

# HOUSING & HOSTELS - CAPE

1987

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# Sale of houses in PE picks up markedly

By KIN BENTLEY

THE sale of houses in Port Elizabeth has picked up markedly over the past three to four months due to the drop in mortgage rates

Yesterday, the United Building Society and the Natal Building Society joined the mortgage rate war when they dropped their home loan rates from 15% to 13,5% with immediate effect for new borrowers

Mr Dave Summerton, vice-chairman of the PE and Midlands branch of the Institute of Estate Agents, said today that the property market in the city was more active during the last quarter of 1986 than it had been since about mid-1985

And the good news for buyers was house prices had not yet increased as a result of increased demand

"It's still a buyers' market," he said  
Mr Summerton said

most agencies in the city had reported increased sales over the past three months and the number of good homes available had dropped

With lower interest rates, he said, it had become easier for people to purchase houses

He gave the example of a monthly repayment on a R40 000 bond over 20 years, which at the beginning of 1986 was R663

At 16% it was R551, at 14% the repayment was R494 and at 13,5%, R480

He said "correctly priced" houses sold the best, with houses in the R65 000 to R90 000 bracket "moving quite nicely"

Mr Summerton said with building costs expected to rise by as much as 20% this year, second-hand houses were cheaper

● After Standard Bank and Barclays Bank dropped their rates to 12,5%, most building societies came down to the present 14% on new bonds, the reduction applying to bond holders from the beginning of April

7/11/87  
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Yesterday, the NBS and UBS followed this trend by dropping their home loan rate from 15% to 13,5%, with immediate effect for new borrowers

The rate for existing borrowers will be reduced to 13,5% by the NBS and to 14% by the UBS from April 1

Speculation by Johannesburg estate agents that the bond rate could be as low as 10% by the end of the year, was considered a little too optimistic by Mr Summerton

# Clifton land prices prompt 'ghost town' predictions

By NEILL HURFORD  
Property Editor

CARE Times  
2/1/87  
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FEARS were expressed last night that Clifton would become a ghost town, populated only during holiday periods by wealthy absentee owners

This followed yesterday's bombshell land-price announcements by the City Council to residents in the current leasehold properties

Owners of the 170 bungalows at Clifton, Glen Beach and Bakoven face prices of up to R228 000 for the sites on which their bungalows stand. Some have occupied their homes for up to 50 years.

There was shocked reaction not only from residents of the shoreline villages, but also estate agents, who had estimated land prices at far lower levels. Prices given by the council range from R170 000 to R228 000 at Clifton, while at Glen Beach prices average R150 000 and at Bakoven, R126 000.

Mrs Careen Bernstein, an agent who has negotiated many transactions for owners in the area, commented "All hell will break loose."

"We thought the prices on Bakoven and Glen Beach would be around R60 000 to R75 000 — some (sites) are only 250m<sup>2</sup>."

The feeling that the prices are very high is endorsed by residents of Bakoven who, as far back as September last year, wrote to the mayor about rumours that the sites would top around R100 000.

In their petition, they wrote "We are absolutely horrified that this figure (the rumoured R100 000) may be correct."

"The vast majority of us are a) totally and completely unable to pay anything near the price mentioned, b) would not be able (if we did not purchase) to pay a future rental based on the above price, which could amount to R1 000 a month, and c) would not be able to obtain a bond, as we could not qualify in terms of building society rules."

Mr Gerald Gordon QC, the honorary life president of the Clifton and District Bungalow Owners Association, said last night that he was "mystified at the nature of the brief given to the independent valuers, which enabled them to arrive at these enormous figures."

ELECTRICAL CONTRACTING INDUSTRY, TRANSVAAL  
Amendment of Main Agreement. Area A

JOB  
CATEGORY

CURRENT PREVIOUS  
WAGE

%

%

Labourer Gr 11  
Master Electrician  
Artisan  
Installation of  
Instal of  
Driver 3500000  
Driver 3501 5000000  
Driver 9000000  
Labourer Gr 1

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PROPERTY ETHNIC PORTK TO 1987

By BRUCE TREHAIVEN

THE year 1986 was an eventful one for South Africa in general and Port Elizabeth in particular.

Conditions in the economic, political and social fields were determined to varying degrees by outside influences. Pressure for sanctions and boycotts against SA reached a peak. The rand was considerably weakened by the country's vulnerable political situation combined with

- Too high an inflation rate
- An outflow of capital
- Foreign debt hassles

These influenced economic activity in general. PE suffered from the relocation of various industries, particularly those in the motor and allied industries.

This in turn created a lack of job opportunities, which led to unemployment in both black and white labour forces.

Allied to these factors was the black consumer boycott, and the breakdown in communication between the dissenting parties all combined to create a negative image for Port Elizabeth.

The property market obviously reacted to these conditions.

There was a substantial drop-off in building activity and a vacancy factor arose in all types of accommodation, residential and commercial, with rentals softening.

This is a normal economic reaction to a lack of demand, yet a number of people in PE began saying PE was the last place to go to and the first place to leave. However, much the

same situation prevailed in other major centres.

In the PE and Midlands area the number of active principal estate agents who are members of the Institute of Estate Agents of SA declined by only 5%. So despite depressed conditions these agents still stayed in business, indicating that PE is still basically sound and economically active at a comparable level.

The competition has become tougher but this benefits the consumer. With the drop in interest rates and the availability of funds many have either relocated or upgraded their properties.

There are still many young families who would purchase their first house if subsidies were also provided on existing houses.

In addition to the estate agent, there are two other sides of the property tri-

angle, the occupier/owner and landlord, will have very opposite viewpoints depending on whether they are buying or selling.

The tenant has found that 1986 was not a bad year. In many instances, rentals were reduced or at least maintained at the 1985 level. A prospective tenant has had a wider choice than in previous years.

But most landlords are long-term investors, well aware of the business cycle. Although their returns have shown a considerable drop and in real terms are well below the 1983 and 1984 levels, the capital value of their property has kept pace with inflation.

That was 1986. For 1987, it is anticipated that the market will remain reasonably stable in all fields.

As economic activity picks up the vacancy factor will start to decline, the vacant premises resulting from the boycott will be reoccupied.

It is anticipated that rental levels will not show any substantial increase as the small trader is affected by the large supermarkets. This scenario applies to the white market to a large degree.

There will be some activity in the "free zones". The big question mark



Mr B TREHAIVEN, East Cape and Midlands branch chairman of the Institute of Estate Agents of South Africa.

over property for 1987 is of course, the decision the Government makes regarding group areas.

The economic progress of the black population has been slow and poverty is inherited from the environment itself. Therefore the elimination of group areas will have a positive effect on the property market to a certain degree but will not create boom conditions overnight. On the other hand it could create urban blight in certain areas.

Should the Act go, a period of adjustment will be necessary.

# Booyesen Park residents threaten legal action

By RAYMOND HILL

BOOYSEN PARK residents have threatened to take legal action against the Port Elizabeth Municipality for ignoring their demands to repair defects in their homes.

They claimed this week that they would have to foot the repair bill when their five-year "period of grace" expired in October, and intended petitioning the municipality unless their demands were met.

The matter would be taken to court if necessary, they said.

The residents claim they were told the municipality was responsible for the repairs for the first five years from the date of sale.

But the city's Director of Housing, Mr Eddie Samuels, said they were wrong.

Residents were themselves responsible for repairs unless it could be proved that there were "latent defects."

Mr Samuels also denied that requests for repairs were ignored by officials.

"As far as I am concerned, complaints are dealt with speedily," he said.

He also advised residents with specific

complaints to write to him or the Town Clerk.

The complaints were disclosed by Mr Henry Cairncross, who said he had been approached to help find a solution.

Mr Cairncross said he and the other residents were "fed up" with the delays experienced in having home defects repaired by the municipality.

Residents, he said, had been told that the municipality would foot repair bills for the first five years from the date of purchase.

There were cases where residents had waited for two years without their complaints being attended to.

"Many of the defects, including some at my home, are still there despite our complaints."

"The five-year deadline is going to expire in a few months' time."

"We will then have to bear the costs of all repairs, and it could amount to large sums of money," he said.

If he and the other residents did not get satisfaction, they would draw up a petition. If that failed they would seek legal redress.

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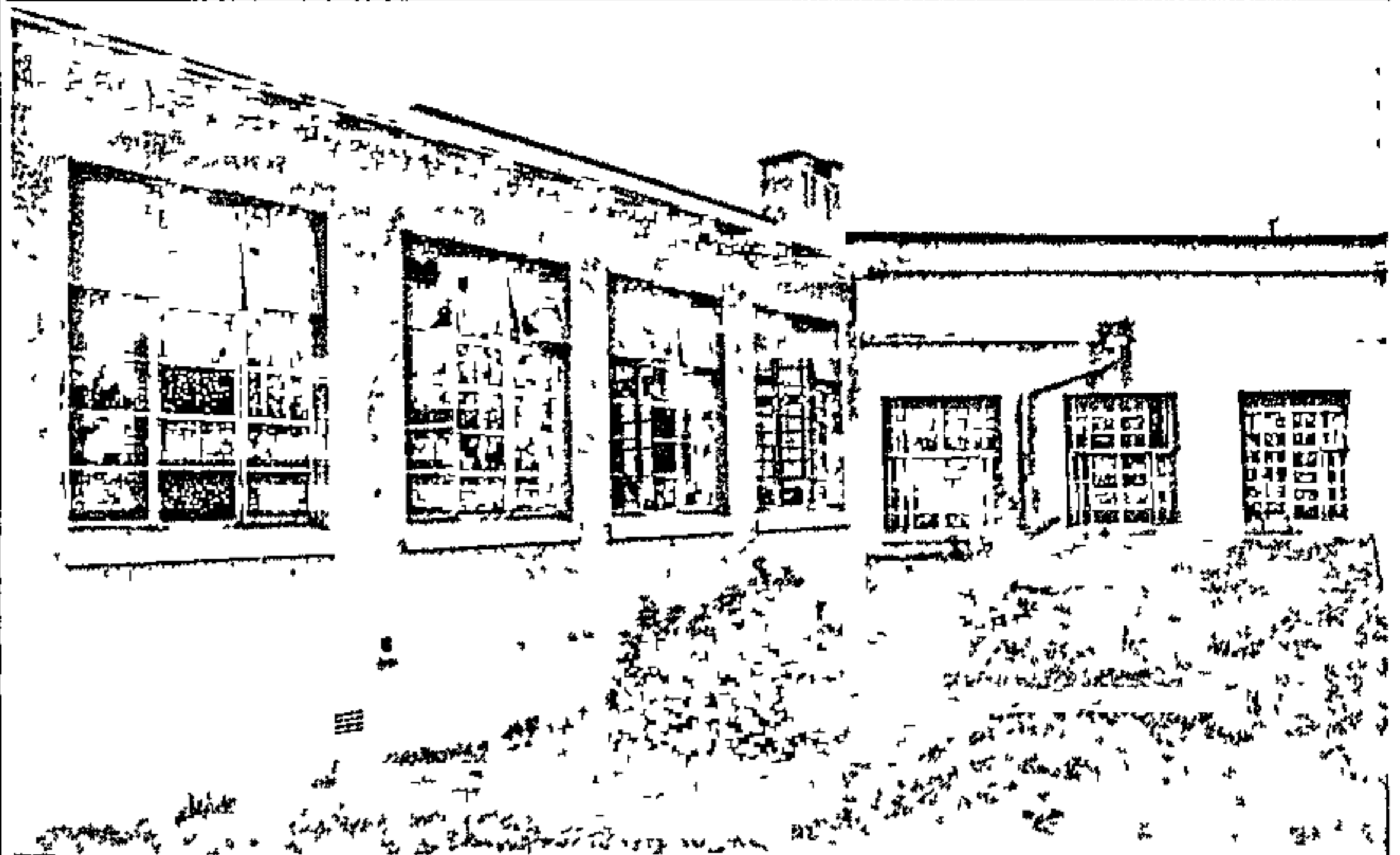
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## Now a hideout for bad types



This building on the corner of Harrower Road and Hancock Street, which had fallen into a bad state of disrepair and had become a hideout for undesirable types, has been sold.

## 'Eyesore' sold for R130 000

By RAYMOND HILL

A VACANT 55 year old North End building, described as an "eyesore and vice den", has been sold for R130 000 by the Port Elizabeth Child and Family Welfare Society to a firm of undertakers.

Neighbours and passers by have criticised the state of the building saying it is overdue for demolition.

Some have described it as an "unsavoury place where all sorts of things" happen. Prostitutes and vagrants use it as a hideout.

Every window pane has been smashed and a strong stench emanates from it.

The building on the corner of Harrower Road and Hancock Street, was officially opened by the Countess of Clarendon in October, 1931.

It was used as a child day centre until about 12 years ago when an organisation for handicapped children moved in temporarily.

Originally the ground was bought by the Child Welfare Society for £3 000. Nobody could recall the price paid for the building.

Last year the whole property was valued at R120 000.

Mrs Enid Smuts, the society's outgoing director, said she was aware that the building had fallen into disrepair.

The society had considered hiring a security guard to protect it during the past three years that it has been vacant.

But the costs were too high. The society's staff had tried to keep it clean but it was badly vandalised.

The building was considered a hazard by municipal health officials, who recently asked the society to do something about it.

Mrs Smuts said it was now in the process of being transferred to its new owners.

The money will be used for the society's new headquarters. Their present offices in the Feather Market Hall are inadequate.

## PE shebeen owners seek 'safe passage' for license inspectors

By MIKE MABUSELA

PORT ELIZABETH still lags behind the rest of the country in licensing shebeens and the Port Elizabeth Taverners Association's 900 members are now appealing to residents of the PE townships for help.

Three years ago the go-ahead was given to license shebeens, but to date not one shebeen in the PE townships has been given a licence to trade.

The association's chairman, Mr Welcome Duru, said the situation in the

townships had made it impossible for members of the special committee to inspect premises, as required by the authorities.

Association members decided at a meeting this week to appeal to the community to guarantee the safety of the special committee members, who are mostly white, while doing their township inspections of shebeens.

"We are now appealing to the community for help. We have been avoiding doing this, but we want to see licences issued this

year," Mr Duru said.

He said his association was pleased by a decision taken a few weeks ago by the community allowing them to trade as they like without binding them to sell their liquor between 9am and 9pm.

Women barred from the shebeens last year have been allowed to patronise them again.

Mr Duru is appealing to members of his association to trade within business hours and maintain order at their shebeens.

## Another 'Jock' lost

THE disappearance of yet another *Jock of the Bushveld* look alike from Walmer — the second in a fortnight — has sparked off fears that these puppies are in such demand that people are stealing them.

On New Year's Eve, Jess, a four-month-old Staffordshire bull terrier disappeared from her home in Walmer while her owners, Mr Stuart Hickson Mahoney were out. They are offering a R100 reward for the dog's return.

Mr Hickson Mahoney said Staffordshire bull terriers were in short supply and are even more popular now with the film *Jock of the Bushveld* on circuit.

Mr Hickson Mahoney can be contacted at 51 1246.

On January 8, Jason, from the same litter, disappeared from his home in Walmer. He was missed within half an-hour, but could not be found.

Jason's owner, Mrs Maureen Krige said the four month old puppy was her children's pet and was badly missed. Jason has a white mark on his chest and a black tail. He was wearing a red collar.

Mrs Krige is also offering a reward and can be contacted at 51 5341.

## Drop in 'El' beach numbers

Weekend Post Reporter EAST LONDON — A marked drop in the number of bathers using East London's beaches during the holiday season was disclosed this week in a report to the City Council.

But some query whether the statistics, compiled by acting Beach Manager, Mr Colin Broomhead, reflect a drop in the number of visitors to the city last year.

Orient Beach attendance in December dropped from 20 900 the previous year to 7 000.

The number at Nahoon dropped from 31 000 to 9 000 and at Eastern Beach from 20 000 to 12 000.

Mr Broomhead blames the drop largely on overcast days in December and the fact that many visitors are now taking shorter holidays.

## Medical aid organisation snubs 'unfair' doctors

By RAYMOND HILL

SEVERAL doctors claimed to be dispensing medicines at "unfair" prices have been snubbed by a large medical aid organisation. Some are in Port Elizabeth.

But the Association of Medical Scheme Administrators (Amsa) is prepared to review their cases.

There were also other reasons for the decisions, an Amsa spokesman said.

The association's Johannesburg head office has been flooded with complaints from doctors whose applications were turned down.

The new ruling means that the "offending" doctors may no longer submit the accounts of patients directly to the medical schemes.

This action had been taken because of unfair prices being charged for

medications and in order to regularise a "chaotic" situation, the spokesman said.

Now doctors must send the accounts directly to the patient concerned.

It is the patient's responsibility to send the account to his or her scheme after checking it properly.

When the patient receives the money from the scheme, he or she must pay the doctor.

Many doctors fear that they will not get their money. One, with a busy practice in PE's northern areas, was offended when his application failed.

He said he was performing an essential service by dispensing medicines especially at night when no chemists were available in the northern areas.

He preferred dealing directly with medical aid

societies.

Mr K Hollis, chairman of Amsa, said his office was "inundated" with complaints from doctors whose applications failed.

He said the unhappy doctors could re-apply and their cases would be reviewed.

"There is a certain mark-up in the price of medicine that varies from doctor to doctor."

"My association only wants to deal with doctors charging fair prices."

"We are determined to stamp out abuse, and are more than willing to have a sound working relationship with doctors," he said.

Dr Angus Hofmeyr, chairman of the Eastern Cape branch of the Medical Association, said doctors were "very upset" about the association's ruling.

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# Last Langa folk face eviction

**THE remaining residents of Langa township, near Uitenhage, have been served with eviction notices, giving them 10 days to demolish their shacks and move. The notices were handed to them by municipal policemen of the Kwanobuhle Town Council.**

(124)  
Last year the council claimed the removal of 7 000 families from the area to nearby Kwanobuhle Township was "voluntary". Fewer than 15 shacks remain in Langa. - East Cape News Agency.

30/1/87 F/M (124)

CLIFTON BUNGALOWS 30/1/87

**Storm over prices** F/M

Clifton bungalow owners, faced with hefty demands from the Cape Town City Council for the purchase of their leased land (*Business* January 16), are disputing the council's contention that the values are market related

They point for support to the council's sale of the nearby Camps Bay civic centre site to private developers last year for a fraction of the cost per square metre now being demanded for their land. The owners also claim that a survey last week of recent property sales in the area indicates market values way below the prices being asked.

Values placed on the 170 bungalow sites vary from R150 000 to R228 000. There are 100 plots at Clifton, 55 at Bakoven and 50 at Glen Beach.

The valuations follow a council decision to sell the land, which has been leased to bun-

galow owners at relatively low rentals for most of the century.

Bungalow owners will not be forced to buy the land says city council executive committee chairman Dick Friedlander, but rentals will be adjusted to market-related rates. This means that monthly rents could go up from R90-R150 to R750-R1 000, which is as unacceptable to the owners as the selling prices.

The survey by the bungalow owners of prices fetched recently in the area shows that in July last year a house in Kloof Road, Clifton, on 1 125 m<sup>2</sup> and an adjacent vacant stand of 1 057 m<sup>2</sup> were sold for a total of R286 225. A month earlier, a vacant stand of 674 m<sup>2</sup> in Kloof Road fetched R95 000. In March last year, a house on 495 m<sup>2</sup> on Clifton Steps was sold for R125 000.

Bungalow owner Paul Zietsman says properties on the market in the area at asking prices similar to and below the values placed on the bungalow sites are not being sold.

He says a two-bedroomed house on 305 m<sup>2</sup> on Clifton Steps has been on the market at R145 000 for two and half years, and a nearby vacant stand of 904 m<sup>2</sup> for which R200 000 is wanted has remained unsold for years.

"There are no buyers at these prices, which shows that when you get up to the figures that our sites have been valued at they are beyond most people," he says.

Zietsman also argues that the properties in Kloof Road could be considered better sited than the bungalow sites because of their better views and parking facilities.

He says the average cost of property in Cape Town is three times the municipal valuation, whereas the values placed on the bungalow sites is 10 times municipal value.

Zietsman complains further that "in coming to their conclusions, the council's valuers were asked to look at the sites as vacant, unimproved stands and not to take into consideration the long-term relationship with the occupiers."



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# East Cape to spend R25m on housing its aged and frail

By JENNY CULLUM

**BUILDING** projects for retirement villages, old age homes and frail care nursing homes, totalling more than R25 million, are in the pipeline for the Eastern Cape.

During the next three years Port Elizabeth, which has been the pioneer in retirement village development since 1965, will increase its lead as the major centre for housing for the aged.

Construction of 15 major old age schemes is expected to stimulate the building trade, inject money into the city's economy and provide employment.

The Red Cross Society alone has 12 projects planned, including the first home in South Africa for aged blacks and the second for aged Indians.

Other welfare organisations are planning major schemes and extensions to existing schemes.

These include a R1,6-million, 50-bed home for frail aged at Sunridge Park and 31 cottages at Greenshields Park for the Methodist Homes for the Aged. The frail-aged home will adjoin 44 cottages, totalling R1,8 million, already built at Sunridge Park.

There is a waiting list for the Wesley Gardens cot-

tages at Greenshields Park. Half the cottages will be completed by May and the other 15 by September, at a cost of R1,5 million. State funds for the frail-aged home are being awaited.

Mr R G Zeiss, board chairman of Methodist Homes for the Aged, said their investment in housing for the elderly would be R10 million in five years.

The existing Mothwa Haven in North End will be extended with a geriatric home for 32 frail aged and 14 flatlets, totalling R1,45 million.

The starting date for building the Red Cross and other projects, apart from economic cottages, depends on Government funds.

Welfare bodies are hopeful that funds for some projects will be available in April and the balance over the next few years.

The Red Cross is planning a R1,1-million 35-bed home for aged Indians at Malabar. They are awaiting approval from the House of Delegates for the lowest tender.

It is hoped construction will start next month and be completed by the end of the year.

The cost of equipping and furnishing the home is R80 000, which will be raised by the Malabar Red

Cross Committee.

The Red Cross is hoping for allocation of funds from the National Housing Commission later this year for a 150-bed home for frail and infirm black aged at Zwide at an estimated cost of R3 million.

It will be the first home for frail-aged Africans. About R120 000 will be needed to furnish and equip the home.

A Grahamstown retirement village, next to Settlers Hospital, with a nursing home for 35 frail aged, 30 flats, cottages and a community centre, is also planned by Red Cross. The total cost is R2,5 million.

Other Red Cross old age projects include:

- A Fort Beaufort community centre and 25 flats, costing R1 million.

- In Steynsburg, 16 flats, costing R700 000, for which allocation of funds is awaited.

- A Port Alfred retirement village, costing R1,5 million, of 18 flats, 34 cottages and a community centre. Work has started on the cottages.

- In Uitenhage, plans are being finalised for ground at Vanes Estate for a R3-million, 45-bed geriatric home, 50 flats and a community centre.

- In Steytlerville, a

small housing development of 22 flats and a community service centre is planned at a cost of R800 000.

- In Graaff-Reinet, 10 economic cottages have been built and R250 000 has been requested for a further six sub-economic houses.

- In Karreedouw, approval was received this week for a small complex of nine flatlets for the elderly.

- A retirement village is also being planned in the Gamtoos Valley. It will have 40 flatlets and a community centre.

- In Port Elizabeth, the biggest Red Cross development, at Summerstrand, will have cost between R12 and R15 million when all 175 cottages planned are completed. A 73-bed geriatric and nursing home is planned.

So far, 28 cottages have been built and R2 million spent.

Mr Paul Kruger, East Cape divisional director of the Red Cross, said that the old age home developments were viewed as a major contribution to the East Cape.

Not only were badly needed services to the community being provided, but the building operations would be a major input to the economy.

# Hall opened to homeless students

cap Times  
5/2/87  
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By TONY WEAVER

THE rector of the University of the Western Cape, Professor Jakes Gerwel, threw open the university's Great Hall to student squatters late yesterday after more than 100 homeless students occupied the administration block and demanded housing.

