying the matter was receiving attention.

On Monday, the department's liaison officer, Mr Anton Fuchs, informed Cahac that the minister would not be available before March next year and that the matter would be attended to by Mr P D McEnery, Deputy Director-General.

Mr Rhodes said the delegation had arranged to see Mr McEnery tomorrow. But members of three organizations involved — the Bellville South Housing Action Committee, the Valhalla Park Tenants' Association and the Lotus River/Grassy Park Residents' Association — were "very angry" about the minister's response.

Mr Fuchs yesterday confirmed that Mr McEnery would meet the delegation but could not confirm that a date had been set.

Mr McEnery would report back to the minister and if circumstances required, Mr Kotze would be prepared to meet Cahac representatives "as part of a delegation from the relevant local authorities".

Minister accused of showing contempt for residents' demands

ARGUS (124)
30/11/83

Staff Reporter

THE Cape Areas Housing Action Committee (Cahac) has criticised the Minister of Community Development, Mr Pen Kotze, for not meeting the committee soon to discuss electricity for about 1 600 Cape Flats homes

Eight hundred Grassy Park houses and 400 in Bellville South have been without electricity for 20 years and 400 Valhalla Park homes have been without electricity for seven years. All the homes were built without electricity

A delegation of Cahac's steering committee and residents from the areas have asked to interview Mr Kotze to explain their demands. His office told them yesterday that the Minister would be able to meet them only in March

Cahac was told to meet the deputy-director of the department, Mr P D McEnery

At a Press conference yesterday Mr Wilfred Rhodes, Cahac's chairman, attacked Mr Kotze, saying his response was a show of contempt for the demands of the people

The Divisional Council and the department have told residents that they

do not have the money to install electricity

Residents are not happy. They say the money should be found

Mr Rhodes said the committee had agreed to meet Mr McEnery, but were unhappy because they wished to sort out the problem at a higher level

SOCIAL PROBLEMS

The meeting is expected to take place on Thursday

At yesterday's conference residents again told of the need for electricity

They explained that not having electricity re-

sulted in numerous social problems

They complained they spent a great deal on wood and fuel

Many children had chest and lung complaints because of the cold in winter. Others, especially children, developed eye problems because of the poor light

Cahac, the Bellville South Housing Action Committee, the Valhalla Park Tenants' Association and the Lotus River and Grassy Park Residents' Association have been fighting for electricity for the houses for several years

Building plans shelved in black Cape townships

Own Correspondent

CAPE TOWN — The Small Business Development Corporation has been told to shelve plans for two big building projects in Cape Town's black townships, fuelling fears that the Government is planning to move the inhabitants of the townships to Kayalitsha.

Mr A L Ochse, of the Small Business Development Corporation, said yesterday that his organisation had planned to build a two-phase project

The first phase was to have been a shopping centre which would have included 25 small shops, a supermarket, a service station, and doctors' and dentists' consulting rooms

This development would have cost an estimated R2 million

The second phase was to have been a service station near Langa post office

The news that the project has been halted has increased fears that the Government is preparing to go ahead with its plans to remove the people of Cape Town's black townships to the controversial township at Kayalitsha, in spite of their strong objections

Previous events supporting this view include.

- The extension of the first phase of Kayalitsha to include 4 000 additional families

- The allocation of R1 million to improve the seaside amenities

for Kayalitsha

- The rejection of plans at Crossroads to build a 12-classroom school on the grounds that "there is an adequate school at Kayalitsha".

- The scrapping of phase two of the Crossroads plan to build 2 500 homes for the squatters

Mr Ochse said tenants had already been accepted for the planned shopping complex, and building had almost begun when the Government told the corporation not to carry on with its projects

Tenants were deeply disappointed, and had decided to make representation about the matter.