And the students squatted overnight in a disused dining hall last night to press home their demands — after marching through the campus, singing freedom songs and chanting “viva the Freedom Charter”.

The students, mainly members of the South African National Students' Congress (Sanso — formerly the Azanian Students' Organization, Azaso), marched on the administration block after a lunchtime mass meeting.

## 'Meal'

They demanded that the administration: Legalize squatting in residence rooms to alleviate the shortage; provide squatting students with residence canteen meal tickets; convert disused campus dining halls into temporary accommodation; and erect prefabricated buildings as extra accommodation.

The students also complained that many of them are forced to seek accommodation off campus where “unscrupulous landlords” charge up to R150 a month each for a shared motor car garage with one meal a day.

“The accommodation problem is also a political problem, because the more students there are staying off-campus, the less easy it is to organize

people politically, as they are dispersed,” one speaker at the sit-in said.

Professor Gerwel said yesterday afternoon that “for the next couple of days, we have provided the students with at least a temporary roof — the Great Hall. Many of the new students have arrived in Cape Town without any accommodation and are desperate.

“We are very very aware of their problems and are at present building three hostels, each with a capacity of 270 students — a total of 810 beds.

“The student demand is that accommodation is a right, and not a privilege — which we appreciate — but obviously it is simply not physically possible to achieve this with our historical backlog of housing.”

He said the question of squatting being allowed in the residences was “under discussion” — “like shebeens, we regard this as illegal, but like shebeens, squatting will always be there.

## Appeal

“All their demands are under consideration, the solutions are not things we can pull out of our back pockets. The conversion of the dining halls to residences are under consideration and should already have been converted, but they will only be able to accommodate about 30 students.”

Professor Gerwel appealed to the people of Cape Town to help provide accommodation for students.

□ UWC registered 1200 more students this year than in 1986, bringing to about 8000 the total number of students on the campus, the highest in its history.

~~UWC-11415~~ 6/2/87

## Talks on (124) (EP) homeless

### Education Reporter

THE Rector of the University of the Western Cape, Professor Jakes Gerwel, met members of the student community yesterday to discuss the university's burgeoning housing problem

The emergency meeting was called after more than 100 homeless students occupied the administration block on Wednesday demanding housing

Students demanded that the administration legalize squatting in residences, provide squatting students with residence canteen meal tickets, convert disused campus dining halls into temporary accommodation and erect prefabricated buildings as extra accommodation

As a temporary measure, Prof Gerwel provided the students with accommodation in the Great Hall, but negotiations are continuing, a student spokesman said

This year UWC has about 8 000 students on campus, the highest in its history

## Houses for homeless

EAST LONDON — The construction of houses to accommodate families who fled Mgwali village near Stutterheim during faction fights last year would start "shortly", the South African ambassador to Ciskei, Mr C. van Aardt, said yesterday.

Although financed by South Africa, the houses

will be built in Ciskei in an area under the rule of Chief Nolizwe at Stanhope Place.

Mr Van Aardt said construction had been scheduled to start on January 19 but had been delayed at the request of the Ciskei Government. He did not say what the reason was. —  
DDR

12/1/87

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City Press 8/12/87

DETAILS of rent defaulting on a wide scale in Port Elizabeth's townships emerged this week as the Ibhayi Town Council launched a massive drive to get residents to pay what they owe

Residents from KwaZakhele township were angered by rent notices issued by Ibhayi council police asking them to pay their rent

On Monday, groups of up to five council police - some in plainclothes - visited each home in KwaZakhele delivering letters with the heading "Arrear rentals, service charges and electricity"

It is well known that many KwaZakhele residents have defaulted on rent payments for over seven months

The council requested

# Massive drive launched to collect arrear rentals in PE townships

residents to "give the necessary attention to any outstanding amounts owed to the council as electricity and water had to be purchased from 'other bodies'"

The letter also advised residents to discuss payments with "your employer" They, along with unemployed residents, could also approach the area superintendent

When a City Press cor-

respondent phoned the council for comment he was put through to three different white officials who referred the matter to each other When City Press phoned again, all three officials were "in a meeting"

Only in one area - Emagaleni, KwaZakhele - do the notices specify the amount owed

Some Emagaleni residents who have not paid rent since June last year, face bills of over R200

The amount has to be paid before February 7, according to the notices

Meanwhile, Motherwell shackdwellers are also angry about threats made in the streets this week by municipal police using loudhailers

Residents, alleged shackdwellers were told that proper housing would not be provided if rent was not paid

Rent defaulters would also be removed from the area and houses would only be provided for those who paid rent East Cape News Agency

"These market values determined by the council itself are between a quarter and one-fifth of the assessed market value four years later," says a spokesman "Today, the average market values for Bakoven are R126 000, Glen Beach R150 800 and Clifton R172 300 Property prices have dropped by 20% since the boom of 1983 It makes no sense

"There's no rationale in these price determinations A church on The Ridge with no view and no ground has been valued at R80 000 or R400/m<sup>2</sup>, bungalows a few doors down with both a view and a garden have been valued at R200/m<sup>2</sup> And by comparison, land in Adderley Street costs R500/m<sup>2</sup>"

Moreover, the spokesman adds, the Rotunda site on Camps Bay beachfront which belongs to the council, was sold for R71/m<sup>2</sup> which is one-third the rate being asked for the bungalow sites

In 1983, the association surveyed residents and canvassed their views on freehold Some 98% of the residents expressed a positive view but this was based on their expectation of freehold being granted in terms of 1983 market values

Last month, residents agreed unanimously that bungalow prices being asked by the council were exorbitant and beyond the reach of about 90% of residents

"To fork out R220 000 is impossible for most of us," says one bungalow owner "Though some pensioners have lived here for years, the average resident is a middle-income wage earner who will simply be forced to sell We're not fat cats, we're sitting ducks," he adds "If we don't buy, we'll have

CLIFTON BUNGALOWS P/M 13/2/87

## Making waves (124)

Clifton bungalow dwellers, opposing what they consider to be inordinately high asking prices for the land on which their properties stand, have a new weapon to assist their case Confidential documentation is in their hands showing that the Cape Town City Council's current valuation of bungalows in Clifton, Glen Beach and Bakoven is about four times its own market valuation in 1983

A memorandum emanating from a packed private meeting of the Clifton and District Bungalow Owners' Association late last month, questions these figures and will be submitted to council shortly

Bungalow owners are contending that in 1983, the City Administrator determined the market values for the sites of all bungalows in the three areas Market values of Bakoven bungalows were determined at R25 000-R41 000 (average R36 000), Glen Beach R38 000-R42 000 (average R40 000) and Clifton R32 500-R60 000 (average R45 000)



Clifton Beach bungalows ... prices on the rocks

to move out "

This is not likely to happen without a lengthy battle Although the association counts 12 prominent legal men among its members, it is anxious to avoid legal action "We are confident," says one advocate, "that reason will prevail on both sides" ■

CAP 6 Trunk 5

13/2/87.

1204

## 15 arrested in raid on hostel 'had nowhere to go'

Staff Reporter

FOURTEEN women and a man appeared in Kuils River Magistrate's Court yesterday on charges of "being in a development area without a permit or permission"

Their appearance follows a pre-dawn raid on Mfuleni Hostel near Stellenbosch on October 14 last year, where wives of hostel workers were found staying in the single-sex quarters without a permit or permission

All 15 pleaded not guilty at their first appearance on February 5

In a statement handed in to the court, Mr Jan van Gend, for the accused, admitted that the women had moved into the hostel without permission

### 'Out of necessity'

He said the women had lived at Nyanga Bush and KTC until their homes were destroyed last year, and had "nowhere else to go"

He argued that their actions could not be considered wrongful or unlawful as they "acted out of necessity"

The accused are Mr T Soklutye, Mrs N Krakra, Mrs L Siyepho, Mrs N Mdlewa, Mrs N Mtukayekwa, Mrs H Makwuati, Mrs C Mpani, Mrs N Klezheza, Mrs M Nakwati, Mrs L Madiko, Mrs L Matomane, Mrs G Yaliti, Mrs N Jaka, Mrs U Bhaqa and Mrs N Gwengqu

The hearing was adjourned to February 16.

Mr E Kleinhans was the magistrate Mr L H Jordaan prosecuted

# 70 000 homes to be valued in PE

Post Reporter

THE intricate process of putting a new municipal valuation on all 70 000 properties in Port Elizabeth has finally come into the open.

The office of the Provincial Valuer, which has been working on the new valuation since late 1982, last week sent out notices to all the registered owners of property in the city inviting them to lodge objections to nearly 1 000 sample valuations that have been made.

The valuation of each property in the city is expected to be completed by the end of this year or early in 1988. The City Council plans to start levying rates based on the new valuations from July 1, 1988.

In an interview today, a spokesman for the valuer's office explained that the samples have been selected to cover every class of property in the city and to be as representative as possible of each type of property in every area.

The valuation was based on the market value of the land and the replacement value of the buildings less depreciation for age on January 1, 1988.

The valuation of all the sample properties will be available for inspection at the Town Clerk's office at Pleinhuys from February 27 until March 20.

All property owners will have an opportunity to assess the valuation of the sample properties and relate it to their own.

They have to submit their objections to the valuation of the sample properties to the Valuation Court by March 20. The court will start hearing verbal evidence on the objections on March 30.

The spokesman said the value of the land rather than the buildings was the main issue in the sample valuation as the valuation of buildings varied enormously.

The land values were established by examining the record of property sales in the city over the last five years.

He said that once the sample valuations were finalised, each property in the city would be valued.



Fin. Mail

123/2/87

HOSTEL DWELLERS

124

## Helping themselves

For many years hostel dwellers in the Cape's squalid townships simply accepted their "single" status and their often appalling living conditions. But no longer.

Now the Western Cape Hostel Dwellers Association (WCHDA) plans to convert and upgrade the single quarters to family accommodation and to take over their administration from the Department of Community Services, formerly the Western Cape Administration Board.

The Legal Resources Centre (Cape Town), the Western Cape Region of the Urban Foundation (UF) and UCT's Urban Problems Research Unit, acting as consultants to the association, are currently formulating a multi-million rand upgrade scheme for the hostels. The proposals will be submitted to government next month and circulated among potential funders.

### Buffer strip

In addition to upgrading existing "bachelor" accommodation and converting the single-storey units to double-storey accommodation, the WCHDA aims to buy a buffer strip surrounding the Nyanga hostels and to develop new accommodation there. Johnson Mpukumpa, who founded the WCHDA in 1984, reckons implementation could cost as much as R100m and hopes the money will be raised from the private sector and abroad. Exactly how, he's not saying at this stage.

A recent survey by the UF aimed at finding the income and accommodation requirements of hostel-dwellers indicates that 61% of respondents earned between R200 and R399. This means if government income-based subsidies are applied and funds made available at 3% — the rate for people earning under R350 per month — the average hostel dweller could afford a bond of about R16 000.

However, the major stumbling block, as Mpukumpa sees it, is not likely to be the availability of funds, but rather government's insistence on the involvement of town councils, previously community councils, in the association's plans.

"Our major worry is we'll be forced to work with the community councils," he says, "and they don't have a mandate from the people. Their role is perceived to be that of assisting government."

"So if the government insists we work with them, the project will come to nothing. Meantime, we intend forming a trust which will be responsible for negotiating permission."

"Our aim is to unite the family," adds Mpukumpa. "It's a God-given right for a man to live with his family. So we want to see the contract system abolished, to establish permanent rights for our families to be with us in urban areas and to improve living conditions."

It's not surprising that the UF survey also revealed an overwhelming desire for family accommodation. For example, in Nyanga 59% of the hostel dwellers sampled indicated a preference for the maximum accommodation option — having their partner and children living with them. This indicates a potential need for a five-fold increase in the numbers to be accommodated. Only 3,9% of respondents wished to go on sharing accommodation with other men.

Though influx control has ostensibly been abolished, Mpukumpa says "nothing has really changed. Our women are still being harassed by the police. The only difference is that now they're being arrested for trespassing. The penalties are very similar."

Launched in June 1985, the association already has 18 000 signed-up members from a potential population of 25 000 hostel dwellers in Langa, Guguletu and Nyanga, accord-

ing to vice-chairman Welcome Zenzile. And some are drawn from as far afield as the Strand and Kuils River.



in Venda as well as Se-shego in the case of Northern Sothos, Oukasi—Lethlabile (presently a SADT town), Wheeler's Farm—land for settlement purposes to be identified but it will be in the Sebokeng/Evaton area, McNaughtons—kwaNobuhle, a Black town at Uitenhage

(ii) It is unknown when settlement in each case will be finalised

(b) Unknown because settlement is a continuous process and the cost fluctuates from time to time

**Removals**

63 Mr E K MOORCROFT asked the Minister of Constitutional Development and Planning

(a) How many Blacks were moved from urban areas in the Republic to Black states in 1986 and (b) (i) from which urban areas, (ii) to which Black states and (iii) why were they moved in each case?

**THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (a) 2 952
- (b) (i) (ii)

Witwaterstrand	Transkei
Witwaterstrand	Venda
Witwaterstrand	Lebowa
Witwaterstrand	Swaziland
Witwaterstrand	KwaNdebele
Witwaterstrand	KaNgwane
Witwaterstrand	Owawa
Witwaterstrand	Bophuthatswana
Witwaterstrand	Lesotho
Witwaterstrand	KwaZulu
Kimberley	Bophuthatswana
Delportshoop	Bophuthatswana
Barlly West	Bophuthatswana
Coligny	Bophuthatswana

Potchefstroom	Bophuthatswana
Ventersdorp	Bophuthatswana
Klerksdorp	Bophuthatswana
Ottosdal	Bophuthatswana
Carletonville	Bophuthatswana
Silfontein	Bophuthatswana
Louis Trichardt	Venda

(iii) All moved at own request

**Housing**

64 Mr E K MOORCROFT asked the Minister of Constitutional Development and Planning

(a) How many persons in each specified Black township in the Eastern Cape lodged applications with bodies falling under his Department to purchase houses in 1986, (b) how many of these applications had been granted as at the latest specified date for which figures are available and (c) (i) what total number of houses has been purchased in each of these townships and (ii) in respect of what date is this information furnished?

**THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (a) 1 483
- (b) 1 383
- (c) (i) 13 502

(ii) 31 December 1986

**Vaal Dam**

66 Mr P G SOAL asked the Minister of Water Affairs

(1) What volume of water (a) flowed into the Vaal Dam in each month during the latest specified 12-month period for which figures are available (i) from the Tugela, (ii) as a result of rainfall and (iii) from other specified sources and (b) was released from the Vaal Dam in each month during the above 12-month period to (i) the Rand Water Board, (ii) down-river

consumers and (iii) other specified consumers,  
 (2) (a) how much rain fell in the Vaal Dam catchment area in each month during the latest 12-month period for which figures are available and (b) what is the annual average rainfall for each such month,  
 (3) whether any (a) (i) marinas and (ii) holiday resorts are under construction and (b) other major developments are taking place along the

(1) The following inflow and releases in million cubic metres were recorded for 1986

Month	Inflow			Releases			Evaporation losses from the Vaal Dam basin
	From Tugela River	Natural	Other	Rand Water Board	River	Bloemhof Dam	
January	—	104	—	43	—	—	13
February	—	100	—	41	—	—	11
March	—	47	—	54	13	28	12
April	—	34	—	57	4	2	8
May	—	9	—	56	10	—	7
June	46	4	—	50	8	—	5
July	112	4	—	58	7	—	4
August	111	7	—	57	7	—	6
September	107	4	—	62	7	—	6
October	96	30	—	58	10	—	7
November	—	141	—	44	—	—	10
December	—	104	—	44	—	—	13
Subtotal	472	588	Nil	624	66	223	102
Total inflow	1 060			Total			1 015
				Evaporation losses	=	102	
				Releases	=	913	

(4) whether these developments have necessitated maintaining a lower level in the dam, if so, (a) what level and (b) why?  
**THE MINISTER OF WATER AFFAIRS**

(2) The monthly rainfall over the Vaal Dam Catchment for 1986 and the long term average in mm is as follows

Month	1986	Average long term	May	June	July	August	September	October	November	December	Total
January	99	123	0	13	0	0	15	88	102	123	106
February	68	99	0	13	0	0	15	88	102	123	115
March	74	87	0	13	0	0	15	88	102	123	115
April	48	48	0	13	0	0	15	88	102	123	750
											630

lished, or if the development of the foreshore has proceeded to a stage where the existence of the Board is no longer necessary, the Board may be abolished. The Board was entrusted mainly with the lay-out, development and management of the Foreshore, Cape Town and had in 1979 completed the work necessary for the future development of that area. Abolishment of the Board took place with approval of Parliament because the Act has been amended in 1978 to effect the transfer of Board's powers, duties, assets and rights possible.

(b) When the Board was abolished its powers vested in the State. The foreshore has been included in the area of jurisdiction of the City Council of Cape Town and the municipal ordinances are therefore applicable to the foreshore.

**Laaplek: complainants about members**

502 Mr S S VAN DER MERWE asked the Minister of Law and Order

(1) Whether the South African Police have received any complaints with regard to the conduct of members of the Police at Laaplek at the time of an incident that took place in December 1986 if so, (a) what was the purport of these complaints and (b) (i) where and (ii) when were they lodged.

(2) whether he or the South African Police have taken any action with regard to these complaints, if not, why not, if so, (a) what action and (b) when?

The MINISTER OF LAW AND ORDER

(1) Yes, in January 1987 and not in December 1986

(a) That the South African Police

failed to attend to a complaint which arose from an incident on 3 January 1987, when a member of the public allegedly shot the late Jonathan Slabbert

(b) (i) The complaint was submitted to the head office of the South African Police

(ii) On 13 January 1987

(2) Yes (a) and (b) A departmental investigation into the allegation was ordered immediately

**Special constables**

503 Mr S S VAN DER MERWE asked the Minister of Law and Order

Whether special township constables who wish to resign are required to pay a sum of money before being released from their commitments, if so, (a) what sum and (b) why?

The MINISTER OF LAW AND ORDER

Before I reply to the question, I want to draw the attention of the honourable member to the fact that the South African Police do not employ township constables. Should the honourable member refer to special constables, my reply to the question is as follows

No (a) and (b) Fall away

Resignation: money required

504 Mr S S VAN DER MERWE asked the Minister of Law and Order

Whether members of the South African Police who wish to resign are required to pay a sum of money before being released from their commitments, if so, (a) what sum in respect of each rank and (b) why?

The MINISTER OF LAW AND ORDER

Yes

(a) R250,00 during the first year of duty R150,00 during the second year of duty R100,00 during the third year of duty R50,00 during any subsequent year of duty

Should a member of the South African Police who served for a continuous period of three years, beforehand give a minimum of three months written notice, payment of the money falls away

Payment of money is applicable only to members below the rank of a commissioned officer

(b) Because training of members of the South African Police involve major financial expenditure, and payment of such sums of money by junior members partly compensates therefor

**Port Elizabeth family housing units**

508 Mr A SAVAGE asked the Minister of Constitutional Development and Planning

(a) How many new family housing units for Blacks were built in Port Elizabeth in 1986 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 CONSTITUTIONAL DEVELOPMENT AND PLANNING

(a) 1 160

(b) (i) 24 984

(ii) R58 025 000

**Bus operators**

509 Mr A SAVAGE asked the Minister of Transport Affairs

What was the extent of the subsidy granted to bus operators in respect of commuter traffic in each of the four main metropolitan areas in the 1985-86 financial year?

The MINISTER OF TRANSPORT AFFAIRS

Pretoria, Witwatersrand and Vaal Triangle metropolitan area R89 565 282,66  
Durban/Pietermaritzburg metropolitan area R60 911 432,73  
Cape Town metropolitan area R22 443 495,22  
Port Elizabeth/Uitenhage metropolitan area R 9 226 483,65

**Cape Town: vagrancy/drunkenness**

510 Mr K M ANDREW asked the Minister of Law and Order

How many (a) males and (b) females of each race group were arrested in 1986 for (i) vagrancy and (ii) drunkenness in the Cape Town police station area?

The MINISTER OF LAW AND ORDER

(a)	(b)
358 Coloureds	157 Coloureds
41 Blacks	4 Blacks
17 Whites	2 Whites
2 504 Coloureds	1 449 Coloureds
113 Blacks	48 Blacks
305 Whites	16 Whites

**Stellenbosch police district: offences**

512 Mr P A MYBURGH asked the Minister of Law and Order

How many cases of (a) murder (b) culpable homicide, (c) assault with intent to do grievous bodily harm, (d) common assault, (e) rape, (f) robbery, (g) theft of vehicles and cycles, (h) damage to property (i) housebreaking with intent to steal and (j) possession of drugs were reported at each specified police station in the Stellenbosch police district in 1986?

The MINISTER OF LAW AND ORDER

*Handwritten signature and date: 23/2/87*

Dispatch Reporter

**EAST LONDON — A defiant group of more than 50 ratepayers yesterday twice prevented the city council from discussing the controversial Clarendon Gardens issue behind closed doors by refusing to leave the council chamber.**

Their "sit-in" led to the deputy mayor, Mr Robert de Lange (jnr), closing the meeting prematurely without the council discussing a motion of rescindment by Mr Donald Card

There was no clarity on the situation last night and Mr Card said he would seek legal opinion on whether the earlier decision by the council, to reject all objections to Clarendon Gardens and to send all the documents to the Administrator, still stood

Noise pervaded the usually august chamber and some senior councillors who support the project called it "the most despicable behaviour we have yet witnessed".

The first part of the council meeting was completed in about 20 minutes and Mr Card rose to speak on his motion of rescindment of the council's decision regarding the objections

After Mr Card called the council's earlier decisions "illegal" and "irregular" in terms of the ordinance, from which

he quoted, he asked for councillors to support him on the matter being debated in open council.

The second most senior councillor, Mr Vossie Bezuidenhout, called on the town clerk, Mr Les Kumm, to give guidance on the ordinance and Mr Kumm said that Mr Card was correct in what he had said

"Mr Card is perfectly correct unless the council considers that what you are going to discuss is in the interests of the council only"

Opposing the move to discuss the matter in public, Mr Joe Yazbek said it should be recalled that at the last meeting this was done and it ended in an unhappy situation

He referred to what he had said about abusive telephone calls as one reason why the council should go into committee, and pointed to Mr Ivan Zulman's empty chair Mr Zulman had excused himself earlier

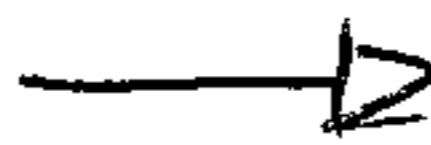
Mr Yazbek said "It is not only I who received abusive calls but here is

# Ratepayers block council meetings

24/2/87

124

P.T.O.





Mr Donald Card addresses the city council meeting last night on his motion to rescind the Clarendon Gardens decision. Councillors are seated around the horseshoe with members of the public in the background

a man who asked to be excused because he cannot stand the pace of this matter any longer."

Jeering erupted among the ratepayers and Mr Yazbek said amid the uproar "You see what is happening to the dignity of this council. Listen to them I move that we go into committee."

Mr Gwyn Bassingthwaight rose and said he did not agree with Mr Yazbek's reason for Mr Zulman's absence but he was ruled out of order by Mr De Lange following a plea by Mr Willem Morris who rose on a point of order

The matter was then put to the vote and eight councillors voted to go into committee while five voted for open council

The division showed the councillors who voted for open council were Mr Card, Mr Errol Spring, Mr Brian Snell, Mr Eric Whitaker and Mr Bassingthwaight. Mr Len Cooper, who voted for open debate at the last meeting, entered the meeting after the vote was taken

Councillors who voted for closed debate were Mr Robbie de Lange (snr), Mr Robert de Lange (jnr), Mr Morris, Mr Pat Kay, Mr Bezuidenhout, Mr Yazbek and Mr Phillip Rohtbart

Mr Snell protested that it was an illegal decision and Mr Card said he would take legal opinion

Mr De Lange then closed the meeting and asked the ratepayers to leave, but they refused

and he closed the meeting

The mayor, Mrs Kemp, who had recused herself, reconvened the meeting to discuss other items on the agenda, while ratepayers still milled around in the chamber

Mrs Kemp appealed to them to leave and said the other matters had nothing to do with Clarendon Gardens

She was asked whether Clarendon Gardens would be discussed and she asked Mr Kumm to explain as she did not know what the council had decided. Mr Kumm explained that it would be up to the council to decide

The ratepayers gathered outside the council chamber where they were addressed by a former city councillor and chairman of the Concerned Selborne Ratepayers' Committee which is opposing the project, Mr Chris Lloyd

Mr Lloyd said that the council was busy discussing other matters and that when Mrs Kemp left the chamber, it would be a signal that Clarendon Gardens was being discussed

"It must be a personal decision by each one of you but when Mrs Kemp leaves, I intend re-entering the council chamber. Each individual must decide what to do," he said to loud applause

Mr Lloyd entered the chamber as Mrs Kemp left and several other supporters followed, but Mr De Lange closed the meeting a second time

See also pages 2, 6

*[Handwritten signature]*

# Onslaught on PE housing backlog

By KIN BENTLEY

THE formal housing backlog in Port Elizabeth is at long last being seriously tackled

With the Group Areas Act still in force, the surplus of accommodation in white areas remains out of bounds to black and coloured would-be home owners.

However, in African areas major strides have been made and exciting new steps are in the pipeline to accommodate people desperate for their own homes

One of those contributing to this development is the non-profit housing utility company, Urban

Villages, established in Port Elizabeth in 1982, "with the express purpose of promoting housing and community services and facilities for all race groups within the Eastern Cape"

Mr Rob White, general manager of Urban Villages, whose offices are located in Russell Road, last week gave details of projects his company had completed, those it was involved in and others still in the pipeline

Mr White said Urban Villages was busy with the Kwadwesi middle/lower income housing project, having completed similar schemes at

Cleary Estate (26 units) and Algoa Park (18), over the past few years

He added "We realise there is a greater demand in the lower income group and as a result are investigating and seriously considering the provision of houses in this field"

Kwadwesi is situated south-west of the freeway, midway between Port Elizabeth and Uitenhage

Full construction of homes at Kwadwesi (stage one) started in April last year and thus far, said Mr White, 94 houses had already been completed, of which 91 were occupied

He said Urban Villages was currently building 20 houses a month in the 4½-year project, which would eventually result in the construction of a total of 865 units, at an average selling price of R35 000

Each house was architecturally designed and sited so as to provide an "aesthetically pleasant home environment", at the same time leaving room for future extensions, as and when the family's financial position allowed it

The development is on land alienated from the former East Cape Development Board (now Cape Provincial Administra-

tion) and was fully serviced by Urban Villages, with finances raised by a loan from the National Housing Commission

Other developments in Kwadwesi would include a pre-primary school, two crèches, a small shopping and market centre

However, Mr White said although there was a demand for houses between R30 000 and R45 000, an even greater demand was in the R10 000 to R25 000 bracket

He said Urban Villages recently held "positive, constructive discussions" with Mr Joe Taylor, the managing director of the newly formed SA Housing Trust, regarding the funding of housing in the lower income bracket in the Port Elizabeth area

The trust had been approached by other companies, like the Peace and Prosperity Utility Association, which last week tied up a loan for the initial construction of 108 low-income houses at Motherwell.

It was hoped to increase this to 300

Mr White said it was expected that the provision of homes in Motherwell development would "commence shortly".

He said proposals for this large-scale development, which includes the provision of community facilities like crèches and pre-primary schools, had been submitted to the Department of Community Services in the Cape Provincial Administration

A "positive allocation of sites" was expected soon.

Although he would not say how many units were envisaged in the proposed Urban Villages project, Mr White said he would "like to see a development of a minimum of 500 houses"

Mr White said in addition to this proposed development, his company was also negotiating for further middle/lower income housing developments in the northern areas of Port Elizabeth.

# Bo-Kaap prices still 'too high'

Staff Reporter

A MEETING of the Bo-Kaap Action Group, attended by about 150 residents, has rejected the City Council's offer to sell the residents their homes at sharply reduced prices

The meeting, held in the Schotsche Kloof Community Centre last night, decided that the new prices were not "affordable"

Mrs Nazeema Seria, secretary of the Schotsche Kloof Civic Association, told the meeting that the Executive Committee had recommended that the original prices set be lowered by between R17 000 and R30 000

Residents wishing to purchase the cheapest house — priced at R44 300

124  
would need a deposit of R9 000 and legal fees of R3 500, and they could decide to repay the balance over a period of 20, 25 or 30 years at R435, R420 or R412 a month

Residents who had the full deposit of R12 500 had to earn a salary of R1 740, R1 680, R1 648 on a 20, 25, or 30-year repayment scheme

Homes previously priced at R76 795 will be sold for R50 000 if Exco's recommendation is accepted

But the full deposit will be R14 000, monthly instalments R483 (20 years), R466 (25 years) or R458 (30 years), and buyers' salaries R1 932 (20 years), R1 864 (25 years) and R1 830 (30 years)

# WALMER FIRE:

# 200 Homeless

1244  
E. Post  
11/3/87

**By BARBARA ORPEN**  
**ABOUT 200 people are homeless after a massive fire destroyed shacks in Walmer Township last night.**

The fire, apparently caused by a paraffin lamp, razed everything on four plots.

A scramble to evacuate the children followed the initial panic and only one person was hurt. Miss Sylvia Grebu was treated at Livingstone Hospital for burns to her head.

All that remained at the disaster site today were ashes, charred timber, broken pieces of crockery, bed frames and blackened pieces of corrugated iron.

One woman with six children said she felt "utterly hopeless."

All their clothing had gone. She was wearing her husband's shoes.

A large crowd watched people scratching in the ruins, hoping to salvage possessions.

The street was packed with furniture saved from the flames.

Residents said the fire started at about 2am.

Miss Monica Grebu

Turn to Page 2



All that remained were ashes, charred timber, broken pieces of crockery, bed frames and blackened pieces of corrugated iron after a fire tore through buildings and shacks in Walmer Township last night, leaving more than 200 people homeless. The fire — apparently caused by a paraffin lamp — injured one woman. More pictures on Page 2.

## 200 homeless after fire destroys shacks

From Page 1

she had seen smoke pouring from the kitchen area and gave the alarm, but the flames spread swiftly.

Miss E. Mbusi said it "was very dark, but we managed to get all the children out first and then started moving furniture."

A lot of it was saved, but clothes and money were destroyed.

Municipal police helped fight the blaze and the fire brigade arrived about an hour later.

Mrs Nancy Antoni who has six children and who

is unemployed, said she felt "utterly helpless."

"I don't know what we will do or where we will stay. All my clothes have been burnt," she said.

An Urban Foundation official, Mr Daro Dlova, said a "committee of help" consisting of members from the Red Cross, the UF and Operation Hunger would help.

The committee was formed last month to give aid when disaster struck.

"We will try and find temporary accommodation for these people and will approach churches to see if they can help in this regard," he said.

Pictures by Mike Holmes



# Dire need for low income housing in PE - Samuels

Municipal Reporter

THE Port Elizabeth City Council needs to provide 3 000 to 5 000 houses in the low income group over the next three to five years, the Director of Housing, Mr Eddie Samuels, said yesterday

He also said the prognosis for allocations of housing funds from the State for the city for the 1987-88 financial year was good

"We've had very encouraging signals from the State, which has recognised we have very severe problems," Mr Samuels said.

There should be no delays in the building of houses — there were a great many people living in Port Elizabeth's northern areas under extremely adverse conditions.

Mr Samuels disclosed that the registered waiting list for houses was now more than 8 000 and there was a backlog of 12 000 houses

At yesterday's meeting of the City Council's Community Services Committee, a project to provide 137 core houses in Bethelsdorp Extension 27(C) at a cost of R1,2 million was accepted

The acceptance of a specific tender was contrary to the wishes of the Northern Areas Management Committee, which wanted to give to contract to a coloured developer

Mr Samuels said the decision was subject to the approval of the National Housing Commission (NHC), which would probably act as an arbitrator

The council was the last resort in providing housing for people living in adverse conditions

There was general concern about the Eastern Cape by the State "We've pointed out that it is vitally necessary to start housing the families"

Many people were unable to pay their rents, he added.

Figures tabled at yesterday's committee meeting showed that arrears on northern areas selling schemes rose from R794 430 in December last year to R834 678 in January this year while in selling schemes the arrears rose from R356 293 to R361 969 in the same time, but this figure is lower than November last year.

Mr Samuels said the City Council had defined its strategy to focus on the needs of low income group families while private companies involved in housing generally provided housing for the middle income group

(124)

POST 11/3/87

Decision made

Argus 11/3/87 (124)

# 'Kennel' family given a new home

Staff Reporter

THE Bonteheuwel family living in a shack measuring three metres by one metre — their plight was reported in The Argus last week — have been given a house by Cape Town City Council

Mrs Denise Petersen and her eight-year-old son Abduragmaan were living in the shack after unhappy experiences with landlords

She moved out of her former home after her two children were abused and they had lived in 14 houses in two years

The council's deputy-director of housing, Mrs C Sims, telephoned The Argus with the good news

She had had trouble finding the details of Mrs Petersen's application because the original application for accommodation was in her ex-husband's name

### Much trauma

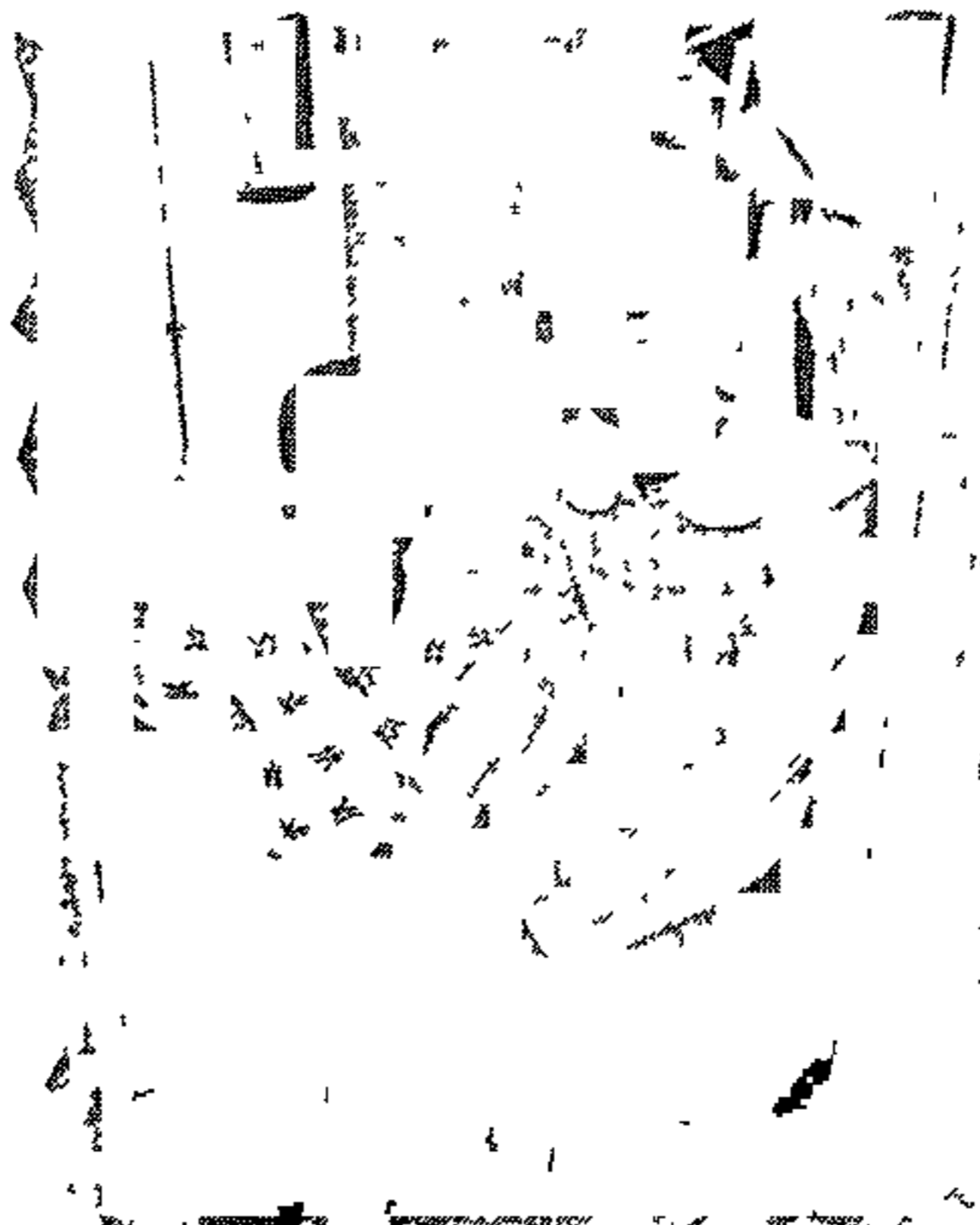
"We realised that Mrs Petersen had gone through much trauma while she was waiting for a house and so we gave her a house immediately"

Yesterday Mrs Petersen was moving into her new one-bedroomed home in Netreg as council workers installed windows and doors

Mrs Petersen has few possessions. Most of her belongings lie damaged in the yard of her previous home

"Tonight I'm taking only a foam mattress for myself and my son. We'll have to rely on other people to help us to get more furniture," she said

Mrs Petersen said "If it wasn't for The Argus my son and I would still be in our 'kennel' in winter — which wouldn't have been pleasant"



FLASHBACK — Mrs Petersen and her son in their shack.

### Membership

17 000

7 097

24 097

Cape Times 12/3/87

# Bulldozers are back at Crossroads

But this time for the better

By DIANE CASSERE

THE bulldozers are back at Crossroads — but this time to give it a R9,25-million facelift

This is the first stage of a planned three-part upgrading of Old Crossroads by the Provincial Administration's Office for Community Services to provide water sewers, street lights and tar roads for the area

The project could eventually go to R30 million if the government releases the funds for stage two and three, which would entail creating more sites with water facilities and community buildings, such as schools and businesses. Sites have already been set aside for the latter

The first stage, which will be completed in May, comprises putting in water borne sewage, tar roads and street lights in a 30ha site which is roughly one-third of the Old Crossroads site. It is on the area which was devastated during the unrest and is still surrounded by barbed wire

It will provide 1 347 stands on which residents will be invited to put their own structures

"We will encourage them to put up a dwelling of a higher standard there, but people will be allowed to put up their own house," said Mr Sampie Steenkamp, liaison officer for the Office for Community Services

"Eventually there will be 5 000 similar sites at Crossroads"

Asked who will occupy the stands, Mr Steenkamp said his office was negotiating with the committees for the

local squatters and the decision would be made in conjunction with the community

Work is proceeding briskly at the Old Crossroads sites. Contracts for the work were given to several of the Cape's big construction firms and the many colours of the workers' hard hats identify them with their companies

Hundreds of concrete toilets are standing side by side in the veld in pairs, each with a tap at the back. In

the completed areas straw has been thrown to keep the Cape Flats sand at bay

The stark order of the construction site is a startling contrast to the thousands of squatter shacks that stretch back along the sand dunes

Mr Neil Ross, PFP Party Organizer and a divisional and city councillor, said yesterday that "anybody would welcome upgrading of the area"

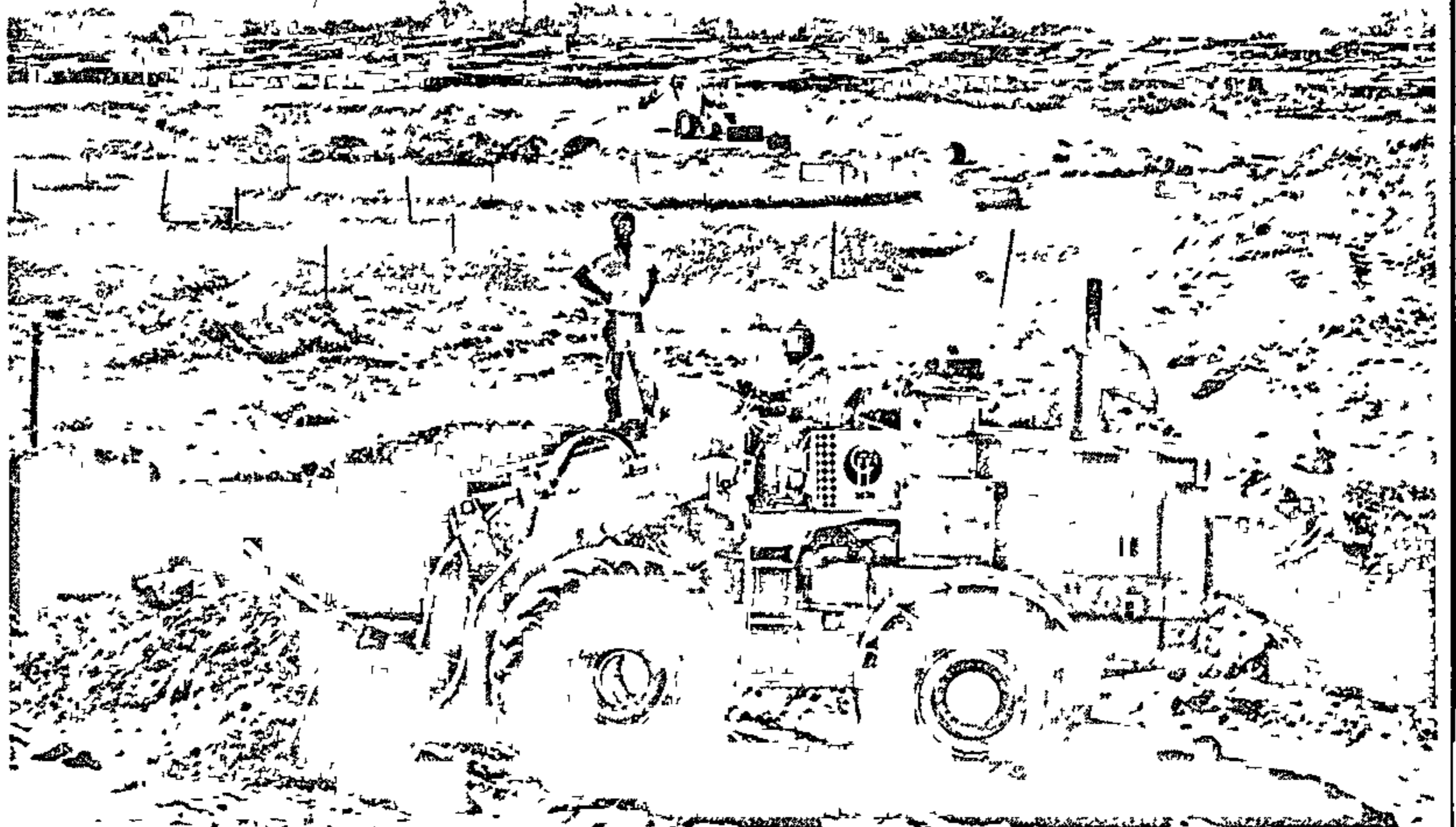
"But will this eventually mean displacement of people? That is the pertinent question," he said

Mrs Val Rose-Christie, head of the PFP's township monitoring committee said there had been no removals as a result of the first stage of the plan

"We will be monitoring it closely in the future," she added

Mrs Maizie Madigan, an Old Crossroads resident who was walking across the building site with her children, said the community was glad about the advent of water-borne sewage and tap water

"Now we can keep clean," she said



A bulldozer at work on the R9,25-million project to upgrade Old Crossroads shack town is in the background

Picture GLENN SHERRATT

# R40 million being spent on housing at Mlungisi

First R10,5 million phase is due by mid-year says CPA

124  
DD  
1/3/87

Dispatch Reporter

QUEENSTOWN — At least R40 million is being spent housing facilities in Mlungisi.

The final figure, when work now either completed, under way or still in the planning stage has finally been carried out, is certain to be very much higher — perhaps even double the current figure

This was revealed yesterday by the acting director (Eastern Cape) of the Cape Provincial Administration, Mr Dirk Matthee

The CPA is responsible for the development of Mlungisi

Estimates of the Mlungisi population have varied from 16 000 to 40 000

Mr Matthee said the first stage of a four-phase plan for improvements in the township should be completed by the middle of the year at a cost of about R10 500 000

"This has involved installing a full spectrum of engineering and electrical services — water, sewerage, public lighting, electrical connections, stormwater drainage and roads — on virgin veld near the Whittlesea road

"The area has provis-

ion for about 1 400, more than half have already been allocated. The purpose of this initial scheme is principally to take overcrowding pressure off older parts of Mlungisi," he said

Houses on more than 300 stands have already been put out to contract at a cost of R2 400 000

A further 166 larger "elite" sites will be developed by private enterprise

The police have already completed 10 homes for members of the local force, while 200 more houses will be developed by the CPA under the government's job-creation scheme and later put on sale to the public

The CPA has also earmarked R6 200 000 for a self-help scheme under which building materials will be provided to members of the public

"I understand that there have been a lot of applications for remaining sites," Mr Matthee added "These are being processed at the moment"

Another major scheme in the phase one area will be the building by the South African Transport Services (Sats) of 250 homes for sale to their black employees

The chief clerk responsible for marketing the scheme, Mr Harry Lotz, said the houses, which would cost a total of about R8 million, would be of a luxury standard similar to those in a project completed in Sterkstroom recently

Work on the scheme, which is being carried out by Queenstown builder Mr Nic van den Berg, has already begun. The houses will have fitted carpets, built-in

to upgrade

cupboards and — unlike in Sterkstroom — electricity

The project would be completed in less than three years, Mr Lotz said, with the first houses being available for occupation in about six months. This is the biggest housing scheme undertaken by Sats so far, he added

Mr Lotz said this week there were already applicants for 95 houses, and, with the significant number of senior black employees among the 500 people employed by Sats here, he saw no problem in selling all the homes

Mr Matthee said work on the second phase of the Mlungisi improvement scheme had started at the beginning of the year, and would eventually cost about R7 200 000

"The job here is the upgrading of the oldest part of the township, which is a very haphazard development. There are basically no services there now, apart from communal ablution blocks

"Work here will include installing an outside flush toilet at each stand, and this alone will cost about R1 500 000. Roads will be surfaced, water laid on to every stand, and stormwater drains and public lighting provided

"There is tremendous co-operation in this work from members of the public, in spite of the inconvenience some of them are unavoidably being put to. Workers on site are coping well under conditions that are not always easy"

Mr Matthee said he hoped that work on some parts of the area would be completed within the next few months. Small pieces of open space in the area meant that 233 extra serviced sites for homes could be provided

Phase three of the scheme, which will start when phase two has been completed, will involve the upgrading of the White City district of the township. It will cost about R3 800 000

Phase four, which will cost R1 500 000 exclusive of electrical work, will basically entail the provision of services to about 1 330 residential sites in virgin veld. The timing has not been decided.

Mr Matthee said the CPA hoped that white employers would consider buying houses created by the upgrading scheme to sell to their black workers

# D-Day for Blue Downs

Cape Times  
14/3/87  
124

APRIL 8 will be D-day for the Blue Downs development on the Cape Flats just east of DF Malan Airport.

On that day the Department of Local Government, Housing and Agriculture Development Committee will be considering the revised submissions from the seven tenderers it has selected and — in all likelihood on the same day — the final choice will be made.

"We do not anticipate the final submissions causing any great difficulty as we have already made clear to the selected tenderers those points on which we want alternatives or clarification," said Mr Carel Marias, the project director.

## Running smoothly

This means that house building should be under way by July or August — and by Christmas the handover rate could be well over 200 houses per month.

Mr Marais said that there had been a delay in getting certain decisions over the Christmas period — but now matters were running smoothly.

He added that in view of the high standard of the short-listed submissions, it had been decided in principle that all seven should be accepted — i.e. one more than originally planned.