Concerning the second project, Mr Ochse said the Administration Board had initially approved the lease for the site

But officials later told the developers not to go ahead with their plans until further notice

The chairman of the Administration Board, Mr Franko Maritz, said the corporation had been asked to postpone its projects, but he did not know how long it must wait

The Urban Foundation is still waiting for a reply to its application to continue its building projects

According to the Urban Foundation's regional director, Mr Colin Appleton, the projects included educational facilities, creches and housing schemes

Mdantsane man moves back after eviction

MDANTSANE — Mr Siphiso Simon Maduna a Mdantsane man who was evicted from his house in Zone 5A, on November 18 went back to stay and has not been rebuked or even approached by any of the Ciskei Internal Affairs officers for his action

Mr Maduna who claimed he had been evicted from the house despite the fact that rental payments were up-to-date and had all the necessary documents required for occupation, re-occupied his house when the Ciskei officials failed to fetch his furniture and lock the house

His father Mr Jackson Maduna, retired five years ago and went to settle at Willowvale, Transkei. He did not transfer the house to his son, when he left. Two other tenants looked after it.

Mr Maduna said he was told to make the transfer as soon as possible, but each time he went to the superintendent's office to deal with the matter, he was told that the house file had been misplaced.

His father later made a statement saying he was transferring the house to Siphiso, who had to submit his Ciskei citizenship certificate, marriage certificate and the birth certificates of his children.

The superintendent of Zone 5, Mr J Bodlo, confirmed that the Madunas were evicted from their home on the grounds of abandonment. The rightful owner of the house, Mr Maduna senior, had left it to unregistered tenants.

The manager of Mdantsane Mr P C Liebenberg said he was not aware that the Madunas had re-occupied the house. He said he had had several cases of cancellation of houses on the grounds of abandonment because the superintendents of the various zones exercised their authority and made recommendations.

He said they never evicted people on Fridays, and perhaps that could have been the reason why the officers who had come to evict Mr Maduna had never come back to collect his furniture and lock the house.

They would deal with the Maduna case according to the facts of the case.

Mr Liebenberg said Mr Maduna was given ample chance to defend his case at the magistrate's office and there was little they could do after a court cancellation —
DDR

Good start to Govt house sale

7/12/83

(124) Post Reporter E. Fosf

THE first day of the Government's nationwide municipal house sales campaign got off to a good start in Port Elizabeth today with some cash offers for homes

By 10 30am prospective buyers had formed a queue outside the Port Elizabeth Housing Department's offices in Korsten.

The Deputy Director of Housing, Mr Eddie Samuels, said he was satisfied with the response

He said about 100 tenants who occupied

municipal dwellings in the northern areas, had arrived at the various local rent offices By 9am five prospective purchasers had made cash offers

The position at Pleinhuus where white tenants returned their income survey forms was also satisfactory.

Prices in the northern areas range from R3 476 to R13 613 and in the white areas range from R3 340 to R14 056.

Cash buyers are entitled to a discount of at least 25%

U'hage E Post plan to 8/12/83 build 25 houses

Municipal Reporter

THE Uitenhage Town Council is planning to build 25 houses in Scheepershooft for people in the sub-economic income group

At its monthly meeting this week the council decided to apply to the National Housing Commission for a loan to finance the building of the houses

This follows the announcement by the Minister of Community Development, Mr Pen Kotze, of an allocation of R200 million for housing for low income whites

According to a council spokesman, after considering the waiting list, a demand for 25 houses was established

Officials of the Town Engineer's Department are costing the project prior to applying for the loan

METROPOLITAN

Housing 'not a State responsibility', delegation told

Row over power plan

12/12/83 124

Staff Reporter

A PROPOSAL by the Department of Community Development to find the money to install electricity in 1 600 homes on the Cape Flats if residents agreed to pay them back has been criticised by the Cape Areas Housing Action Committee (Cahac)

A 15-strong Cahac delegation met Mr P D McEnery, director of the department, on Friday to discuss the demands for electricity by the 1 600 tenants. About 1 200 homes have been without electricity for as long as 20 years

The delegation was told that housing was not the responsibility of the State, it was

but that the department would find the money to have electricity installed if the residents agreed to pay the installation costs

Cahac had tried several times to meet Mr Pen Kotze, the Minister of the Department of Community Development, but was told he could meet a delegation only in March

The committee had accused the Minister of showing contempt for the residents' demands by not agreeing to meet them