This, he said, had necessitat-

ed making slightly more ground available, and phase one would now provide 7 500 houses in all.

These, with schools, recreational, business and industrial areas, will cover nearly 500 ha.

The developers selected for the project are Schachat, Murray and Roberts, S M Goldstein, Vista Homes, Garden Cities, LTA Comiat and Bester Homes.

Mr Marais said that all the selected developers had made provision for the development of the whole environment in which they would be working.

Blue Downs would, he believed, set new standards in the respect, especially as regards preserving local flora and the natural contours of the countryside.

A factor in the selected tenderers' favour, he said, was that all the designs and building systems had already been tried and proven elsewhere.

"Although there are some pleasingly original aspects to the designs submitted, there are no break-away or revolutionary systems," he said. "This means that the buyers can have confidence in the product."

Mr Marais added that the selected tenderers had also shown an ability to stratify their developments, with larger houses and plots separated from smaller ones.

# Blue Downs to start with 7 500 homes

124  
W/C ARGUS 14/3/87

by TOM HOOD, Business Editor  
THE Government has decided to build an extra 500 houses, making a total of 7 500, in the first phase of the R2-billion Blue Downs coloured housing development east of D F Malan Airport

This is because plans submitted by all seven developers

have been accepted in principle and, as a result, more ground will be made available

Project director Mr Carel Marais said "In view of the high standard of short-listed submissions, it has been decided in principle that all seven should be accepted"

The developers are Schachat, Murray and Roberts, SM Goldstein, Vista Homes, Garden Cit-

ies, LTA Comiat and Bester Homes

Phase 1, due to start soon, will involve a turnover of about R300-million and provide 6 000 jobs for at least three years, said Mr Marais

Final choice is expected to be made on April 8 by the Department of Local Government, Housing and Agriculture development committee

House-building should begin in July or August and by Christmas well over 200 houses a month should be handed over

All the selected developers had provided for the development of the whole environment in which they would be working, said Mr Marais

Blue Downs would set new standards in this respect, especially in preserving flora and the contours of the countryside

An information centre will open on site as soon as the developers start, moving later to one of the major shopping centres

● Blue Downs is planned to be larger than Mitchell's Plain, housing 200 000 people and costing about R2-billion  
Houses will cost about R35 000

# 200 left homeless after raging fire

124  
15/3/87

MORE THAN 200 people were left homeless after fire swept through buildings and shacks in Walmer township, Port Elizabeth, on Wednesday night

The only person injured, Sylvia Gwebu, was taken to the Livingstone Hospital with burns to her head

Major Eddie Everson, police liaison officer for the Eastern Cape, said the fire had been caused by an overturned paraffin lamp

When reporters visited the scene all that remained was charred timber, broken pieces of crockery, bed frames and blackened corrugated iron

Families stood around in a state of helplessness. One woman with six children said she felt "utterly hopeless" as all

their clothing had been burnt

Residents said the fire had started at about 2am. Monica Gwebu was in the house where it started

"I suddenly saw smoke pouring from the kitchen area and I screamed as loudly as I could, but the fire had already started spreading. It burnt the entire house down and spread to the other houses," she said

Dro Dlova, upgrading co-ordinator from the Urban Foundation, said

"We will try and find temporary accommodation for these people and will approach churches to see if they can help. Then we will get an expert from the UF to build temporary wooden shacks. Operation Hunger has already agreed to supply the food," he said - Sapa - 17

Cap 9/11/83 16/3/83  
(26) 240 340

# Black city townships owe R5 million in rent

By CLARE HARPER

BLACK local authorities in the Cape Town area were in arrears to the tune of R5 million in rent and service fees by the end of January

This was confirmed by the Cape Provincial Administration's MEC and chairman of the Local Government Matters Committee, Mr P J Schoeman, and follows the recent disclosure by a TPA spokesman that Transvaal black local authorities ran up R160 million in arrears at the same time

Mr Schoeman said the figure (between R4,7 and R5 million) included the Cape Flats

He said that despite the rental arrears, this position was "constantly improving", and that "the co-operation of many of the residents is being obtained" through the efforts of the town committees and the authorities

"While due regard is always taken of the ability of the residents to pay the rentals and while all efforts are made to avoid causing undue hardship, rentals and service charges must as far as possible make the provision of such services economically viable"

He said the authorities were "fully aware of the need to be as accommo-

dating as possible in the handling of this very sensitive issue"

Meanwhile, Sapa reports that the Transvaal figure was mentioned by TPA MECs Mr John Griffiths and Mr John Mavuso during discussions with officials from black local authorities on the West Rand in Johannesburg on Wednesday

They said that for reasons of financial viability, it was imperative that conditions be created which would enable black local authorities to decide on "reasonable and justified" increases, which residents could pay without fear of intimidation.

"Firm action will have to be taken in future to exact payment from residents for amounts due to local authorities," the meeting was told

Black local authorities in general appeared to face serious difficulties and a solution would have to be found to provide them with a sound economic basis

The TPA regarded local government as the most important and sensitive level of government. Its functions, if correctly administered, were "the most significant instruments to activate and facilitate future peaceful constitutional change"



Cape Times 17/3/87 (124)

# R100m for city housing, amenities

**Municipal Reporter**

**MORE THAN R100 million** for housing and civic amenities in the Cape Town municipality is expected from the National Housing Fund in the 1987/8 financial year, according to a treasurer's report considered by the executive committee yesterday.

This figure represents a 10% increase on the present year's original estimate of R92,5 million. Actual spending on housing and related infrastructure this year will be somewhat lower, at R75,8 million.

Not all the money will go to

new housing, the report said, as a "substantial" amount would go towards the provision of "amenities as part of the infrastructure", such as libraries, halls, public pools and sports facilities.

Draft capital estimates for next year are being drawn up by the city council Management committees, which still have only advisory powers, have been asked to send items which they want included in the estimates to the council's various committees.

Scores of such priority items have been submitted by the management committees.

One suggestion is that a transport interchange be built at Athlone, instead of building extensions to the Mowbray bus terminus, where residents have objected.

Fire stations for Athlone and Manenberg have been proposed, along with street lighting in Netreg, better drainage in Manenberg and Kalksteentfontein, resurfacing of roads in Bonteheuwel and Netreg, swimming pools in Netreg and Athlone, upgrading of flats in Kewtown and many more projects.

**I only want to help ...**

LABOUR PARTY MP and landlord Mr Abe Williams was warned three months ago the shanties he rents out in White City, Saldanha, pose a health hazard

But he has ignored a municipality instruction to clean up his properties. He said he had no intention of repairing the shacks. He was waiting for the tenants to be moved out so that he could pull down their homes.

He said of the 200 odd tenants now facing an uncertain future "It is not my problem."

Told that he has only four months left to meet the municipality deadline, Mr Williams said "I am planning to demolish the houses. The municipality has got four months to find alternative accommodation to house the people. I am not interested in improving the housing. It is not my problem."

Mr Williams claimed his fight was against the Group Areas Act. He had bought up houses once owned by whites, and he was now giving black tenants the opportunity to own their own homes.

"I want to help the people, and yet now I am being crucified."

None of his tenants could afford to buy his renovated houses, and sales were being held up until present tenants could be housed elsewhere.

"I cannot evict them. That is bad politics."

The Vredenburg-Saldanha municipality confirmed that moves were afoot to develop township houses and sell to those who could afford to buy their own homes.

In most cases they would be employees of the South African Navy, the South African Railways or the Department of Public Works who were granted government subsidies, said the secretary of the management committee, Mr F Daniels.

He confirmed that the local health inspectorate reported that the houses belonging to Mr Williams were seriously overcrowded and were a health hazard.

"We discussed this with Mr Williams. He is trying to rebuild the houses first, and then resell them, but he runs the risk that the people (in his houses) won't have anywhere to go," Mr Daniels said.

The municipality feared that unless the Department of Local Authorities, Housing and Agriculture provided funding for alternative accommodation for the tenants, they may resort to squatting.



White City landlord Mr Abe Williams

**Plea to the 'King of Saldanha':**

**GIVE THE CHILDREN A CHANCE**

SPECIAL REPORT  
by MOIRA LEVY

"PLEASE, asseblief, gee 'n kind a kans", reads the bill on the outside wall of Mrs Tna van Kolver's shanty in White City, Saldanha.

This is the plaintive appeal for a better life for families living in derelict shacks belonging to the man they call the King of Saldanha, Labour Party MP Abe Williams.

For more than a year Mrs van Kolver and her family have been living in a single room waiting for repairs to be completed on their home.

It was damaged in a fire that destroyed the next door structure. Mrs Van Kolver still cannot use the second room of the home she shares with seven others.

She could not do her washing, she said, because nothing stayed clean in the smoky, soot-stained shack. Other tenants told SOUTH a similar story. They never saw their landlord, they said, and complaints and appeals went unheeded.

They said that in the years since Mr Williams took over the properties, not a single broken window pane, cracked wall or leaking roof had been repaired.

Mr C Ruiters showed a lawyer's letter demanding that he pay up R120 rent arrears. He was given until the end of February to pay, but by then had managed to collect half the amount owing.

Mr Ruiters keeps the much-folded letter in a plastic pouch stored in the pocket of a jacket hanging next to his bed. He has lived in the shack for most of his adult life.

When he first moved in he paid R4 80 a month, but since Mr Williams bought the property the rent has increased to R30 a month.

In addition Mr Ruiters pays a separate municipal water account.

Eight people live in the two-roomed shack. They share the single bucket toilet outside.

Earlier this year they were told by a visiting health inspector that the overcrowded, damp and poorly ventilated shack posed a health hazard.

From time to time they had tried to improve their home, Mr Ruiters said, paying for repairs out of their own pockets. But window panes broken years before could not be replaced because the wooden frames had rotted away.

The ceiling sagged and leaked when it rained, and the walls were thin and fragile.

Mr Ruiters showed the spot where 20 years before a truck left the road and crashed into the bedroom, killing a sleeping tenant.

Repairs were haphazard and signs of the damage were still visible.

Mr Williams's properties in White City stand out. Some of his properties have been subdivided, what was once a solid four roomed house now accommodates several families in one two-roomed and two single-roomed structures.

Two-roomed houses have been turned into two single-roomed shacks which he rents out for about R25 a month, with about R25 extra for water.

The shacks have no ceilings, but the most striking feature is the number of beds packed into each room.

SOUTH visited a two-roomed structure, housing three families, which had five beds. A corner of the backroom was cluttered with cooking utensils, and hanging on every wall were many pans and tin tubs which could not be stored anywhere else.

The three families share a single tap in the yard and an outside toilet. For this they pay R40 each month.

A woman tenant said Mr Williams "promised to repair the houses when he took over but he has done nothing at all."



White City tenants have waited for more than a year for repairs



Little privacy for Abe Williams's tenants. A row of bucket toilets



Abe Williams's houses in White City - a "health hazard"

Pictures RASHID LOMBARD

# Housing boom — city nearly hits roof

w/t AKGUS 21/3/87 124

by TOM HOOD, Business Editor  
PROPERTY sales are soaring to near-record levels in Cape Town, financed by cheaper home loans from cash-flush banks and building societies and boosted by hundreds of sales in Mitchell's Plain

The 1 032 transactions recorded by the City Council last month was the second highest, while the value, R55-million, was only R2,7-million short of the best month. And the record month, last July, was bolstered by the exceptional sale of Cavendish Square for R21-million

These deals involved houses, land and all freehold property, but excluded sectional-title sales, estimated at another R6-million last month

All the ingredients that preceded the last property boom are here, say economists: a revival of the economy, people feeling more confident, pent-up demand for homes, plenty of mortgage funds available, falling home-loan rates to well below the inflation rate and second-hand house prices averaging 35 percent below replacement costs

Many people who put off buying in the past two years, either because of unrest or they were thinking of leaving the country, have decided to stay and buy a house instead of renting, according to estate agents.

Average sale in the municipal area in February was R53 700 after R48 100 in January and a 1986 average of R43 800

## High prices

Eight houses on the Bantry Bay and Clifton coast fetched more than R200 000 each, the most-expensive being for R589 000 on a small (698m<sup>2</sup>) plot high on Ocean View Drive

Latest Divco figures show 53 Constantia properties were sold in a month for R6,3-million or an average of R125 000

The country's largest build-

ing society, the United, granted loans close to R240-million in February, up 40 percent on the record R169-million loaned in February last year

House prices could rise by between 10 and 15 percent by the end of the year, says Mr Tertius Beyers, an analyst at the Stellenbosch Bureau for Economic Research

The chairman of the National Association of Home Builders, Mr Barne Barnard, said costs were expected to rise by 16 to 18 percent during 1987, most of this increase in the first half

Cape Times 25/3/87 (124)

# New rent policy 'for whites only'

By PETER DENNEHY

PHASING OUT of rent control for those in certain income brackets, and assurances to the elderly that their dwellings will remain controlled, applied only to whites, a government spokesman disclosed yesterday

Mrs Christa Patterton, liaison officer for Mr Amie Venter, Minister of Local Government, Housing and Works, said yesterday from Pretoria that a circular distributed recently by Mr Venter's department in Cape Town concerned only whites

In the circular, Mr Venter notified tenants that from February 1 this year rent control would be lifted, except in cases where

□ The gross combined monthly income of married tenants, or

those with dependants, was under R1 250

□ Single tenants without dependants had a gross monthly income not exceeding R750

□ "All tenants of rent controlled dwellings who are 70 years of age and older, regardless of income, will enjoy lifelong protection against rent exploitation and arbitrary ejection provided they continue to occupy the premises concerned without interruption"

Mr Anwah Nagia, a member of the executive of the Salt River, Woodstock and Walmer Estate Residents' Association, asked this week whether the assurance to over-70-year-olds applied to people of all races

Mrs Patterton replied that it did not. It was not for her to say whether the other Houses of Par-

liament or administrations would enact similar proclamations, she said, as Mr Venter had acted only for the House of Assembly

Mr David Curry, Minister of Local Government, Housing and Agriculture, House of Representatives, was not available for comment

Mr Nagia said several tenants in three blocks of flats in Nelson Street, on the edge of District Six, were "on the brink of a nervous breakdown" as their building had been sold as part of an upgrading scheme

They could not afford bonds and feared they would be evicted

"Some of these tenants fought in both world wars," Mr Nagia said "It's a tragedy that they are not protected. We demand equal access to the law"

# Council moves in on rent boycotters

Picture: REUIENS

THE government evicted rent defaulters in Zwide township this week in what looked like a bid to "test the water" in one of the strongholds of rent boycotts

Squads of up to 20 Ibhayi town council policemen evicted tenants in the first five houses on Monday for not paying their rent. Another five evictions were reported on Wednesday, but a Black Sash worker said as many as 30 families were believed to have been affected.

Residents said the council seemed to want to gauge residents' response to evictions

While the evictions were taking place, it emerged that the council has lost R4-million since defaulting

By MIKE LOEWE, Port Elizabeth

The figure was given to Sash worker Judy Chalmers by Zwide township manager Mhuthuzeli Matrose

This week residents told how council guards had arrived at dawn and emptied their possessions into the street

The guards seemed to pinpoint one house per street.

Most of the occupants were pensioners or unemployed. Two were former Ford workers

Dressing tables with cracked mirrors and broken legs bore testimony to the speed of the evictions.

Whole families were moving

Justlessly around their goods as the heads of the households negotiated with council officials. Many said their offers of part payment were rejected, as the council wanted the lump sum

Some said they were threatened with detention should they reoccupy their homes.

However, some residents said they reoccupied their homes after opening up with spare keys

Laureen Platsky, fieldworker for the National Committee against

Removals, said the evictions could be a mixture of boycott busting and attempts to sell off houses to emerging black property entrepreneurs

She pointed out that a number of the evicted were unable to pay rents because they had recently become unemployed.

All attempts to contact the council drew a blank as the only representative, town clerk Andrew Pullen, was "in a meeting" and unavailable — East Cape News Agency

## DV fire leaves 44 families homeless

31/3/87 Dispatch Reporter

EAST LONDON — Forty-four Duncan Village families were left homeless when their shacks were destroyed by fire on Sunday evening

Nobody was killed or seriously injured in the fire, which is believed to have been started by an overturned candle or lamp in a shack in Basher Street

A spokesman for the fire brigade, Mr Bob Drake, said the fire call was received at 8 50 pm and three units, were dispatched to the scene of the blaze. The glow from the flames was visible in Greenfields by that time

The fire was brought under control 3 minutes after the brigade arrived and had been completely extinguished by 10 42 pm

A provisional estimate of the damage was R4 000

The mayor of Duncan Village, Mr Edison Makeba, who visited the scene of the fire, said the destitute stood little chance of receiving shelter soon "There is nowhere to accommodate them"

The community centre, which had been used to house homeless people in the past, was destroyed during unrest in 1985.

Mr Makeba said he had asked the Duncan Village town clerk, Mr Peter Kietzman, to notify the Red Cross of the plight of the residents

He urged those who had the material to rebuild their shacks to do so but added that his council could not assist them as it had no materials.

Mr Makeba also asked those affected by the fire to go to the administration buildings in Duncan Village for assistance

"We will ask the Red Cross to go there," he said

# Jail for housing fraud

CAPE TIMES 11/4/87

124

By YVETTE VAN BREDA  
Court Reporter

A 52-YEAR-OLD Mitchells Plain woman was jailed for six years by a Wynberg Regional magistrate for defrauding would-be home owners out of R71 310 by inducing them to pay deposits for non-existent houses

Zuleiga Chowgley, of Orpheus Crescent, was sentenced to eight years' imprisonment, of which two years were suspended for four years, on 47 counts of fraud

She was acquitted on 67 counts of fraud. Her co-accused Mrs Fatima Rodgers, 43, of Woodburn Avenue, Athlone, was acquitted on all 114 counts

In his verdict the magistrate, Mr A P Kotze, said she appeared at meetings posing as a representative of Cape Town City Council and wearing the appropriate uniform

She misled people and made them believe that she was a municipal employee

## Hired houses

The prosecutor, Mr P Marais, said she had hired houses to give difficult clients the impression that they owned them and had used fraudulent forms to prove to people that their applications had been accepted

Some people had to buy their furniture back from estate agents who had evicted them from houses which they believed they had bought

Mr Kotze said "There was enough time for you to stop. But this scheme worked perfectly for you, and people were taken in by you

"You went out and chose a certain group of people, the average man who needed a home. You allowed them a flicker of hope, some of them were very thrilled. They borrowed money from their employers and family

Mr E de Beer appeared for Mrs Rodgers

# Cape Flats real estate booming

Cape Flats 4/4/87 124

**What is the state of the residential real estate market on the Cape Flats? Booming apparently, with an estimated 18 agencies operating there exclusively. Property Editor NEILL HURFORD talks to a leading group.**

CELEBRATING the end of their first year of trading is a franchise operation which has recorded a 12-month turnover of more than R6-million, and which places itself among the top five broking firms in this field.

The Own It division of the Seef Organization franchise network is headed by directors John Morley, 40, Dorothy O'Sullivan, 34, and Tim Freeman, 34, who operate from city centre offices in Dorp Street, with 14 agents in the field.

"All our agents are drawn from the communities they serve," says Morley, who adds that they chose to attach themselves to an established agency network in order to benefit from the training infrastructure offered. Training, they feel, is one of the priorities in the field in which they work. "Gaining client confidence is one of our major objectives," he says.



**Tim Freeman, Dorothy O'Sullivan and John Morley — an invitation to Own It.**

Why Own It? Well, they lightly inform, one of the first name choices for the agency was House It (Howzit? — getit?) But this was already in use, so Own It seemed appropriate to an agency operating in a community used to renting accommodation.

"Our clients, many of them State employees, have for years not realized their home-ownership potential through subsidy," says O'Sullivan. Now, that aware-

ness is growing and a major portion of the work done in sales is based on the GO709 certificate.

Earlier too, apparently, estate agents shied away from subsidized buyers because of the mountain of paperwork and huge time lapses involved in transactions. These processes have been streamlined.

Now for the first time, says Morley, the volume of houses in this market is starting to surpass the number of white-group homes sold in the Peninsula.

But there is an imminent prospect of change in the selling conditions for agents operating in the Cape Flats areas. A large proportion of the homes being sold are municipal units, formerly rented out and now placed on the market at extremely low prices. With this stock likely to dry up, the onus falls more and more on the private sector to provide suitable homes at reasonable prices.

Here, developers are placed in a difficult costing position, in that proportionately, land for "coloured" housing is more expensive than for white housing.

But in the realm of sales performance, the Own It team is satisfied. The core of their original sales force is still with them, and they claim a far lower failure rate in sales than is traditional in their market.

Plans for the future include regional offices on a sub-franchise arrangement and the launch of a second company to be headed by Freeman, specifically to market their administration and finance services to other estate agencies.

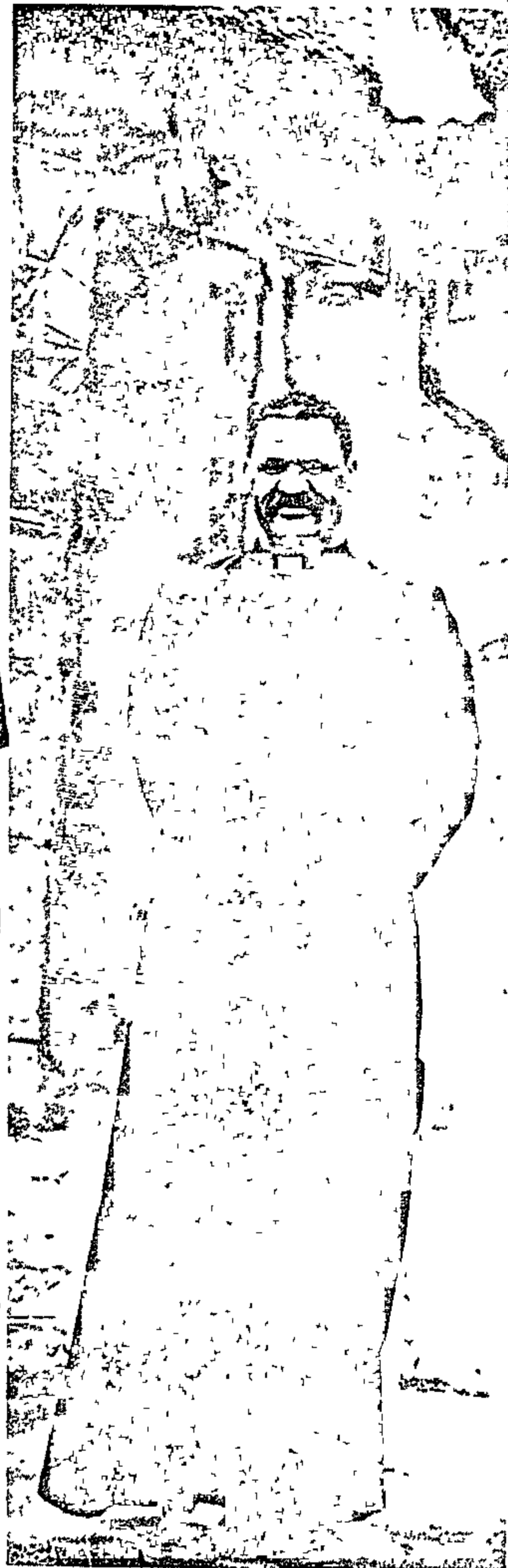


South

9-15/4/87



# Third priest in Group Areas probe



The Rev John Speelman

By EDYTH BULBRING

WHITE residents of the small southern Cape town of Bredasdorp are in an uproar over a black priest who has moved into their neighbourhood

This week the Rev John Speelman was questioned by police over a possible contravention of the Group Areas Act after he moved into the new rectory of the Anglican Church

Speelman moved into the new rectory over a week ago after having lived in the "coloured" area for a year

Before he moved, 78 white residents petitioned the municipality to stop a black person from moving in, and the municipality sent a letter to Speelman

"They probably knew it would be me. They wrote the letter because of the petition," said Speelman

The building plans of the

rectory had been approved by the municipality long before rumours began circulating that Speelman would be the occupant

"If they had known it was me, they wouldn't have passed those plans," he said

Last Sunday, Archbishop Desmond Tutu travelled to Bredasdorp to bless the new rectory

This week Speelman was asked by the Bredasdorp police for a statement giving reasons for being in the area after a complaint had been lodged

"What statement could I give, I am here because the church sent me here, so I referred them to the Diocesan secretary," said Speelman

"It is not nice being here feeling that you are not wanted, but we are here for the church. If you don't defend what the church stands for, then they will one day elect our priests and bishops"

Mr A Smith, who lives across the road from the rectory, said further action was being considered to remove Speelman from the area. He would not elaborate

Smith, who handed the petition to the municipality, said "They have got their own bloody townships down there, why must they move in here?"