Mr Wilfred Rhodes, chairman of Cahac, said many of the residents were so disappointed at the proposal that they left the meeting before it ended

"We reject Mr McEnery's statement that housing was never the responsibility of the State," he said

Electricity was not installed in about 800 homes in Grassy Park, about 400 in Bellville South and about 400 in Valhalla Park when they were built as long as 20 years ago

The Divisional Council, City Council and the department have all along told residents that they do not have the money to install electricity. Residents were not happy and said that money would have to be found

"Our members are angered by the proposal that they must pay for the installation costs. Already our people are suffering enormous financial loss due to the Groups Area Act and apartheid laws. Must we now pay for these sins of apartheid," Mr Rhodes said

"Cahac has always believed that

electricity is a right and not a privilege"

He said the proposal would be taken back to the residents in the affected areas and the "people will decide on further action"

Residents have complained that they spend a great deal of money on wood and fuel

Many children have chest and lung complaints because of the cold in winter. Others have developed eye problems because of the poor light

Cahac, the Bellville South Housing Action Committee, the Valhalla Park Tenants' Association and the Lotus River and Grassy Park Residents' Association have been fighting for electricity for their homes for several years

No easy answers to vagrancy problem

Tygerberg Bureau

A SYMPOSIUM on crime prevention in Parow has failed to produce a solution to the problem of vagrancy and squatting in the Tygerberg area

A steering committee, which will study the issue, said in a statement that although the problems were a State responsibility, local authorities had to shoulder some of the burden

The committee, which will meet early in January, has been appointed by more than 50 representatives of town and city councils, government departments, senior police officers, management committees and university researchers who attended the symposium

"CATASTROPHIC"

The statement added "We must accept that the relaxing of social standards on grounds of humaneness could in the long run be catastrophic"

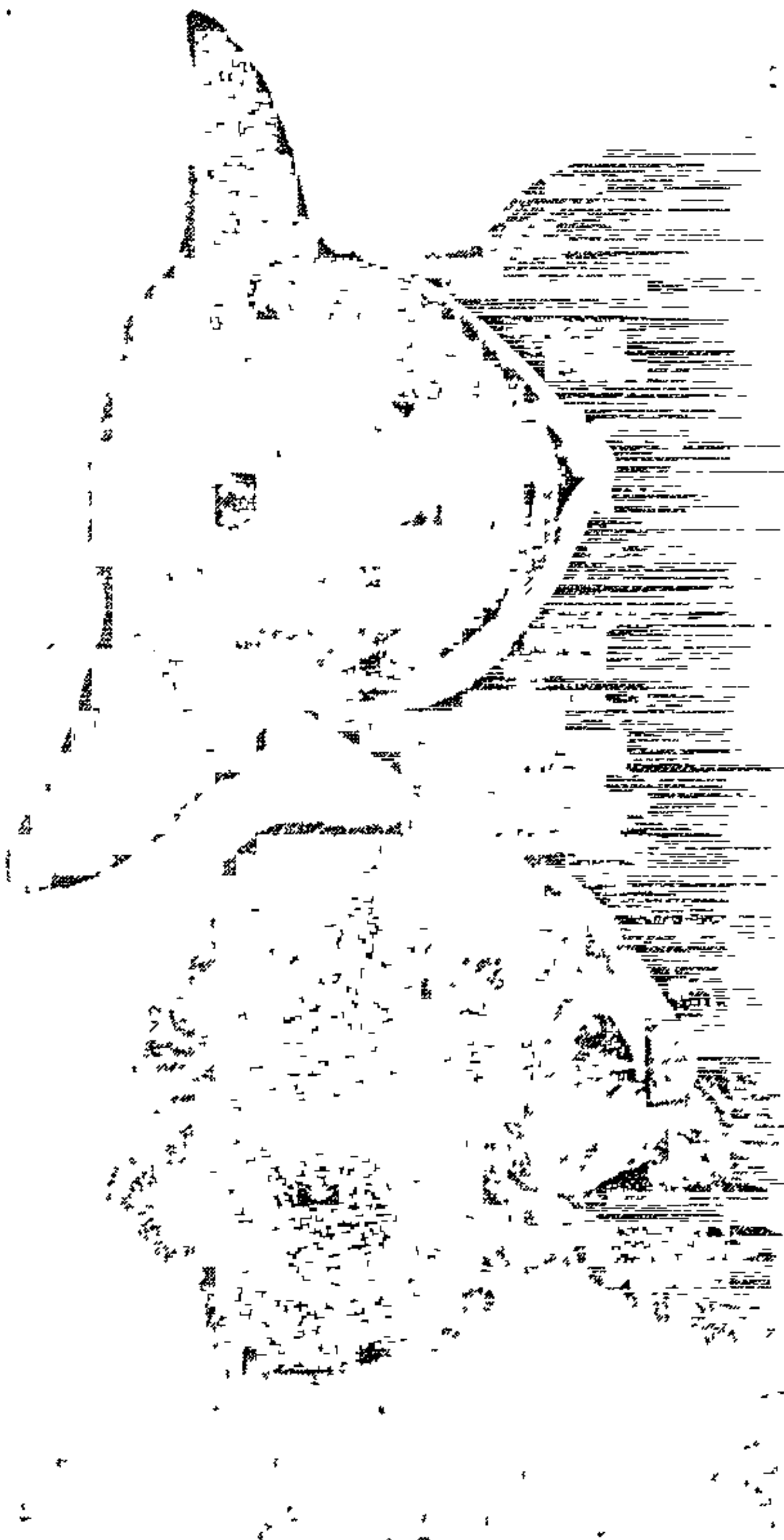
Rehabilitation centres for methediated spirits drinkers, alcoholics and vagrants, homes for destitute families and kibbutz-type establishments were among proposals at the meeting