One of his main concerns was that "nobody will buy a house in the vicinity now. My house isn't worth five cents"

Smith also objected to Speelman's contravention of the Group Areas Act

If the act were abolished "I would object strongly to it," he said

"It will affect my life, it's not only him living there but a lot of coloureds coming to visit," Smith said

Another neighbour, who refused to be named, said "There's nothing we can do, they're here"

She said most of the people in the neighbourhood were opposed to Speelman moving in

Another neighbour said she could not speak for the rest of the neighbourhood but, "it makes no difference to me. Black or white people can live where they want"

A spokesperson for the Bredasdorp Municipality confirmed that a petition had been submitted

Speelman is the third Anglican priest living in white areas in small Cape rural towns to be visited by the police

The police have confirmed that a possible contravention of the Group Areas Act was being investigated against Father Trevor Pearce of the Anglican Church in Caledon

Father Wrongcliffe Chisholm of Saldanha was also visited by the police several months ago for living in a white section of the town

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# Homeless rebuild shacks

CP Correspondent

FORTY-FOUR Duncan Village families, left homeless after a fire destroyed their shacks last week, are using destroyed material to rebuild their shacks as no help has been offered to them

Nobody was killed or seriously injured in the fire, which is believed to have been started by an overturned candle or lamp in a shack in Bashe Street on March 28. The damage was estimated at R4 000.

The people said they had no hope of

getting any help. "We have started rebuilding our shelters from the remains of the destroyed material. We have lost everything and no help has been offered to us yet," said a member of the group.

The group said that the mayor of Duncan Village, E Makeba, was unwilling to help.

They said Makeba "showed no sympathy and promised no help at all".

Makeba refused to comment on the matter.

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21/4/87

Cape Times, Tuesday

# KwaNobuhle families being 'ripped off'?

Own Correspondent

PORT ELIZABETH. — Residents in Uitenhage's KwaNobuhle township claim they are being "ripped off" by having to pay between R17 457 and R19 500 for hardboard houses.

The town clerk of the KwaNobuhle town council, Mr Eddie Coetzee, said yesterday he had not heard of any complaints. He said a building inspector would investigate the residents' claims.

The National Automobile and Allied Workers Union (Naawu) says more than 260 people have complained about the quality of the houses.

"We have now asked for a meeting with several contractors involved in the building of homes for blacks in Uitenhage so we can put our standpoint to them," Mr Jurie Harris, chairman of the Volkswagen branch of Naawu, said.

"We have also discussed the complaints with our members and have asked them to stop applying for housing loans for similar hardboard homes before we have resolved the issue."

Naawu and its members have described some of the houses built of hardboard as "paper doll houses" and have rejected them.

Mr Coetzee said: "We sell sites to the people and then they get their own contractors. But if the people are not happy with these homes they can come to my office. We will send out our building inspector to investigate the complaints after which we can call the contractor responsible and try to solve the problem."

Naawu had now taken up the complaints with a building society responsible for the mortgage bonds.

CAPE TIMES 22/4/87

# Eleven acquitted in 'hostel case'

124 (20) 200 Staff Reporter

ELEVEN married women arrested on charges "of being in a development area without a permit or permission" following a raid on Mfuleni Hostel near Stellenbosch in October last year, have been acquitted by a Kuils River magistrate

Fourteen women and one man were found staying in the single-sex quarters at Mfuleni on October 14 and all pleaded not guilty to the charge

Eleven of the married women were acquitted last Tuesday. The magistrate, Mr E Kleinhans, found the 11 women had been given permission to stay temporarily in the hostel by an official from the Mfuleni local authority

However judgment on three women and the man — Ms Hester Makwati, Ms Nonkose Makwati, Ms Liziwe Madiko and Mr Tembinkosi Sokhetye — is expected in the Kuils River Magistrate's Court today

Two are sisters who were visiting their father, and the others are the daughter and brother of two hostel inmates. Their attorney, Mr Jan van Gend, has argued that the four were at the hostel "out of necessity"

Mr L H Jordaan prosecuted

# Women prevent friend from losing house



*SOUTH* Mrs Jane Thukwayo, left, with Mrs Doreen Hovi  
*23-28/4/87* *124* *3* Picture By RASHID LOMBARD

By CHRIS GUTUZA

WOMEN of Khayamandi township near Stellenbosch took "matters into their own hands" recently and reinstated two residents evicted from their homes by the local community council

Trouble first flared in

the township when an elderly resident, Mrs Jane Thukwayo, was evicted by the community council in conjunction with Community Services, and the belongings of another woman put in the house. Friends of Thukwayo rallied around and confronted the new resident.

"Almost all the residents gathered outside the house. A number of other women, supported by the kids, entered the house and removed everything from the house and returned Jane's possessions," one of the women said.

Residents said community council members, accompanied by armed men, arrived at the house soon afterwards.

"They were heavily-armed and had sjamboks. We told the excited crowd to remain calm and not to move," said Mrs Doreen Hovi, a friend of Thukwayo.

"My possessions were again removed from my house and the locks on

the doors were changed," Thukwayo said.

"But the new resident refused to move into the house and went back to her old residence. The doors were locked and I spent the night outside," she said.

She then sought the assistance of the Stellenbosch Advice Office which informed Community Services, formerly known as the Administration Board, that a court interdict would be sought to reinstate Thukwayo.

She said her house was eventually returned to her after a lawyer contacted the authorities. A final decision about her occupancy of the house would be taken at the next meet-

ing of the community council

On the same day that she was evicted another resident was also evicted, but with the help of the community his possessions were moved back. He and his children are still in the house.

Efforts to contact the mayor, Mr Myataza, have so far been unsuccessful. The regional manager of the Cape Provincial Administration's Community Services in Stellenbosch, Mr Tertius Ellis, said "At no stage did Mrs Thukwayo have a house in Khayamandi. She was living in a shack in the back of the house. After the lady in the house died, she moved in."

## Stofile writes from prison

DURBAN CORRESPONDENT

IN A letter from prison in the Ciskei, the Rev Arnold Stofile said he regarded the nomination as president of Sacos as a "command from the people".

His attorney, Mr Hintsu Siwisa, confirmed from Mdantsane that Stofile would have accepted presidency of the South African Council on Sport if he had been elected.

The Natal Council of Sports (Nacos), withdrew Stofile's nomination for presidency after delegates at the

**SPORTS**

ARCS 4/5/87

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# Brooklyn 65 percent rent-rise shocker

Staff Reporter

RENT increases of between 65 and 69 percent have shocked tenants — many of them pensioners — in three blocks of flats in Brooklyn

The landlords, who own 50 houses and three blocks of flats in the area, blame inflation, increased rates and taxes and maintenance costs

Pensioner Mr Charles Deane of Alpha Court in Vasco Road said his rent would go up from R124 a month to R210 — an increase of 69 percent

“Most of the people here are ‘oudballes’ and pensioners,” said Mr Deane

“It’s not for me to speak for them. But where the hell I am going to get the money for next month, I don’t know.”

Mr Deane said he had applied for a municipal flat. “But I hear it takes a year”

Mr Deane’s neighbours, a pensioner couple who asked not to be named, said the rent had crept up gradually before

“But it was never such a high jump

The rent for their garage had more than doubled from R12 to R25 and their two-bedroom flat was costing them R235 — 65 percent up from the previous rent of R142

“We are not complaining though,” the wife said, although she agreed the sudden jump was a shock

“Rents are high wherever you go. Even at R235 with a garage, where are you going to get this sort of flat for that price?”

Mr John Killa said he was one of “three or four shareholders” in the family trust which owns the block

“Over the years increases were allowed by the Rent Board but we never put rents up by the full amount allowed. Mr Killa agreed that the latest increase was by far the biggest

“I was personally prepared to keep rents low. We know the tenants are old. Unfortunately it has

reached the stage now where the other beneficiaries feel they are not getting their true income”

The trust owned 50 houses and three blocks of flats in the area, he said.

He was sure his attorneys “would make a plan” if people were having problems coping with the rents

“If rents had been increased to the proper level before we would not have had such a big jump now,” he said



Picture PETER STANFORD, The Argus  
**Mr Charles Deane faces a rent increase of almost 70 percent.**

BER sees demand increasing

# House prices to hit 1984 peak

CMA times 5/5/87  
124

By AUDREY D'ANGELO  
Financial Editor

HOUSE prices in Cape Town have been firming since the middle of 1986 "and should reach the 1984 peak levels before the end of this year", according to the latest survey of the building and construction industry by the Stellenbosch Bureau for Economic Research

Pointing out that demand is increasing, the bureau says this will cause a relaxation of the stiff competition which has squeezed profit margins

Building materials have risen in price and it expects wages and salaries also to rise, pushing prices up

Discussing regional differences, it says price movements in Johannesburg were similar to those in Cape Town

"Prices have bottomed out since April last year and have been slowly on a road to recovery since then"

Although few transactions have taken place in Port Elizabeth, prices there started to firm in August last year

And in Pretoria, "prices have jumped by approximately 10% in the last quarter of 1987"

"With the likelihood of upward salary adjustment for civil servants this year, we expect prices will top the 1984 peak levels in the third quarter of the year"

Discussing market sectors, the survey says the most expensive properties, which suffered the biggest setback when prices started to drop in 1984, were "the quickest to react to the renewed interest in residential property"

"Prices in the middle category have also started to improve. This is the category most of the second time subsidized house buyers buy into

"Prices in this range have been mildly affected by the recession and should surpass the previous peak levels before the middle of 1987."

But, the bureau says "It is interesting to note that prices at the lower end of the scale have shown no sign of improvement.

"We have anticipated that, as this is the price range in which the first time home buyer normally enters the market, prices should be quick to react to any positive signs.

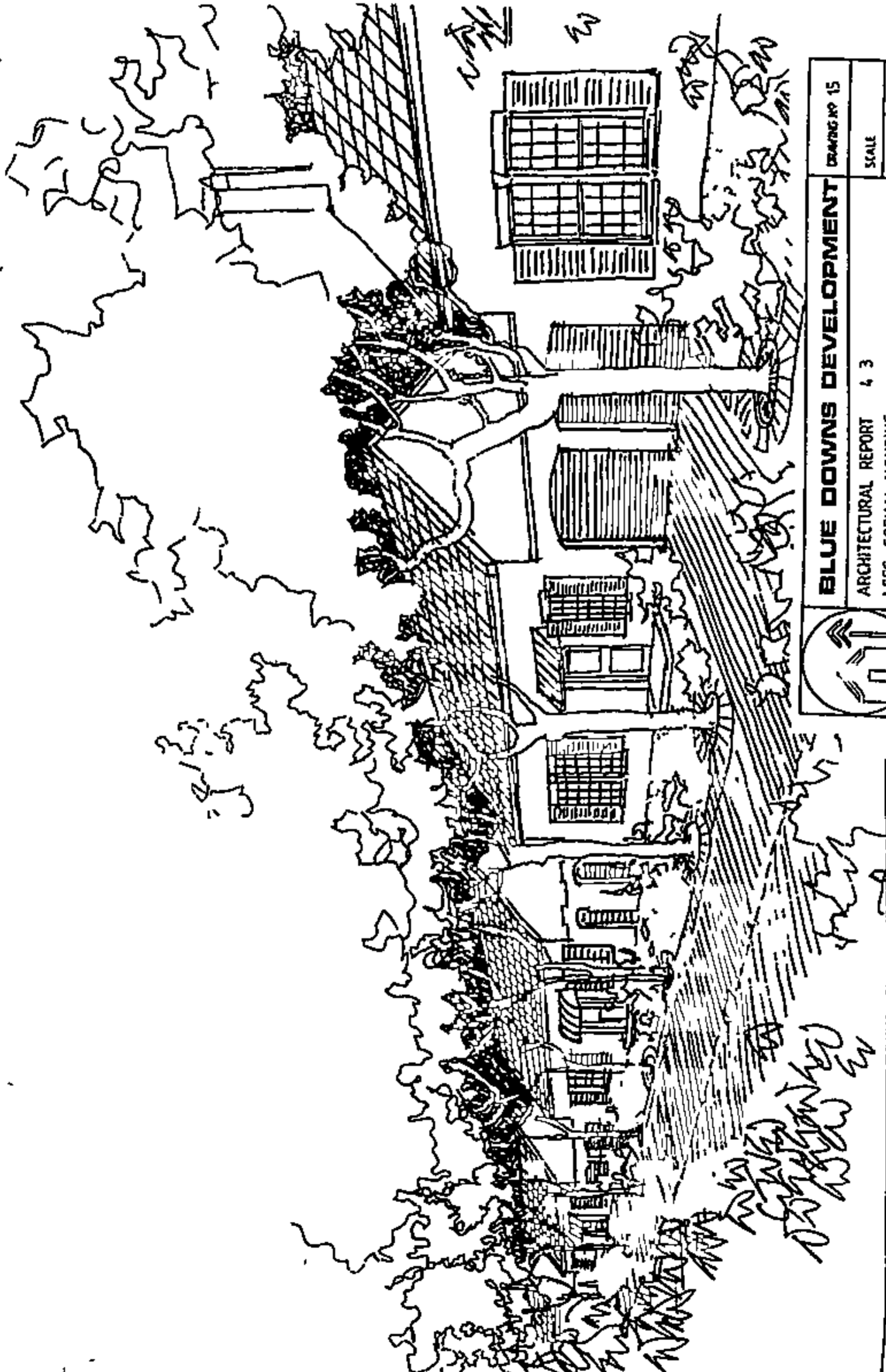
"Prices have however remained stable in this market throughout the recession"

Seven contractors will start work on R2-billion project next month

# Blue Downs to house 250 000

ARGUS 6/5/87

1247



**BLUE DOWNS DEVELOPMENT**  
ARCHITECTURAL REPORT 4, 3  
LESS FORMAL HOUSING

DRAWING NO 15  
SCALE  
DATE AUGUST 86

A typical street scene planned for the Blue Downs development.

**By TOM HOOD, Business Editor**  
THE first bricks of the R2-billion Blue Downs housing project will be laid next month as seven contractors start to build about 40 show houses and mount their sales campaigns

The vast Cape Flats project near DF Malan Airport, designed to take 250 000 people of all income groups, will be built by private enterprise and all houses will be sold freehold

As momentum builds up, it will also generate millions of rands into the Western Cape's economy each month

Show houses should be ready by the end of August, says Mr Carel Marais, project manager for the Department of Local Government

"The inexperienced buyer cannot interpret a plan properly and tends to be misled by glossy perspectives. Show houses give an accurate idea of what is on offer."

Some 20 percent of plots in the first phase would be available to small developers aiming to build two or three houses or to single owner-builders

Township planning by the major contractors, however, would ensure that upmarket houses were not cheek-by-jowl with the less expensive houses

"This has been a source of discontent in previous schemes," he said "At Blue Downs we aim to ensure that the better areas increase in value even faster than the middle-income areas. We believe a man who invests in his home should benefit rather than be offset by its environment."

No State housing was planned and there was unlikely to be any sub-economic or very inexpensive housing in the area within the foreseeable future. Present market indications showed a big demand for houses around



Cape cottage, one of several styles available.

R20 000 to R30 000. Sites would average R10 000 for between 350 and 400 m<sup>2</sup>.

Developers reported 40 houses virtually sold before they started, said Mr Marais

Roads and sewers are being laid and about R29-million of work is already going ahead

Most of the town planning aimed to create small communities within the greater community with more than the usual number of areas set aside for schools, health facilities, sports grounds, churches and police depots, said Mr Marais

"By the end of the year we expect to have at least 200 families but next year the tempo will increase and something like 200 families a month will be able to move in"

The seven developers are Murray and Roberts, Garden Cities, Bester Homes, Schachat Callum, MS Goldstein, LTA and Vista Homes

Mr Marais, answering criticism about bringing in Johannesburg companies, said all these companies had a good track record in the housing sphere but it was also a stimulation for the local economy with an inflow of managerial and professional



# R9m allocated for PE housing

12/15/87  
124  
805

## Municipal Reporter

THE central Government has allocated a total of more than R9 million to the Port Elizabeth City Council for housing for the 1987-88 year

This comprises R6 million for coloured housing, R2 million for white housing and R1 million for Indian housing

The individual project amounts are reported by the City Engineer's Department to a meeting of the council's Community Services Committee this afternoon

Funds for Northern Areas housing include:

- R1,3 million for 137 shell houses and services in Bethelsdorp Extension 27C

- R1,04 million for electrical reticulation and street lighting, and R10 000 for 224 shell houses in Bethelsdorp Extension 28

- R1,04 million for electrical reticulation in Bethelsdorp Extension 29

- R462 000 for the house sales campaign

- R1,9 million for services, electrical reticulation and street lighting in Gelvandale Extension 12

- R1,2 million for a YMCA youth hostel

The department

reports that the Government has allocated more than R2 million to white housing projects, including R42 000 for extensions to an ACVV community centre, R7 600 for the NG Kerk rehabilitation centre for alcoholics, R750 00 for ACVV old age home extensions, R403 617 for the Moth Ex-Servicemen's Cottage Association old age home in Walmer and R829 000 to the Mothwa Haven home extensions

More than R1 million was allocated to Indian housing, with R505 000 for services to 104 Malabar sites and R500 000 to the

SA Red Cross home for the aged in the suburb

Other topics to be discussed include

- The manager of the Marine Hotel will speak about the problems of providing additional fire safety requirements for the hotel's discotheque

- Four video display terminals used by the Port Elizabeth Municipality's Housing Department are not compatible with a new City Treasury computer, according to a report Provision has to be made for new terminals in the 1988-89 financial year

● See Page 8.

# Mine develops home scheme for workers

20/5/87

Dispatch Reporter

EAST LONDON — A South African mining house, Rand Mines, is developing a programme to enable more of its black workers to live with their families in their own homes, the chairman of the company, Mr Dammy Watt, said here

He said a key facet would be home ownership, either on the mines or in nearby towns, adding that this differed from the company's previous practice of providing homes on a rental basis

"We want our employees, both black and white, to have the opportunity to own their homes"

Mr Watt said the move was prompted by the group's concern for the problems which the migrant labour system was causing both for employers and employees

"Efforts to find realistic alternatives to the migrant labour system should be encouraged and speeded up"

He said the group's thinking was underlined by developments at its Duvha Mine near Witbank, where discussions and negotiations with employees and their representatives resulted in a home ownership scheme for all employees which would be finalised soon

"The settlement of employees in permanent family housing is an essential step towards creating a more stable community and work life for all South Africans. We are encouraging active participation of our employees and their representatives in formulating housing schemes which will, I trust, assist in achieving the solutions we seek."

Mr Watt said the company wished to move away from paternalism and thus would avoid supplying subsidised housing

"Before embarking on negotiations, the company wishes to firmly establish that it has no intention of becoming involved in low-interest loans and deposits for the purchase of homes

"Such subsidised schemes have the effect of curtailing the mobility of participants

mote family life on or near its mines

"A number of mines already house a significant proportion of employees on a family basis and this policy will be extended as fast as possible

"Furthermore, we are striving to employ more and more people from neighbouring urban areas, so that they can commute on a daily basis from their established homes to their work," he said, adding that the group's ERPM Gold Mine in Boksburg had launched a recruitment drive and signed on 100 urban residents

He said another example of his company's thrust in providing family housing could be seen at its Rietspruit Mine, where a large percentage of black workers lived with their families on the mine, although they rented their houses from the company

He said the company owned and operated 26 primary schools on its various mines to cater for the educational needs of the children of black workers

"Rand Mines has for many years been opposed — and remains opposed — to restrictions which compel an employee to live apart from his family during periods of employment.

"The disruption of family life, the instability of labour resulting from the migratory labour system, and the requirement that workers live on a single basis in minehostels, run completely counter to our philosophy, to our values, and obviously to our business interests," Mr Watt said

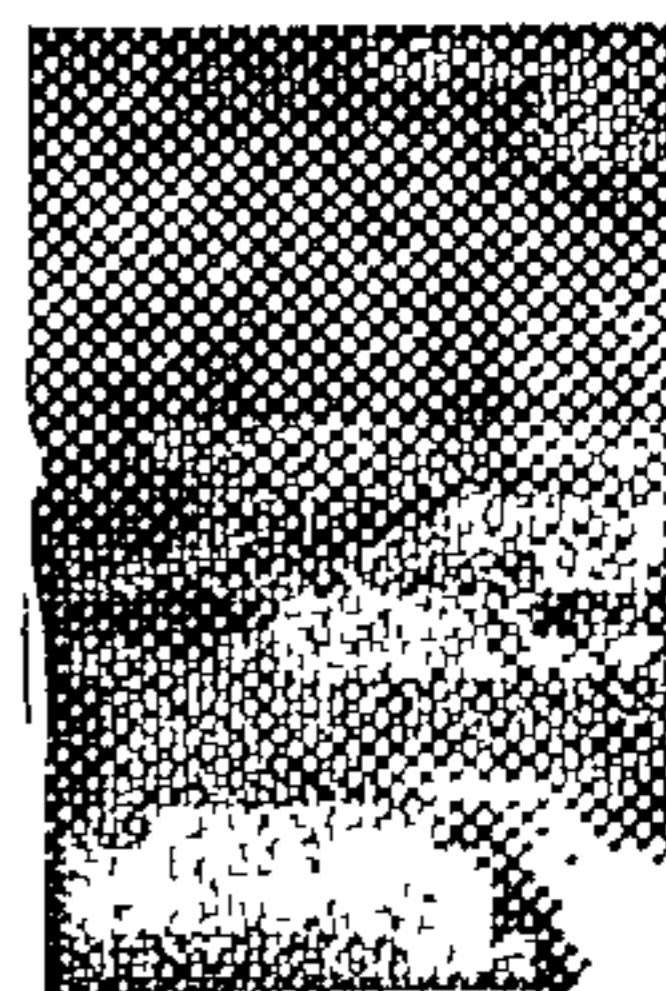
The Press Officer of the South African Chamber of Mines, Mr Peter Bunkell, said he could not comment on the move as only one mine was involved — but said there could be legal problems

## Day of lion at stock exchange

AMSTERDAM — Bulls and bears are commonplace in financial market jargon but yesterday was the day of the lion on the Amsterdam stock exchange



The owl at Sally Maclarty is of her paintings exhibition at the this week



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"Before embarking on negotiations, the company wishes to firmly establish that it has no intention of becoming involved in low-interest loans and deposits for the purchase of homes

"Such subsidised schemes have the effect of curtailing the mobility of participants. While we do not wish to lose the services of trained personnel, we do not want to shackle them to the company with low-interest loans

"The dignity and independence of the employee must be built in the scheme," Mr Watt said

He said the scheme would not penalise employees who elected not to purchase their own homes. These employees would pay a market-related rental for accommodation which might be available

The ownership move illustrated the group's determination to pro-

neighbouring urban areas, so that they can commute on a daily basis from their established homes to their work," he said, adding that the group's ERPM Gold Mine in Boksburg had launched a recruitment drive and signed on 100 urban residents

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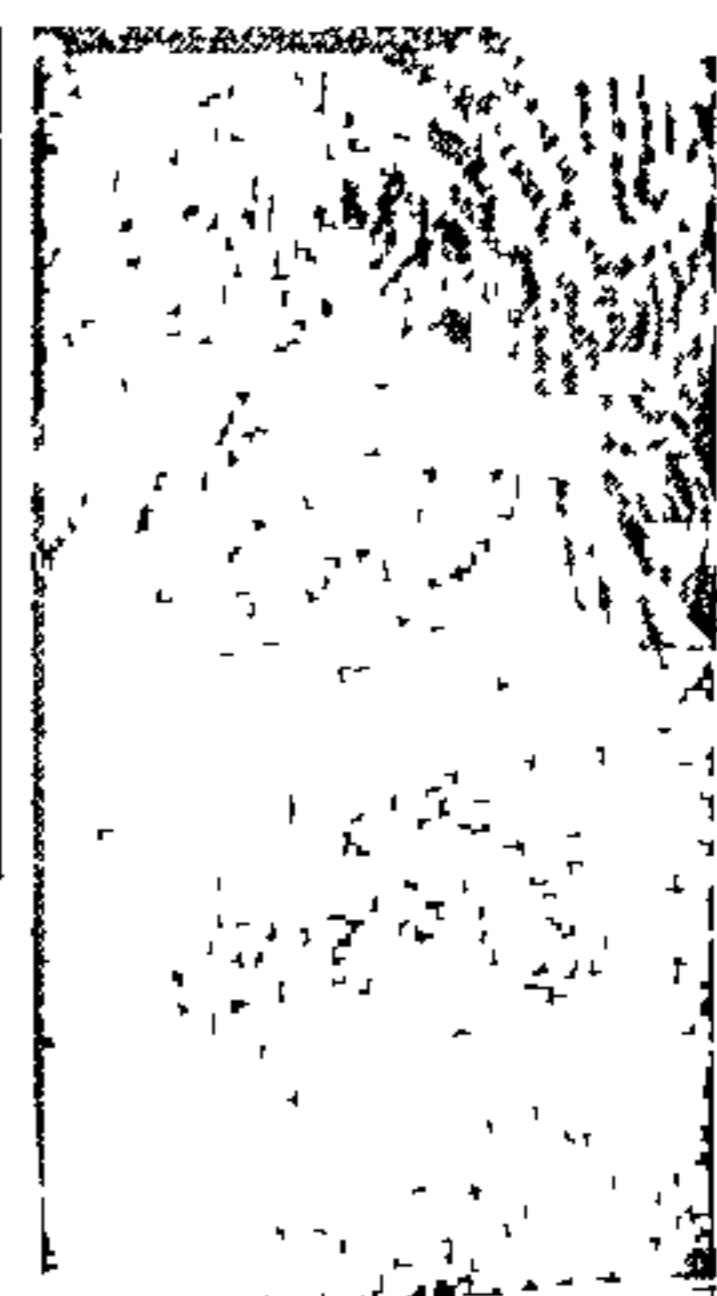
AMSTERDAM — Bulls and bears are commonplace in financial market jargon but yesterday was the day of the lion on the Amsterdam stock exchange

As part of a publicity campaign to launch its first bond issue, the state-owned Dutch bank had a caged lion displayed on the floor of the bourse — Sapa-RNS

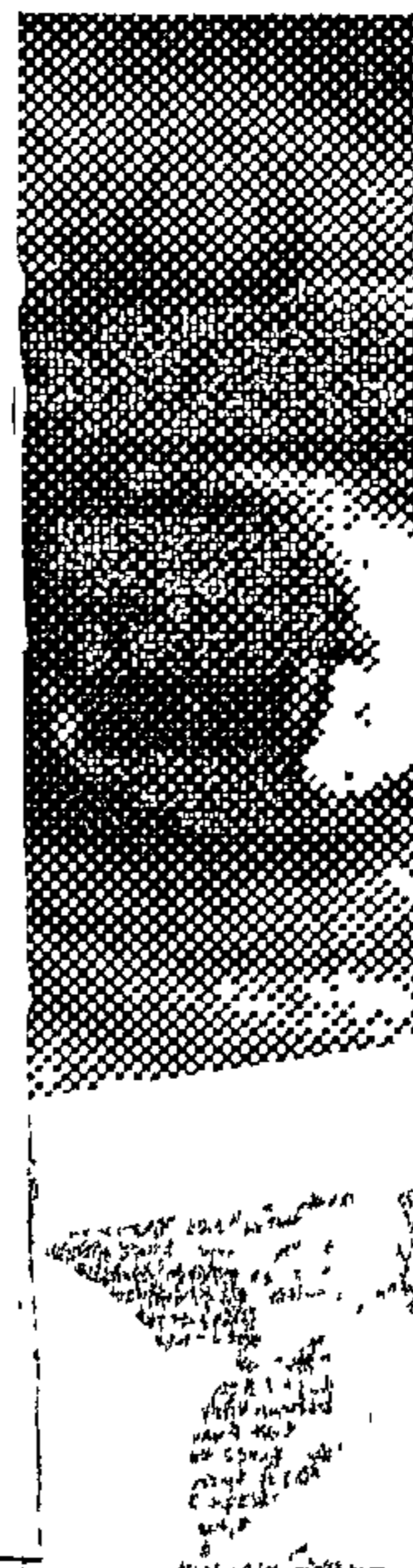
### Journalist shot

CHANDIGARH — Suspected Sikh extremists shot dead a journalist as violence continued to flare up in the Punjab region.

Mr Narinder Pal Singh, a reporter for a local newspaper, wrote many articles critical of the Sikh militants — Sapa-RNS



The owl at Sally Maclarty is of her paintings exhibition at the this week



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# Bokaap residents accept city offer

Staff Reporter

SCHOTSCHIE KLOOF residents yesterday voted in favour of a Cape Town City Council compromise package on the sale of houses, flats and plots in the area.

Two-thirds of those at the meeting voted in favour of a proposal to accept the council offer — with a proviso that the council guarantee to build the 62 houses mentioned in its proposal to the Bokaap Action Group within two years.

The council compromise package included the following elements

□ Subject to the provision of promised funds, 62 new dwellings to be erected in Schotsche Kloof be further subsidized by the council if their cost exceeds R30 000 per unit

□ That the 69 recently completed dwellings be sold at individ-

ually assessed market prices

□ That a named private real estate company be granted the sole agency to sell 20 of the 69 houses to determine if the assessed prices are realistic

□ That vacant sites be offered first to the council's present and past tenants in the area at R1 000 each, and that any units unsold after four months be sold on the open market at a price of R9 400

In both cases, sales will be subject to the condition that the sites be developed to the council's satisfaction within two years of sale, failing which they will be repossessed at the original selling price

□ That sites with (foundation) slabs be offered first to the council's present and past tenants in the area at R5 000 each, the remainder sold after four months by public auction

□ The council enter into agreements with the occupants of the

old council dwellings, or present and past tenants in the area, that the 56 old dwellings be offered to them on condition that they are renovated to the satisfaction of the council within two years, whereafter they will be sold at R1 000

In addition, the city council offered to spend R150 000 on street improvements in the Schotsche Kloof area by the end of June as a "goodwill gesture" to the residents of the area

The residents voted two-to-one in favour of the council compromise and against a counter-proposal that the council's offer be rejected

The council will now consider the residents' response and take a final decision on the Schotsche Kloof housing problem — which has been the subject of months of sometimes acrimonious exchanges between it and the people of the area — tomorrow



# Eviction notice served on Tutu

CAPE TOWN — The Archbishop of Cape Town and Nobel Peace Prize laureate, The Most Reverend Desmond Tutu, has been served with an eviction notice by the Soweto City Council for failing to pay rent for his Orlando West house

This was disclosed by a member of the Archbishop's family yesterday.

According to the family member, who did not want her name published, the eviction notice was delivered to Mr Tutu's house last Friday, by an official of the council

Although she did not have full details of the council warning, she explained that the Archbishop has not paid rent since the start of the Soweto rent boycott, about a year ago, and that electricity, water and rent arrears amounted to thousands of rands

"We have been given 30 days to pay or face eviction," she said

She said that Archbishop Tutu, who visited his Soweto home at the week-end, and who is presently overseas, took the eviction notice away.

"He looked at it and without saying a word, took it away I do not know what he is planning to do We are probably going to be thrown out," she said

She further disclosed that the Archbishop's house was the first in the vicinity of Orlando West to experience electricity cuts during the Easter week.

However, officials of the Soweto Council were not available for comment. — Sapa-RNS

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22/5/82

DD  
22/5/82

# Tutu to end up without a home?

JOHANNESBURG —

The Anglican Archbishop of Cape Town, the Most Reverend Desmond Tutu, says he may soon be homeless.

Speaking after a two-week trip to Brazil, Trinidad and the United States, Archbishop Tutu said "It looks as if I am going to be without a house"

He was commenting on an eviction notice served on him by the Soweto city council for not paying rent and talk that he may not be able to stay in his official residence, Bishopscourt, because of the Group Areas Act

Archbishop Tutu said he had been well received overseas and that the rest of the world was "concerned" about the situation in South Africa and wanted to see change

Commenting on Mr P W Botha's statement that he was willing to negotiate with black leaders of goodwill, he said "I am quite ready to speak to him but under some very small conditions"

These include lifting the state of emergency, the release of detainees and political prisoners and the unbanning of certain organisations. — Sapa



Picture DANA LE ROUX, The Argus

**KEY OF THE DOOR:** Holding aloft the keys to their home is Mr James McMullen with his wife Margaret.

# Escom selling 500 houses at Duynfontein

MBUS 4/6/87 124

## Staff Reporter

MORE than 500 houses worth more than R30-million at Escom's Duynfontein estate near Koeberg power station are being sold as part of the organisation's new privatisation programme.

Mr Brian Oaten, Koeberg power station manager, handed the keys to the first house sold to non-Escom residents yesterday

They are Mr James and Mrs Margaret McMullen who retired to Cape Town from Zimbabwe last year. They paid R66 500 for the three-bedroomed house which is on about 800 sq m

So far 39 houses on the estate had been sold to Escom personnel, who were given the option to tender for them, and another 25 had been rented to staff, Mr Oaten said

The houses go on the open market only if they are not taken by Escom workers.

## Study

At present nine houses are being offered on the open market

The privatisation policy is the result of a study of Escom by Dr Wim De Villiers, former chairman of Gencor

The programme had been in operation for about 18 months, with Escom trying to rid itself of all services not directly related to generating and supplying electricity, Mr Oaten said

Mr Oaten emphasised that these services would not be stopped for Escom workers still living in company houses

At Koeberg catering had also been taken over by an outside organisation and, where possible, transportation would also be privatised, Mr Oaten said

"We are actively looking at all areas where privatisation can be implemented while staff involved in those tasks are being redeployed and trained in other skills," he said



# Coetzee preferred charcoal suits ... and dark shadows

THE blue uniform General Johan Coetzee donned when he took over as police commissioner in 1983 never really suited him.

The discreet charcoal suits he favoured as head of the security police suited his character and methods of operation better — a fact which goes a long way towards explaining his abrupt resignation last week — six years early at the age of 59 and after just four years as commissioner.

Even when he joined the SA Police at the age of 16, Coetzee was not a conventional flatfoot cop. He joined the elite mounted police rather than the more dourly-attired uniformed branch.

From there he joined the CID in Johannesburg where his awesome short-hand speed — 200 to 240 words per minute — had him covering political meetings regularly.

His logical progression was to the Special Branch, later renamed the Security Branch, which was more befitting his discreet style and the start of his career as a spy-master. In the early 1960s he handled Gerard Labat's infiltration of the SA Communist Party.

Later he took under his wing the son of a family friend, a schoolboy named Craig Williamson, and steered him, over the next few years through school and university from where he worked his way into National Union of South African Students (Nusas) and later the Geneva-based International University Exchange Fund.

Williamson controlled or had access to information about much of the foreign funding channelled to anti-government groupings in South Africa. He also developed close links with South African exiles, concentrating mainly on the ANC.

Williamson's exposure in 1980 was not so much a defeat for Coetzee as the first public acknowledgement of his otherwise secret work.

But Coetzee was more than a deskman. His fascination with opposition thinking led to a life-long study of Trotskyism in South Africa and four years ago a master's thesis on the subject.

When ANC guerrillas took over a bank in Silverton near Pretoria, taking 20 hostages, Coetzee went in himself to negotiate with them and leave a bag in the bank when the negotiations failed. Coetzee's success with Williamson helped boost him to the commissioner-

Pretoria eventually withdrew its sanction of the NECC despite its role in persuading tens of thousands of scholars to return to school in January.

Coetzee was reportedly extremely frustrated by the education authorities' stubborn refusal to acknowledge their responsibility for the education crisis in the first place.

President Botha's ham-handed attempt to woo "nationalists" within the ANC away from the movement's socialist aspects to have been another initiative of the intelligence unit and Coetzee himself.

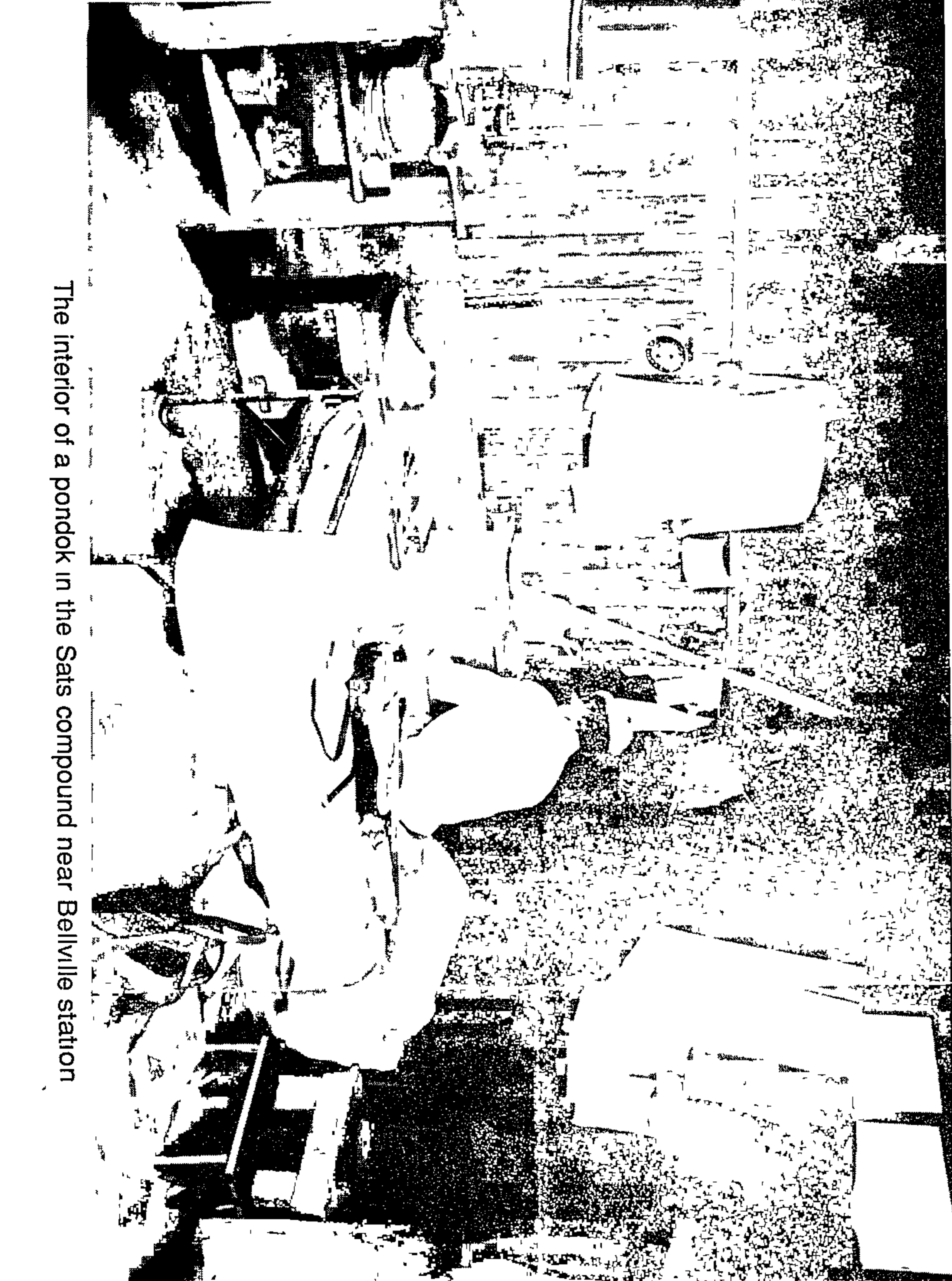
But the idea, without the "carrot of reform", did not even touch sides.

According to a journalist with unusually good access to military and police intelligence, Coetzee was responsible for the Government's initial soft treatment of the United Democratic Front when it was formed in 1983.

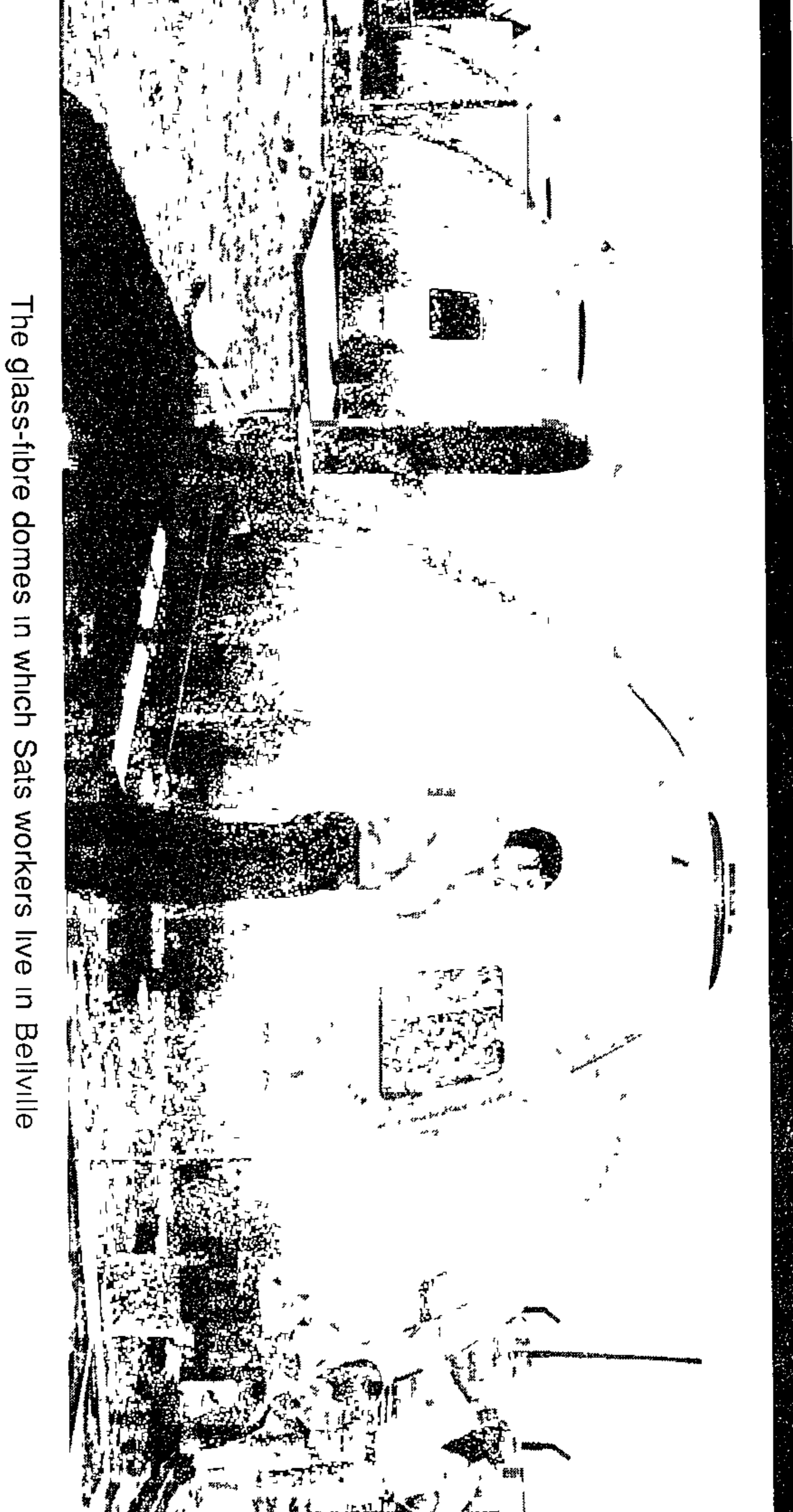


ZAPIRO 87

Based on the "better-the-devil-you-know" thesis, Coetzee believed the movement was potentially too powerful to suppress outright and any attempt to crush it would not kill it but merely force it out of sight.



The interior of a pondok in the Sats compound near Bellville station



The glass-fibre domes in which Sats workers live in Bellville

# Life depressing in Sats pondoks

By CHRIS GUTUZA

HIDDEN behind thick bush about a kilometre from Bellville station, are 20 pondokettes and 10 igloo domes where about 150 Sats workers live.

The SA Transport Services compound is described by one of the workers as "not fit for humans".

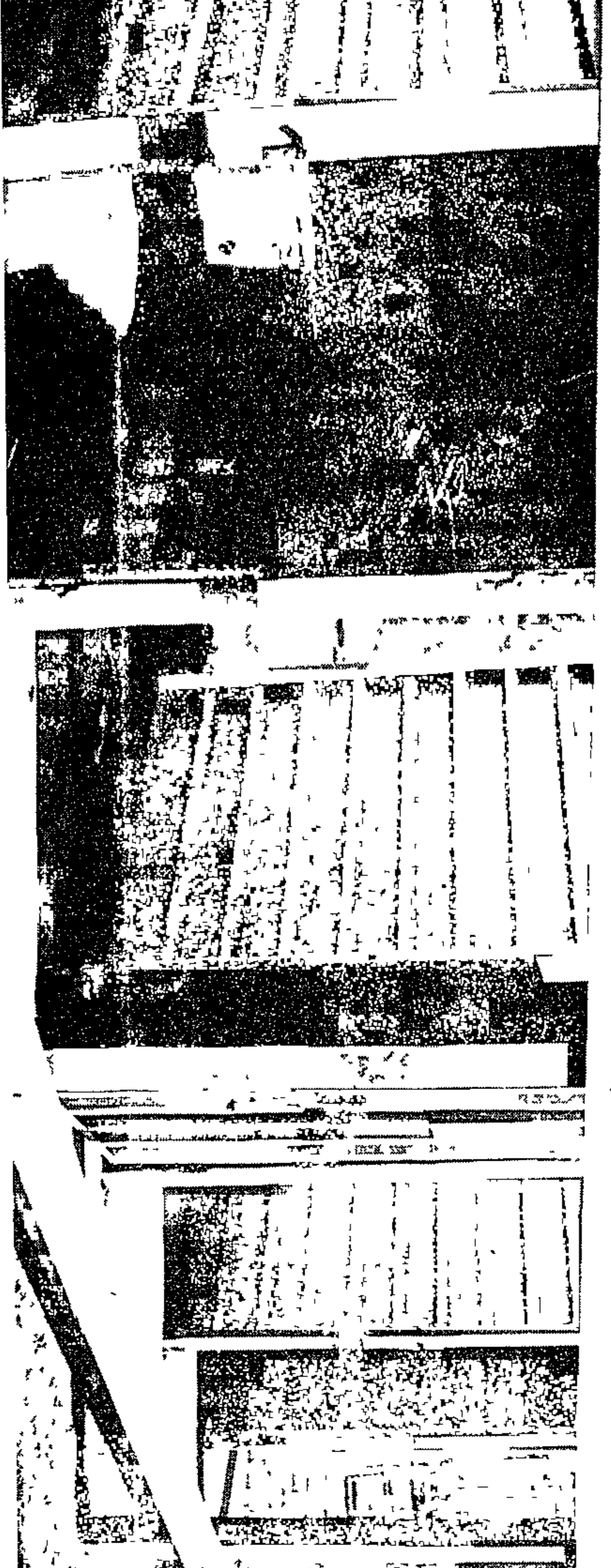
About 20 shacks and about 10 glass-fibre domes comprise part of the compound. The rest, about 15 units, are brick houses with running water and electricity. The shacks are made of corrugated and metal sheeting.