However, it was

DIARY

MONDAY
 6 pm Sex Machine Cabaret Show.
 8 pm Altitude hosting a Beach Party.
 Go dressed for Mr Beach Ball.
 Prize for Mr Beach Ball.

TUESDAY
 6 pm Sex Machine Cabaret Show
 7.30 pm Ladies' Night — prizes, games, laughs, with Altitude (men allowed in after 9 pm)



Pull
a pc
Ston
fool

Sp
no

Coloureds offered 192 new houses at Wilderness

Post Reporter

THE Department of Community Development is offering 192 new houses for sale at a newly-developed coloured township in the Wilderness area

A spokesman for the department said today a sales campaign would be conducted at the Kleinkrantz Coastal Township from December 27 to December 31

The township is situated along the Garden Route and the houses were recently completed by the department. Phase two of the project is being planned

The size of the houses vary from one to three bedrooms. Although the prices have not yet been announced, the public has shown keen interest in the houses

A special marketing office, staffed by department officials, will be set up. Further details may be obtained from Mr R A Viviers or Mr J H Fouche (☎041 546611)

124

S. Post

14/12/83

By Ryland Fisher

THE Cape Town City Council will kick off its mass selling of economic and sub-economic houses within the next few weeks — but few houses will go on sale immediately and flat tenants will not be allowed to buy their homes.

Assistant Town Clerk (Housing), Mr A van der Merwe, said the Council had spent months working out the details of how they should sell houses since the Minister of Community Development, Mr Pen Kotze, announced his new housing policy early this year

In terms of this new policy, Mr Kotze has urged local authorities to sell a total of 500 000 houses throughout the country and has cut back on funds for the provision of low-cost

housing. Only the aged, disabled and those in the very lowest income groups will qualify for State housing

The big sale was supposed to start on July 1 this year but most local authorities are starting to sell only now

REDUCTIONS

Mr Kotze said at the time that there would be special reductions for those who bought their houses before July next year. Those who did not wish to buy would not be evicted,

but would face huge rent increases

Mr van der Merwe said the City Council staff were busy preparing letters to be sent off to some tenants informing them that they would be allowed to buy their houses

"The Council has agreed that 1 800 houses can be sold immediately and the present tenants of these houses should get their letters soon