Three to four workers share a shack which are stark and depressing. The inside walls are not insulated and there are no ceilings. The shacks are "unbearably hot" in summer and "very cold" in winter, according to the workers.

**Drinking water**  
Drinking water for two of the three sections of the compound comes from a single tap in each section. About 80 workers are accommodated in one section, about 40 in the second and about 50 in the third section.

Drinking water have to be contained in pans. The shacks are without electricity and most of the workers use gaslamps, oil lamps and candles for light.

A "witcher" with four coal stoves in a confined space has been set aside for cooking. The workers, however, do most of their cooking on open fires outside. Four toilets are used by about 80 workers. Some toilets are without doors.



The toilets at the Sats compound, some without doors

**Wind**  
"We have no privacy. Friends and family are not allowed to visit even if they come from our home towns."

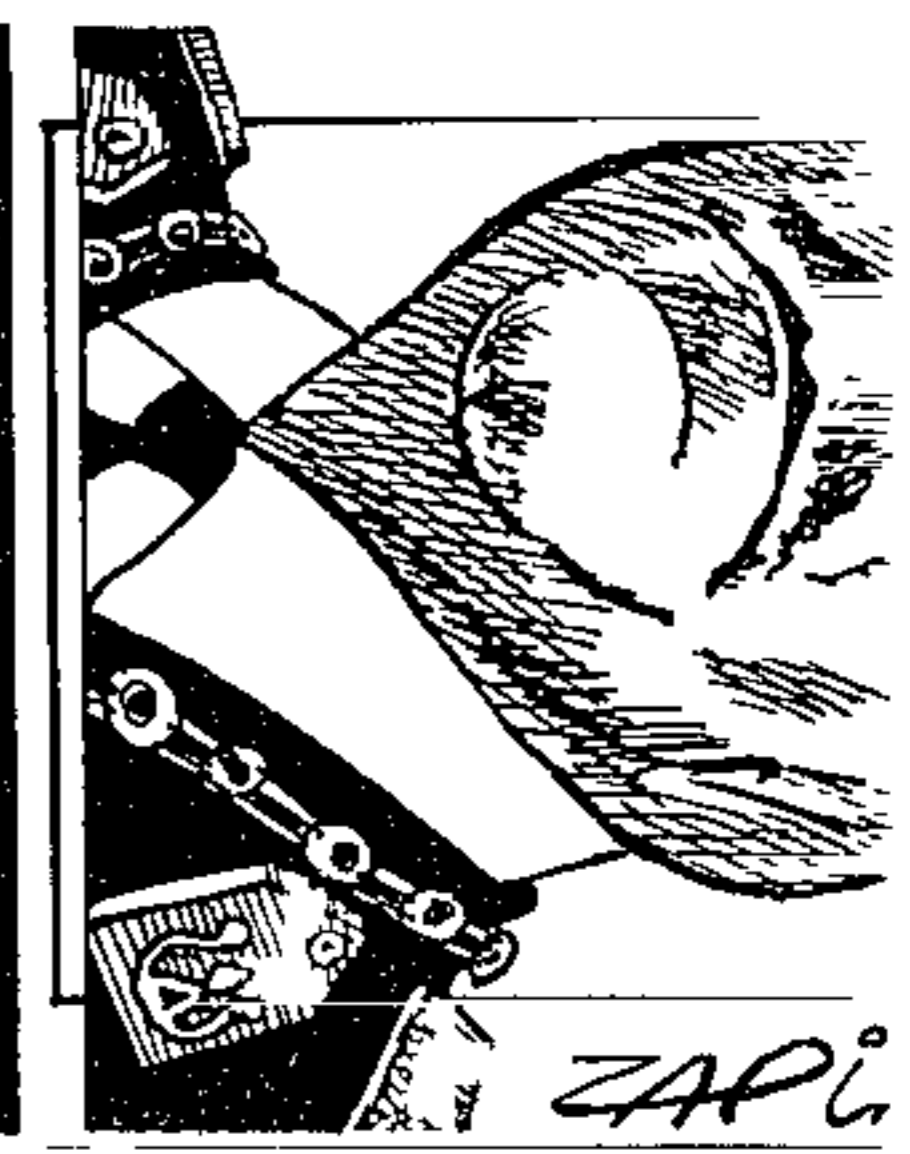
**Foremen**  
"I was fined R25 recently for not working overtime. I have been working the railways for more than seven years, yet I earn a mere R380 a month, one worker said."

**Foremen**  
"Some foremen treat us like criminals and they swear and assault us. Conditions would have been different if we had belonged to a union, but the majority of us are being made to feel that unions are illegal."

**Foremen**  
"A full list of workers' allegations was sent to Sats regional office in Cape Town last Friday. At the time of going to press, no response had been received."

Pictures RASHID LOMBARDO

Exchange Fund  
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But Coetzee was more than a deskman. His fascination with opposition thinking led to a life-long study of Trotskyism in South Africa and four years ago a master's thesis on the subject.

But faced with the most serious and widespread resistance in the country's history, influential elements in the security apparatus - not least the former Minister of Law and Order, Louis le Grange - were by early last year becoming impatient with what the journalist described as Coetzee's "too elaborate approach".

Once the Government rejected this option, however, Coetzee became the front man for the Government's "big boot", signing increasingly draconian restrictions and authorising the detention of up to 25 000.

The lack of subtlety of this solution - to say nothing of its inevitable ultimate failure - would have been extremely distasteful for Coetzee.

But if Coetzee resigned from a job that required a blunter approach than his, he remains in the service of the State he has defended in the shadows for more than 40 years.

When he formally handed-over to Henry de Wirt, a former quartermaster and career administrator, on July 31, Coetzee will head a commission into the Transkei/Ciskei dispute.

Such a strategy requires some movement from the government towards compromise. Coetzee, however, has reportedly been extremely frustrated by the failure of "reforms" in areas in which he had an interest.

Coetzee's plans thereafter are not clear. Initial reports suggested a career in the diplomatic corps, but a Sunday newspaper quoted "security sources" as saying that Coetzee was destined for a top intelligence post in a new restructured Government department -

(MCCO)

AGENDA PRESS SERVICES



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"unbearably hot" in summer and "very cold" in winter, according to the workers.

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**The toilets at the Sats compound, some without doors**

ets, however, do most of their cooking on open fires outside.

**Wind**

"In summer it is unbearably hot inside the ponds. You can hardly breathe and the air seems to become solid. Workers gather in the shade out-

**Foremen**

"I was fined R25 recently for not working over time. I have been with the Sats for more than seven years, yet I earn a mere R380 a month."

Pictures RASHID LOMBARO

There were no recreational facilities at the compound. They said the conditions at the compound was a major grievance but they did not know who to consult.

**Foremen**

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**Foremen**

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# How green is the valley of Welbedacht?

THE descent into the beautiful valley of Welbedacht begins metres from the grant Indian township of Chatsworth. The population is estimated at more than 250 000.

Chatsworth residents live in dreary high-density conformity. Recent additions and alterations to some of the basic sub-economic housing units do little to relieve the grim anonymity.

What Chatsworth does have, though, is electricity, running water and security of some sort, if you survive the vicious side of township culture. It also has a formidable waiting list for homes.

In Welbedacht, by contrast, the carefully built shacks are positioned for comfort and convenience, clustered at whim on favourite slopes and close to the few taps.

Some 2 000 people live in the valley, a large part of which is owned by the Bhana family whose tea-room has served the locals for more than four decades.

The shacks are small but neat, most boasting a decent coat of paint. The people seem careful about their appearance.

From the South African perspective the most striking image of this settlement is its racial mix. Africans and Indians live side by side and residents claim they depend on each other for protection, assistance and friendship.

In spite of the lack of basic facilities, residents say they are happy in Welbedacht. They prefer living here rather than the vast shack settlements that fringe the outskirts of the city of Durban.

Many work at menial jobs in Chatsworth, but given that Mr Bhana is not particular about the rent - which few pay anyway - Welbedacht is a "good place".

The fragile peace in the valley was, however, shattered earlier this month when the African people on the one side of the river received notices giving them a week in which to demolish their homes and leave the area.

The notices, served originally on Bhana, came from the Development and Services Board, an agency of the Provincial Administration. The action was taken in terms of legislation preventing squatting.

Since the scrapping of the past laws, the govern-

ment has found it increasingly convenient to use the 1951 Prevention of Illegal Squatting Act to promote, what it calls orderly urbanisation. Basically the right of blacks to choose where they live is still harshly being restricted.

Significantly, squatting includes "the illegal settlement of people of one race group on land which has been proclaimed for occupation by another population group."

None of the affected people was promised alternative accommodation and Bhana says he is powerless to stop the evictions. If the people did not move, he said he would be fined R2 000 by the board for ev-

ery shack occupied by Africans on his land. Curiously enough, none of the Indian families was asked to move. This has created the suspicion that the Africans have been asked to move because they are living among Indians.

Head of the local Reform Church, the Rev Sivanandam Pillay, believes this is true.

"If it is not, the Indian squatters would also have been given eviction notices."

knows the area well, says the threatened evictions are totally "unfair and unnecessary".

"These families are extremely poor. They are harming no one, and to my knowledge, no development is being planned here."

"In mid-winter they are going to be thrown out to live in the bush. How will they survive? The motivation seems to be completely racial."

"They are moving us because of the Group Areas Act," he says. "We fear we will come home and find all our belongings flung into the bush. There is nothing we can do and nowhere we can go."

Joseph Msimoni, 31, was also born in Welbedacht and thought it would always be a home for him and his family.

"If they want us to pay rent we will be happy to pay, but why chase us away?"

Many of the Indian dwellers make a point of defending their African neighbours.

Ashek Simal picked out people in the throng that had gathered.

"These are my friends," he said introducing each one by his popular nickname. "This one I have known since he was a child. This chap's father was a great man. We look after each other. Daniel here is the most helpful person in Welbedacht."

One of the little dwellings close by the clearing seems more carefully tended. Painted a bright mustard colour, it has white face curtains.

Simal explains it is the ashram where the Indian residents pray.

"Some of the African residents also come to the ashram," he says stating a simple fact of religious tolerance.

Clearly community security is a mutual priority. It's understandable given their vulnerable situation. But there is also a genuine sense of camaraderie amongst them.

Even squatters who came to Welbedacht more recently share the spirit.

Confirming the possibility of evictions, the Development and Services Board's building control officer, Mr Peter Jones, said the matter was now in the hands of the police.

He said he was not aware of the race group of the squatters involved.

Residents however claim that several months ago when the authorities first entered the area, they painted Daniel's house.

Daniels says "We were happy as we thought they were going to build proper homes for us. But now we realise they only painted the numbers to evict us."

Meanwhile the residents have elected a resident's committee to meet the threat. They are hoping that with the help of local civil rights groups like the Chatsworth Crisis Centre, Diakona and the Legal Resources Centre they may be able to stave off the removal.

Following representations by the Legal Resources Centre a vague stay of the eviction order appears to have been granted. The condition is that the squatters begin seriously reconsidering their situation.

What is means is that for a while and perhaps until the publicity subsides the Welbedacht community may be allowed to linger on - PTSA

Sinh 4-9/16/87

# BO-KAAP CRISIS 'NOT OVER'

THE impasse in the Bo-Kaap housing crisis might well be over with the City Council's proposal of a compromise deal that could provide homes for between 300 and 400 people, but the legacy of years of neglect still continues to mar the historic area.

The compromise housing deal which includes an offer of 62 new houses may resolve the dispute with the council that has continued for more than a year, but it will take a lot more to reverse the consequences of a 1930s proclamation of the greater part of Bo-Kaap in terms of the Slums Act and a virtual freeze on all maintenance and development since then.

Bo-Kaap Action Group (Bokag) leader Mr Nazeer Sena told SOUTH that last weekend, in just two hours, the local advice office had about 18 requests for assistance with housing.

"And that is just the tip of the iceberg." He described overcrowding as severe, a Bokag survey recently showed that two to three families shared most of the two- or three-roomed council flats.

Council policy is to sell houses. Most of the people here can only afford to rent their homes." Sena said the only viable solution was to provide more houses at rents of between R150 and R180.

"That is what the people can afford." SOUTH visited a number of the Bo-Kaap houses and found severe overcrowding, damp so pervasive that nothing seems to dry it out and residents who are thoroughly demoralised after years and years of waiting for council promises to be fulfilled.

Residents have devised all kinds of ingenious ways of dealing with the water that seeps into their homes when it rains.

The first thing the visitor notices are the makeshift plastic funnels taped to the ceilings of many houses. They are there to channel the leaking rainwater into buckets and pails.

In one of the houses markers have been neatly studded on to the carpet at strategic points.

"That is how we know where to place the buckets when it rains," a resident said.

## 'Roof garden'

Mrs Asa Aneldien, a single mother of two, talks bitterly of her "roof garden." Mushrooms have sprouted on her walls and ceiling as a result of the damp.

She got a friend to paint her house recently, but she still cannot cover the signs of damp. Mrs Aneldien cannot use one of the rooms of her house. At times the floor is covered with plastic and buckets, and during winter the furniture is packed away because of the rain.

She points out where the sky can be seen through the cracks in the walls, and where the wooden planks have been warped by the damp and rain.

And the council has not replied to repeated requests for repairs to a window that has been broken "for years."

Mrs P Alexander, 52, and her husband were recently moved to a council flat after the home they had lived in all their married life became too dangerous.

"We could hear the electricity crackling in the roofs and if you touched the walls you got a shock."

Mrs Alexander said one day she got a shock when she leaned against her stove. Soon after that "they came from the council and turned the electricity off." That was almost a year ago.

The elderly couple said years ago they were told that Bo-Kaap was to be cleared and all the residents had to move.

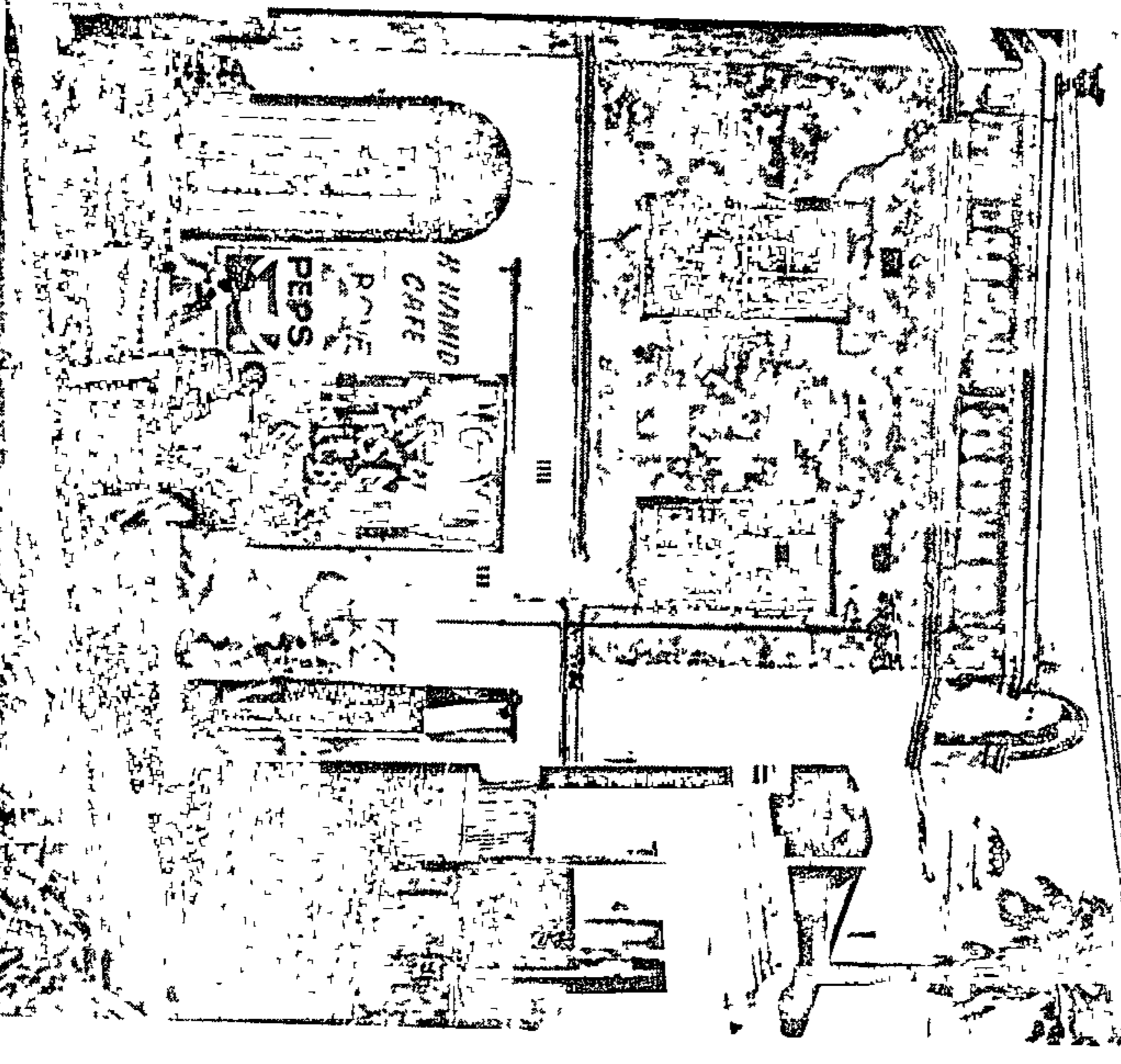
"We put our names down for Bridgetown. But we were told we must go to Mitchell's Plain. We refused. Maybe we would have moved 10 years ago when we were younger. But we have lived here all our lives. We would have been lost out there."



Mrs Alexander moved out of her home

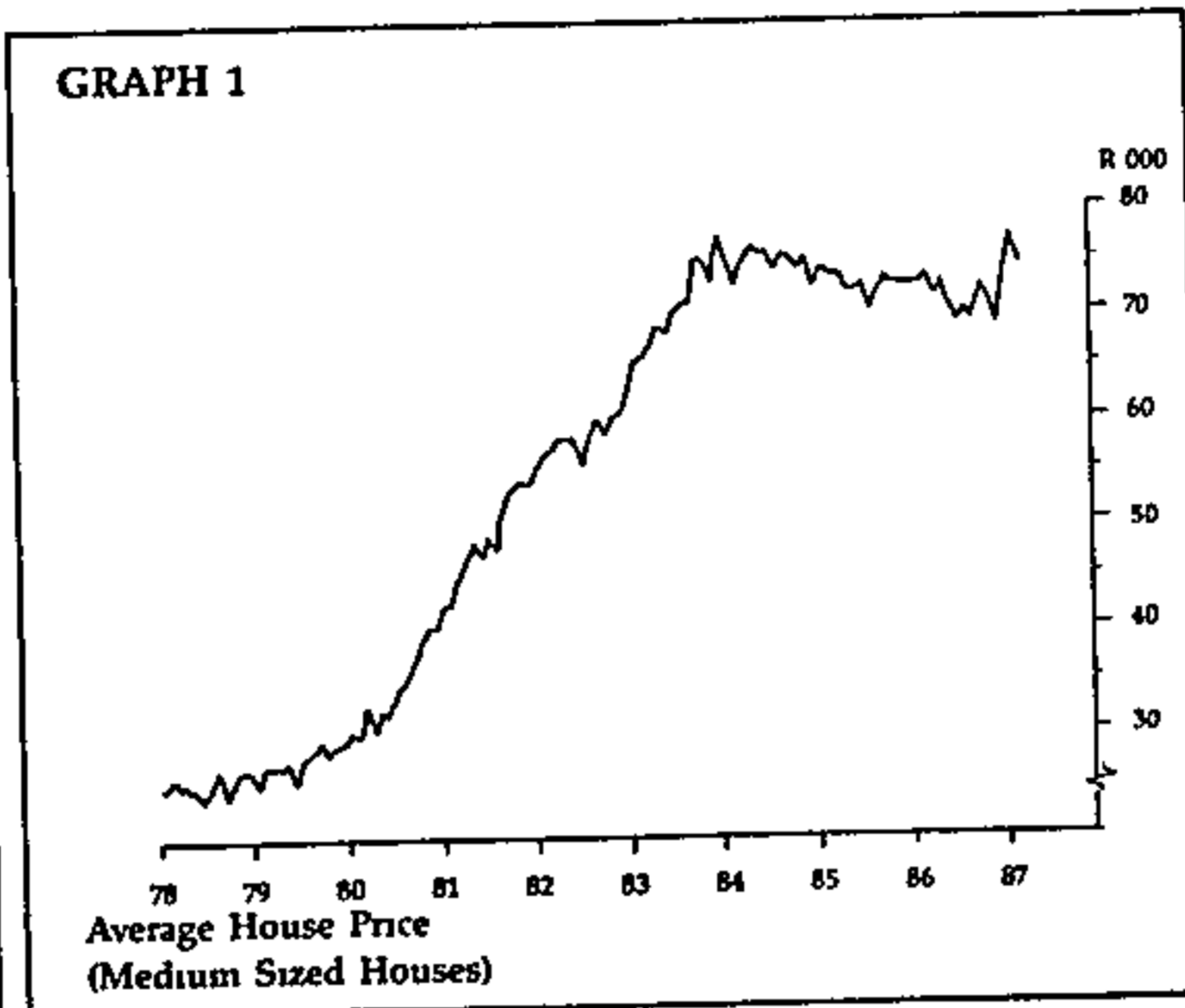
## ABOUT A

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Against the backdrop of Table Mountain is the squalor of Bo-Kaap

W Cape tops  
most expensive  
housing list



THE Western Cape is now one of the most expensive places in SA to buy a large or medium-sized house, according to the United Building Society's quarterly review.

And, out of 12 areas, including Johannesburg, the Western Cape is the most expensive of all to buy a small new house. Pretoria is the most expensive for small older houses.

According to the UBS figures, the average price of a large new house in the Western Cape is R134 740 and of a large older one R118 666

A medium-sized house costs an average of R95 570 if it is new and R86 574 if it is older.

A small one costs R69 715 if it is new and R62 398 if it is older.

The average price of a large new house in Johannesburg is R144 575 and of a large older house R131 111. A large medium sized house costs R105 680 if it is new and R82 326 if it is older.

But a small house is cheaper than here — R64 888 if it is new and R60 174 if it is older.

In Pretoria a large new house costs R137 700 and a large older one R102 828. A new medium sized house costs R85 244 and an older one R84 512.

A new small one costs R67 047 and an older one R70 269.

In Durban-Pinetown a large new house costs an average of R100 415, and a large older one R110 585. A new medium-sized house costs R92 248 and an older one R82 001.

The UBS expects building costs to rise by 17% in the course of this year and house prices to go up by a further 5% to 15%.

CBE Times 8/6/87 (123) 124

# New rules make home buying easier

By PETER DENNEHY

BUYING one's own home in a council housing estate has been made much easier for many tenants since the House of Representatives announced a series of concessions for home buyers.

In a letter to local authorities early last month, the Department of Local Government, Housing and Agriculture announced that a discount of up to 65% of the purchase price "may be allowed on the grounds of structural defects and general condition of the dwelling". Previously, the maximum discount allowed in this category was 20%, the letter said. Other changes approved by the Committee of Ministers responsible for housing, and the Housing Board, include:

Tenants who have paid rent regularly for three years may purchase without a deposit. Local authorities may even approve sales without deposits where there was a break in payment "due to circumstances beyond the tenant's control";

The maximum income for benefit from the Housing Fund rises to R1 000 a month;

The maximum cost of the house to be bought with the help of the fund rises from R27 000 to R30 000;

Approval may be granted to include transfer and other costs in the loan amount.

These measures were designed to stimulate the sales of houses and promote home ownership, the letter said. Where occupants were in serious difficulty, the department may consider granting further relief.