"Another 11 000

houses would also go up for sale soon, but the houses must still be surveyed and the Council has asked the Department (of Community Development) for R200 000 to make the surveying possible," Mr van der Merwe said

REGISTRATION

The biggest proportion of these houses (9 000) was in Mitchells Plain and these involved other technicalities, like the registration of the township and the approval by the Department of selling prices

"In total, 13 000 houses could go on sale by early next year. These include the houses that were put up for sale in a pilot project in Heideveld and Hanover Park last year"

Mr van der Merwe said he could not give details on which areas houses would be sold

"Not all the houses in any one township will be sold. Only certain houses will be sold, and those people who qualify will be informed by letter from the Council

"We are still looking at the rest of the houses and we are trying to work out which houses we would not be able to sell

SUB-DIVIDED

"We have a problem with some houses that are not separately metered for water or electricity. Others again are not easily subdivided

"We have already decided that we will not sell any flats, not at this stage anyway. This decision could be changed in future.

"The Government has allowed us to keep a percentage of our houses for renting purposes. We have decided to keep the flats as part of this percentage," he said

Tenants urged to buy now and save

THE Government has launched a full-scale advertising campaign to get people to buy the homes they presently rent from the local authorities.

In a special circular, the Department of Community Development urged their regional offices and local authorities to make use of all available means to make a success of the sale of 500 000 houses throughout the country.

A half-page, colour advertisement placed in Cape Town newspapers last week by the National Housing Commission, promised prospective buyers that "owning your own home

gives your kids a future".

It also urges people to "buy now and save up to 40 percent".

DISCOUNTS

The Government has promised tenants several discounts if they buy before July next year. Houses are expected to be sold at between R3 000 and R8 000 each.

Community organisations have rejected the sale of houses. They say that the Government is shirking its responsibility for housing and that the conditions of houses will deteriorate because tenants cannot afford to do their own maintenance.

SLOW

So far, the sale of houses has been slow throughout the country with reports that only 200 Africans have bought their houses out of 238 000 on sale.

Africans in the Western Cape cannot buy their houses because of the coloured labour preference policy.

Mass sale of Council houses to start soon
124
C. Howard
15/12/83

Board wants
house halted

Staff Reporter

THE Western Cape Administration Board is considering legal steps against the "mayor" of Crossroads to prevent him from continuing to build a brick house in the squatter camp

Mr Gerald Lawrence, the WCAB's director of housing and labour, said earlier this week it had come to the board's attention that Mr Johnson Ngxobongwana, chairman of the Crossroads committee, was having a house built

A lawyer's letter had been served on him, warning him to stop

Mr Ngxobongwana was not available for comment yesterday

9

Not quite adequate

agreement (which is an agreement, that according to their
never took place - is it an alleged to make an agreement about
keeping prices constant between suppliers) (and then the only
way to expand their share of the market in through
new-price competition rather than lowering price and keeping
the same share of the market and thus making lower profits
than originally.

'Mayor' may not build

124
EBA

CAPE TOWN
22/12/85

Staff Reporter

THE "mayor" of Crossroads, Mr Johnson Ngxobongwana, has been temporarily restrained from building his brick home in the squatter camp.

The urgent application by the Western Cape Administration Board (WCAB) that Mr Ngxobongwana be interdicted and restrained from any further building operations on WCAB's property in Nyanga Extension 3 was granted in the Supreme Court yesterday by Mr Justice Viviers.

In papers before the court, the Director of WCAB's Labour and Housing, Mr Graham Lawrence, said Mr Ngxobongwana was "obviously trying to have a political confrontation with WCAB, and by erecting a permanent structure he wants to try and force this issue"

Mr Lawrence added that Mr Ngxobongwana's "attitude and action" pointed to confrontation, and that he was contravening the regulations governing the control and supervision of an urban black

residential area

According to the regulations, no building may be erected in such an area without a building permit from the superintendent

Mr Lawrence said Mr Ngxobongwana has no such permit.

He said Mr Ngxobongwana and other residents in the Old Crossroads Camp had been informed on November 10 by the chief Commissioner of the Department of Co-operation and Development that they were to be resettled in Khayelitsha

When he inspected the site on December 19, Mr Lawrence noticed that foundations were already laid, a meter-high wall was being erected and a lorry was off-loading bricks.

Mr Ngxobongwana told him he was building a house. He was ordered to stop, but he refused, Mr Lawrence said

The hearing was postponed till January 18 for replying affidavits from Mr Ngxobongwana

Mr R S van Riet, instructed by Mr J J Brink, of Bornman and Hayward, appeared for the WCAB

Bo-Kaap tenants to get freehold

CALL TIME 23/12/88

Staff Reporter
THE tenants of certain council-owned houses in the Bo-Kaap are to be allowed to buy their homes, according to a resolution yesterday by the Cape Town City Council.

The council described the decision as a "considerable success for the people of the Bo-Kaap and the Schotsche Kloof Civic Association which has been campaigning for many years for these houses to be sold to the occupants".

The houses were originally acquired by the council in terms of the Slums Legislation in the 1930s, and restored at a cost of more than R800 000.

Most of the existing tenants have occupied the houses for many years and some of the families living there have been resident in the Bo-Kaap for generations.

Conditions of sale will be imposed to ensure that speculation in these properties will be minimized and purchasers will be required to maintain the property in satisfactory condition, according to a council statement.

The council said it was anxious to encourage development and further restoration in the Bo-Kaap.

Prices would be "very fair indeed".

That was the year of the housing boom that was

Property Reporter

HOUSE-BUILDING records were broken in Cape Town in 1983 as a home-building boom hit the Western Cape

Cape Town City Council recorded 37 356 houses built for a total of R2 031-million, 59 percent more than the number last year

Developers constructed homes as fast as their resources would allow but could not keep up with demand

In November 1982 the institutions were able to lend more finance and by February 1983 thousands of people were buying new homes

With the boom came a price hike in houses and vacant land started to climb at a frightening pace

Demand for vacant plots reached a fever pitch and plots which only months before were selling for R4 000 to R5 000 were suddenly fetching twice that

Later in the year some plots soared to nearly 10 times the price they fetched 18 months previously

Developers became worried as they now could not lay their hands on good vacant land at prices that would make developing viable in the years to come

Then in June the slump started and gained momentum toward the end of the year

Asking prices started to drop and houses that were on the market for unrealistically high sums had to be reduced to lower levels to get buyers interested

Many homes have stuck and in one instance a seller reduced a house by R250 000 to R750 000 in a bid to get a sale

In the middle-class market prices have also reverted to a more realistic level and the overall increase in house prices is estimated at about 12 percent this year

Bricks suddenly became unavailable with waiting lists went up to six months

Small building contractors suffered and could not complete jobs

Near the year-end the brick industry caught up then overtook the demand and is now faced with huge stockpiles

Sectional title took on a new meaning for thousands of citizens as many more blocks of flats were registered and sold off, frequently forcing tenants out of rented accommodation

Investors bought flats with the idea of getting a tenant to pay off the bond. But later in the year tenants resisted high rentals and many investors found themselves subsidising the tenant or selling

New heights were reached when a few buyers paid R1-million or more for homes in the Peninsula and several units along the Atlantic coast fetched upward of R400 000

System-built homes as well as mobile homes got the green light from the Province and caravan parks were allowed to devote 30 percent of space to permanent residents

Demand for coastal land and homes grew and reached fever pitch by the third quarter with prices soaring beyond the average family's pocket

R8,5m homes plan at ^{AR645 28/12/83} Flamingo Vlei

(124) ~~AR645~~
Property Editor

MORE than 140 town houses are planned for a R8,5-million development beside Flamingo Vlei at Table View

The large site of 8,7 ha is next to Blouberg Bridge and only about 6,5 ha will be built on, the rest of the land being earmarked for public open spaces and green belt

House prices are expected to be about R75 000 and upwards, depending on the escalation of building costs, says the developer, Mr Jackie Mills, a Milner-ton builder. They are to be sold under sectional title

The site was formerly a riding school and racing stables

Mr Mills said he planned to build 20 houses at a time, the first of them being completed about the middle of next year

He is negotiating, however, with other investors with a view to putting the entire project out to contract and building the whole complex as soon as possible

Houses will have between 120 and 130 sq m of floor space, three bedrooms, two bathrooms, a small garden with space for a pool and either double garages or a single with a carport.

● RIGHT: Aerial view of the Flamingo Vlei site, with Blouberg Bridge in the foreground, and stables near the top of the site.

FIRST TOP SA

By LINDA VERGNANI
Weekend Argus
Reporter

first test-tube
from a South Af-
fertilisation is
be born in Cape
next month
in-vitro fertilisa-
embryo transfer
performed by a
own gynaecologist
ate practice
gynaecologist, who
be named for pro-
-l reasons, has re-
to disclose any de-
His patient has
ed absolute priva-

Tygerberg
oral test-tube ba-
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Africa already, but
ere conceived in
-s clinics
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-f the babies is due
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- mothers-to-be
- asked that their
- not be disclosed

Roote Schuur
oote Schuur Hospi-
-gan its in-vitro fer-
-tion programme in
-uary when a young
-n Cape woman re-
-d an embryo ferti-
-n a test tube So far
-hospital has not an-
-ced any imminent
-s from test-tube
-ancies

Monique Darvas, the
test-tube baby born
with Africa, is now
two years old She
conceived at a cost
10 000 at Steptoe
in England.

August this year
Africa's first test-
-twins, Crystos and
-e Stypas, were born
- Johannesburg They
-e also conceived at
- Steptoe Clinic

2 princes, red roses for Dulcie Howes

By Keith Macfarlane

IT isn't often a woman gets two Prince Charmings — let alone a standing ovation and a bouquet of red roses

But last night, at the gala performance of Cinderella at the Nico Malan Opera House, in honour of her 75th birthday, Dulcie Howes, the fairy godmother of South African ballet, got the lot

The Capab Ballet Company paid tribute to Dr Howes with a cabaret after the evening performance

50th anniversary

She made her entrance between two of the company's top dancers — both in costume — Eduard Greyling and Keith Mackintosh, and was presented with her bouquet by Professor David Poole as the whole company and the audience rose to their feet in applause

In a short speech Professor Poole said 1984 was the 50th anniversary of the founding of the UCT Ballet School by Dr Howes and the 21st anniversary of the establishment of the Capab Ballet Company

The cabaret starred most of the company's top dancers, including Phyllis Spira, in unfamiliar, though hilarious, roles which included song and dance, tap and the take-off of a pop trio

The cabaret will be repeated tonight and after each evening performance next week



Mr Louw



Mr Kreiner

Housing crisis: Mayor predicts a bleak year

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Weekend Argus Reporter

UNLESS Cape Town finds the will and the means to tackle the severe housing crisis — a "worsening human tragedy" — 1984 will be bleak for many of its citizens, the Mayor, Mr Sol Kreiner, said in his New Year message

Mr Kreiner said that when he became mayor four months ago he spoke of the urgent need to find solutions to the severe housing crisis which faced the city

"The problems of overcrowding, inadequate facilities in the housing estates, shortage of maintenance funds and a lack of capital for new homes continue to confront us," Mr Kreiner said

He also said the high level of unemployment among sections of Cape Town's population gave cause for grave concern

He hoped that with the predicted revival of the national and regional economies during the year would come a simultaneous improvement in the creation of job opportunities

"The degree to which our society is prepared and able to translate into practical action our concern for the homeless and the jobless is most surely a barometer of our claim to be a compassionate and civilised city," he said

He wished Cape Town and her visitors a happy and prosperous New Year and repeated his previous request "that we do all in our power to ensure that this holiday season remains a safe and peaceful one"

Administrator

The Administrator of the Cape, Mr Gene Louw, has expressed his and his family's best wishes to all in the Cape

"We, as a family, wish you a peaceful, prosperous and happy 1984, with the prayer that it may be a year of great blessing for the Cape Province and all its people," Mr Louw said

"May a Higher Hand lead you safely in the New Year"