# House prices up 10% in the Eastern Cape

5/6/87  
124  
CP

## Business Editor

A RISE of 10% in house prices in the Eastern Cape was recorded in the first quarter of this year on the fourth quarter of last year, for an annual increase of 4%, according to the United Building Society

The United says all regions experienced a rise in house prices in the first quarter over the 1986 fourth quarter, with Natal (outside the Durban-Pinetown area) the highest at 11% (7% annual change), followed by the Eastern Cape and the West Rand with 9% (2%)

In contrast, prices in the Western Cape rose by only 2% on the 1986 fourth quarter (7%), by 1% in the Durban-Pinetown area (6%), by 2% in Pretoria (an annual decline of 1%) and by 2% in the Vaal Triangle (annual decline of 4%)

In its latest quarterly housing review, United gives the average price of smaller sized houses in the Eastern Cape as R52 402, medium-sized houses as R70 450 and large houses as R92 938

The average price of new smaller-sized houses is given as R53 204, new medium-sized houses as R79 677 and new large houses as R97 567, while older small houses averaged R52 116, older medium-sized houses

R69 268 and older large houses R92 414

It says smaller houses in South Africa currently cost on average R62 000, medium-sized houses R74 500 and larger houses R105 000, with the price of a medium-sized house up 5% on the 1986 fourth quarter, for an annual rise of 3%

It expects building costs to rise by 17% this year, which will be reflected in the price of new houses. It says that it is unlikely that the average increase in house prices will exceed the likely inflation rate of 17%, but a rise of 5% to 15% is not unrealistic

In the first quarter of this year mortgage bond repayments dropped to an average of R750 a month from R1 230 in the 1986 fourth quarter for a decline in real terms of 58%, mainly because of an inflation rate of 17% and a 9,5% fall in the mortgage bond rate

It says the economy is now entering an upswing phase, implying that the demand for money will start to rise more meaningfully. This in turn is likely to lead to a hardening of interest rates across the board

The increase in deposit rates is bound to lead to higher mortgage rates, it says

# Rent chaos

SOUTH REPORTERS

124

South  
11-16/87

CAPE FLATS tenants, already reeling from a rent increase in March and almost R2-million in arrears, now face a further shock increase.

The City Council's acting-director of housing, Ms Charlotte Sims, confirmed the increases but could not give details. She said the increases were due to higher rates, service costs and wages.

Notices to tenants informing them of the increases on August 1 are expected in the post next week.

Community leaders and organisations have criticised the increases.

Dr Allan Boesak, the Moderator of the Ned Geref Sendingkerk, said the increases were "irresponsible" in these times.

"This kind of unrealistic demand from the authorities can only lead to a more explosive situation," he said.

Mr Kevin Patel of the Advice Office Forum, said the effect of the increases on lower income groups would be "devastating".

"I'm almost certain that people will not accept these increases."

A spokesman for the City

Council said rent arrears had increased to R1,86-m

Rent defaulting seemed to be widespread, including Divisional Council areas such as Atlantis, and the African townships in the Peninsula.

The government now wants employers to deduct rents due to local authorities, from workers' wages — a move which has sparked protests from workers and employers.

Advice office spokespersons said the defaulting was mainly due to the harsh economic conditions.

A spokesperson of the Atlantis Advice Office said up to 20 families in the area were daily being evicted by the Divisional Council.

Two weeks ago residents marched to the local rent office to complain about electricity installation charges. Some new tenants are believed to have been charged R800 to R900 for installations.

Rent arrears in the African

Turn to page 3

## W Cape rent chaos

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From page 1

townships, partly due to a refusal to pay rents, are also spiralling

A spokesperson for the Western Cape Civic Association said she had not paid rent for five months. She said most residents of New Crossroads had not paid rent since 1985 when a rent boycott was launched.

The liaison officer of the Cape Provincial Administration's Community Services warned that action would be taken against residents who had not paid their rents for a long period. He had no available figures on rent arrears.

He said, the CPA was, in a way, lenient regarding the late payment of rents because housing was difficult to obtain after an eviction.

One of first defaulters to be evicted has been unemployed Mrs Louise Pietersen, 50, of Valhalla Park.

She paid up a day after the eviction but could not get back her home.

Now residents have petitioned the council to give back her house.

# Bo-Kaap crisis 'not over'

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"And that is just the tip of the iceberg." He described overcrowding as severe, a Bokag survey recently showed that two to three families shared most of the two- or three roomed council flats.

"Council policy is to sell houses. Most of the people here can only afford to rent their homes."

Sera said the only viable solution was to provide more houses at rents of between R150 and R180.

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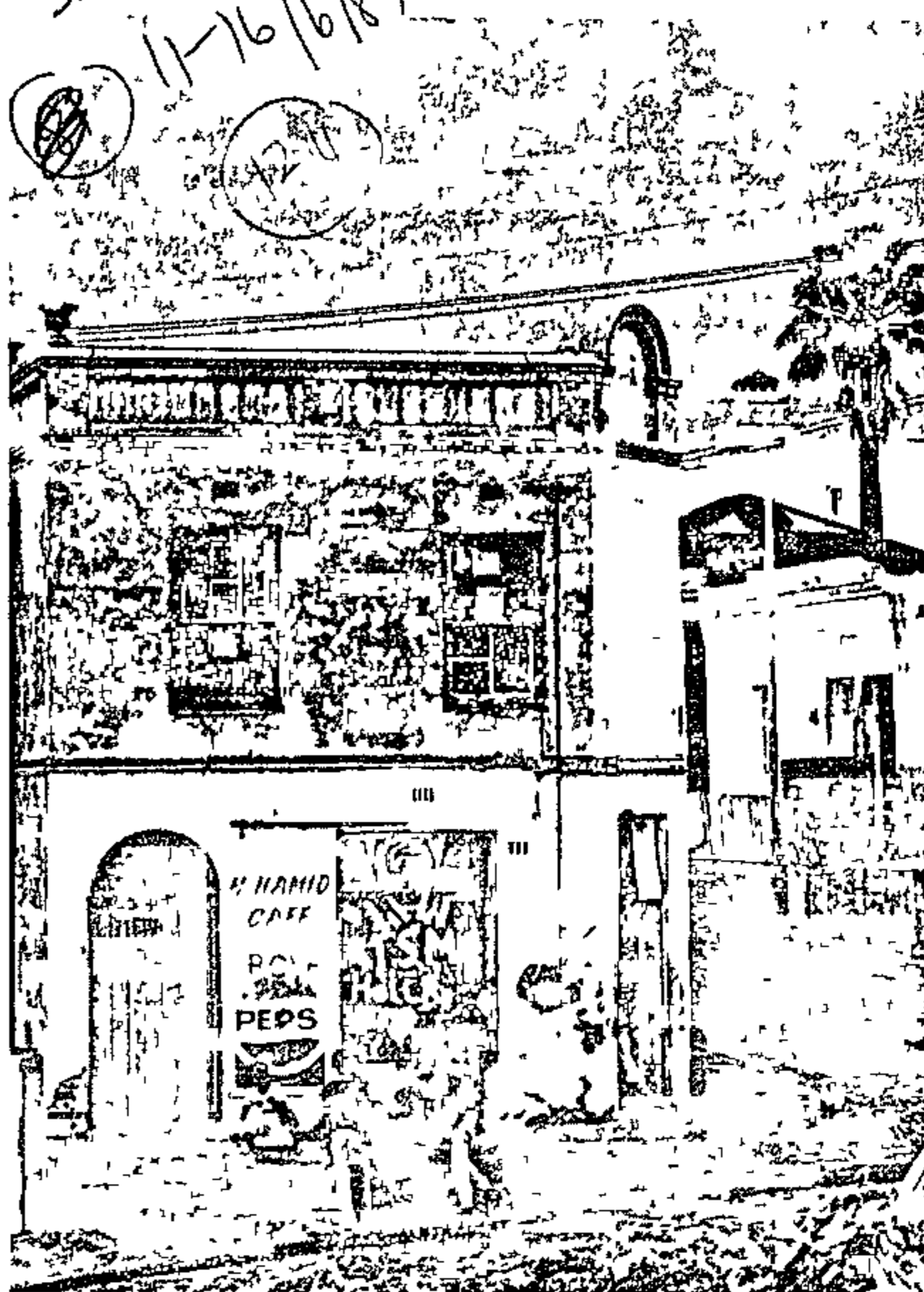
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Mrs Alexander moved out of her home



Against the backdrop of Table Mountain is the squalor of Bo-Kaap

Pictures RASHID LOMBARD

## ABOUT A

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R500 -

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SERVICE

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## People agree to council deal

THE council deal, accepted by the community at a public meeting last month, includes an offer of 62 new houses that will be built if government funds become available.

In return the community agreed to lift its boycott of 69 prestige new houses that have stood empty for more than a year because of pressure from the community who demand homes be first provided, at affordable prices, to Bo Kaap tenants who are on the waiting list.

The community has agreed to allow the council to sell the houses on the open market.

"A vote for the city council's proposals is a vote for housing for all," members of the Bokag Action Group have said.

Included in the package deal outlined in a letter to Bokag earlier this month were:

- The council's offer to sell vacant plots for R1 000 to tenants and former tenants who have been forced out of the area by the chronic housing shortage.

- The sale of sites with a foundation stone for R5 000.

- Offers allow residents of dwellings, that have been

proclaimed slums, to buy their homes for R1 000 provided they are renovated within two years.

- A "gesture of its goodwill" the executive committee to allow the expenditure of R150 000 on street improvements to be carried out by the end of June.

Mr Neville Riley, Deputy City Planner, said a letter had already been sent to government to try to secure the necessary funds for the 62 promised houses. Negotiations with council that began in April last year to attempt to resolve the housing issue broke down after a public

meeting in February where the community vigorously rejected the 69 houses built by the council to be sold on the open market by estate agents, Steer and Company.

That meeting reacted with shock and disbelief to the prices of the houses, and passed a strongly worded resolution demanding that the houses be rented at a maximum of R200 with a further option to buy.

Council's latest proposals were described at a public meeting as an admission that council had "erred by building those 69 houses" and an "attempt to put things right".



# Council house rents to rise again

Municipal Reporter

RENTS in the city council's impoverished housing estates will be increased from August 1 this year.

But Mr Ted Doman, the council's press liaison officer, was unable to say yesterday how much the increase would be. Details were still being worked out, and tenants had not yet been informed of the increase.

The previous council house rent increase, which averaged about 8%, came into effect on March 1 this year.

Rents used to be raised in the housing estates every July 1, but last year's increase was postponed because of the extraordinary hardship tenants were then suffering.

According to the council's figures for last month, rent arrears in council housing estates amounted to R1 887 000

Mr Wilfred Rhodes, chairman of the

Cape Areas Housing Action Committee (Cahac), said arrears had grown to their present figure because of hardship such as unemployment, not because of rent boycotts.

"Even if the rent increase is imposed to build up funds for wage increases, its not necessarily benefiting those who need it most.

It was announced in the city budget last month that rates will increase by an effective 7,56% from July 1 throughout the Cape Town municipality.

□ Tenants in the 30 000 council dwellings in the Divco areas are likely to be worse off than tenants in city council areas. Their rents go up from July 1 by varying amounts "not exceeding 15%", according to figures released in the Divco budget last month.

In the city council budget, a rent increase was said to be likely "later in the (financial) year".

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CAPE TOWN 12/6/87

12/1/87

# Employers to collect big rent backlog?

By **MATTHEW MOONIEYA**  
Local Affairs Reporter

**EAST LONDON** — The business community here may be faced with the task of collecting about R1 500 000 in rent backlog in the black townships

This emerged in the wake of the government's plan contained in a draft bill to force employers to act as rent collectors for local authorities

If passed into law, the Promotion of Local Government Affairs Amendment Bill presented by the Minister of Constitutional Development and Planning, Mr Chris Heunis, will effectively empower local authorities to issue garnishee orders unilaterally against employers to pay outstanding rent and service payments owed by

their employees, out of salary or wages

The proposed law will affect employers who have workers living in Duncan Village (Gompo Town) or Cambridge Location. The local authority in both townships is the Gompo Town Council under the mayor, Mr Eddie Makeba

There are an estimated 2 000 rented units in Duncan Village while the official figure for Cambridge Location is 120 units housing some 500 people

Based on an average rental of R35 a month and the indication that rents have not been paid since the outbreak of violence in Duncan Village on August 11, 1985, the backlog is estimated at R1,5 million in Duncan Village

Mr Makeba could not be reached for confir-

mation of the rent backlog

The head of the Duncan Village Residents' Association in Cambridge Location, Mr Lawrence Jiba, has been quoted as saying that that they had been told by the Gompo Town Council to bring in their old residents' permits and that they would be issued with new ones

He said they had not been issued with new ones

It was being viewed as an attempt to get people to pay their rents

The president of the East London Chamber of Commerce, Mr Nico Cloete, said it was a "sensitive issue" but did not react with the reported anger of the Association of Chambers of Commerce (Assomac) which said it would oppose the government

move

Assomac said the the move to make its members collect the estimated R294 million owed to black local authorities throughout the country was a recipe for creating more problems in the industrial relations environment

Mr Cloete said "One must be sensitive to the fact that in some cases people cannot pay. But if the tenant refuses to pay, it is incumbent on the owners to try to recoup their losses by some means

"The move by the government is contrary to the free enterprise system and the judicial process. It is not an ideal and happy situation but we must be sympathetic to both sides. Using a rent boycott as a tool for other means is not right"

2 Cape Times, Saturday, June 13, 1987 \*

124

# Rents hike more than rate rise?

By PETER DENNEHY  
Municipal Reporter

THE extent of the rent rise to be imposed in the City Council's housing estates from August 1 has been released only in random terms, not in percentages

This indicates that some rentals have risen more than the actual rate increase which the council cited yesterday as a reason for the rent rise announced on Thursday

In a press release yesterday, the council said the rent increase was "limited to R10 a month", and added that in many cases the increase would be "as low as R2 a month"

An indication that some rent increases may be higher than the 7,56% effective increase in rates lies in the fact that the council refers in its press release to "a rate increase of 19%". Technically it is correct that the municipal

rates increased by 19%, but in real terms the municipal ratepayer will pay only 7,56% more from July 1. This is because Divisional Council rates, which used to be collected in the City Council areas as part of one's rate bill, fall away from July 1

"The council can no longer subsidize rentals for tenants to the extent that it has in the past," the press release said

Keeping down rents last year and delaying the increase cost ratepayers R1m. Tenants will still be subsidized to some extent this year

Apart from rates, other cost increases included salaries, administration, insurance, materials and equipment, the press release said

The Manenberg/Herdeveid Unemployed Workers' Committee responded that the

proposed increase was "unjust and inhumane"

"We are barely able to make ends meet. By increasing the rents, the council is taking the food out of our children's mouths"

People were being evicted in spite of council promises to reduce the rent of the unemployed, they said, and they demanded that the evictions cease

"Houses are not being maintained, though a portion of rent money is supposed to be devoted to maintenance. Where is the money going?"

"Council must consider the harsh political and economic climate of our country before making such unrealistic demands on township people"

The council said the unemployed could have their rent reduced and be assisted in various ways "if there is no income in the household at all"

# 22 living in one <sup>124</sup> Cape Flats apartment

*Cape Times 15/6/87*  
Municipal Reporter

FOUR families, comprising 22 people in all, are living in a two-bedroomed council flat in Manenberg because of the shortage of housing

Advice office workers, who did not want to be named for fear of being detained, brought the plight of the 22 people in Francis Court, off Manenberg Avenue, to the attention of the Cape Times yesterday

One five-month-old child, Naïma Lopers, has been admitted to hospital with tuberculosis, and one of the adults, Mrs Fahdiela Hassiem, is also being treated for TB

Mrs Hassiem, her husband and her four young children all sleep in the lounge. The children all sleep in a single large bed which folds up against the wall during the day. The couple sleep on a mattress on the floor. A 58-year-old man also sleeps in the lounge, on the couch

Two other families share one bedroom, and the fourth family occupies the other bedroom

□ Cape Town's housing waiting list has grown to some 49 000 families. The total number of homes in the low-income housing schemes is 38 000.



**ALL UNDER ONE ROOF . .** Surrounded by their children are adults, from left, Mr Cyril Watkins, Mrs Baroenesa Lopers, Mrs Francis Watkins (standing), Mrs Fahdiela Hassiem and Mrs Belinda Poleman. Five members of the household are missing, one adult in prison, two in hospital, and two visiting friends. Picture ANNE LAING

Cape Times  
16/6/87 124

## R3m to upgrade Flats townships

### Municipal Reporter

UPGRADING is to get under way in four more Cape Flats suburbs from this month or next, as the House of Representatives releases another R3 million in funds for the purpose

Kensington, Hanover Park and Manenberg have each been allocated R900 000, while Kalksteefontein is to get R300 000, according to a report from the city engineer's department

Last year, R4 million was made available for the upgrading of Heideveld and Bonteheuwel. This money has now been spent, according to Mr Neville Riley, the deputy city planner, and another R3 million is on the way

Mr Riley said the technical sub-committee of the upgrading committee had already gone through possible projects with "representatives from the community" and agreed on what was to be done

Proposals would be tabled soon for formal approval at a meeting of the statal committee, set up by Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives

In Kalksteefontein, R91 000 is to be spent on stormwater drainage in Gloxinia Street, and R62 000 in Hydrangea Street. Pavements in three more streets will cost R52 000.

In Kensington, R70 000 is to be spent on a toilet block, and R417 000 is to be spent on roads and drainage and upgrading fields and open spaces

# Coloured city planned

CAPE TOWN — The Government was irretrievably committed to a new course of home ownership for coloureds and did not plan any further rental schemes, the Director General of the Administration for the House of Representatives, Mr P D McEnery, said today.

He spoke briefly before signing contracts with seven developers for the building of a R2 000 million coloured city, Blue Downs, on the Cape Flats.

The scheme will eventually provide home ownership for 40 000 families, a rail link to Cape Town and other centres, and modern recreational and community facilities, including a large sports stadium complex.

CAP- Times 17/6/87 124

# Launch today for city on Cape Flats

Own Correspondent

**JOHANNESBURG**— The government will take the wraps off plans for a new R2-billion city on the Cape Flats today when it formally signs with seven private sector building contractors in Cape Town

The huge Blue Downs housing project for coloured people is seen as the first major move by government to privatize the provision of mass housing in South Africa

The first phase of the new city, which will consist of 40 000 homes to house 250 000 people, will call for the construction of 7 500 units and is expected to employ about 2 000 construction workers initially.

After 18 months in the planning stage, schools, shopping centres, clinics and medical centres are to be built in what will be the last major housing development in the Western Cape

A new rail link to service the city is also to be built at a cost of R250 million

The seven developers are Murray and Roberts, Bester Homes, Vista Homes, Garden Cities, S M Goldstein, LTA Comiat and Schachat Cape

Sports facilities planned for the city include a huge complex comparable to Ellis Park in Johannesburg which will house

swimming pools, tennis courts and a huge arena

Blue Downs director Mr Carel Marais says it's all systems go for the scheme on which R20 million has already been spent on underground infrastructure

"This is a unique concept and is set to create a buyers' market. With seven developers there is sure to be stiff competition. This is truly private enterprise with all homes being sold under freehold

## Total cost

"We foresee a heavy demand for houses. Theoretically we can fill these units overnight. The question is how many people have the money to buy. Up to now we have been reluctant to discuss what the rate of development will be. After the commencement we can assess the true rate of development."

The only aspect of the development over which government will have direct control is the erven price which will be about R10 000 to R12 000

Total cost of the scheme, he says, will be more than R2 billion because the cost of the new commercial centre for the city is not included in the estimate

"The city won't be just another suburb of Cape Town. It will have its own mayor and council and will differ vastly from existing

coloured townships. It will compare with Claremont or Bellville as regards being autonomous"

Developers, he says, have indicated that they will build show houses ranging in price from R30 000 upwards in individual designs

"Instead of being one big city designed by one architect we will have seven totally different suburbs all comprising individually styled homes"

Mr Marais says the scheme is the last foreseeable big housing project in the Western Cape

"We have run out of ground. The Western Cape is limited and according to statistics we are set to have a shortage of about 60 000 houses and that is just coping with normal growth

"There are already about half-a-million people in Mitchells Plain. Patterns of housing in this area will have to change."

Mr Marais anticipates that the first buyers in Blue Downs will be well off

"People will come in on an investment basis and will look for property value growth. There will be no restrictions

"On the finance side most of the developers have made arrangements with building societies. The other interesting aspect is that if the Housing Trust makes money available we won't be able to build fast enough"

crowding and (b) in respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

	(a)(i)	(ii)
Houses	11 252	9 179 beds
Single Quarters including hostels erected by employers	7 420	8 116 beds
(aa) Langa	6 924	—
(bb) Nyanga	30 084	9 277 beds
New Crossroads		
(cc) Guguletu		

(b) December 1986

Langa/Nyanga/Guguletu housing

31 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) How many new family housing units were provided in (a) Langa, (b) Nyanga and (c) Guguletu in 1986,
- (2) how many of these units in each township were converted from hostel units?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) (a) 48
- (b) and (c) None
- (2) None

Farm Schools

35 Mr K M ANDREW asked the Minister of Education and Development Aid.

How many farm schools for Blacks were (a) established and (b) closed in each specified departmental region during the latest specified year for which information is available?

The MINISTER OF EDUCATION AND DEVELOPMENT AID

HOA

The MINISTER OF EDUCATION AND DEVELOPMENT AID

(a) Region

Region	Enrolment
Northern Transvaal	58 617
Highveld	48 543
Johannesburg	27 484
Orange-Vaal	43 664
Orange Free State	42 281
Natal	38 371
Cape	53 271
Sub-total	312 231
Owagwa	11 730
Lebowa	94 676
Gazankulu	42 732
KwaZulu	218 918
KaNgwane	25 599
KwaNdebele	15 118
Sub-total	408 773
(b) 721 004	

H F Verwoerd Building: parking

61 Mr S S VAN DER MERWE asked the Minister of Public Works

- (1) (a) How many parking bays are there in the (i) H F Verwoerd Building garage and (ii) basement parking area beneath Stalplein, (b) how many of these parking bays are reserved for (i) Ministers, (ii) Deputy Ministers, (iii) other members of Parliament, (iv) persons in the employ of Parliament, (v) public servants and (vi) other specified persons or categories of persons, (c) in which section of the abovementioned building and parking area is each of these reserved bays situated and (d) how many (i) Ministers, (ii) Deputy Ministers, (iii) members of Parliament, (iv) persons in the employ of Parliament, (v) public servants and (vi) other specified persons or categories of persons are

entitled to park in this garage and parking area,

- (2) whether any members of the Parliamentary press gallery have official parking discs permitting them to park in the H F Verwoerd Building garage, if so, (a) what are their names, (b) which newspapers do they represent and (c) who took the decision to permit them to park in this garage or parking area?

The MINISTER OF PUBLIC WORKS

- (1) (a) (i) 112
- (ii) 350
- (b) (i) 29
- (ii) 16
- (iii) 101
- (iv) 2
- (v) 75
- (vi) 14 (6 bays for the British Embassy, 6 bays for the President's Council, 1 bay for the company who maintains the lifts and 1 bay for the President of the SA Reserve Bank)

- (c) (i) In respect of (b) (i)—28 bays on the A-level of the H F Verwoerd Building garage and 1 bay on the A-level of the Stalplein parking garage,
- (ii) in respect of (b) (ii)—10 bays on the A-level of the H F Verwoerd Building garage and 6 bays on the A-level of the Stalplein parking garage,
- (iii) in respect of (b) (iii)—8 bays on the A-level of the H F Verwoerd Building garage, 1 bay on the B-level of the H F Verwoerd Building garage, 3 bays on the A-level of Stalplein parking garage and 89

HOA

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(5) whether a decision has been taken on this matter, if not, when will a decision be taken, if so, what was the decision?

The MINISTER OF EDUCATION AND CULTURE  
(1) Yes

(a)	(b)	(c)	(d)
8	Groote Schuur Lady Michaelis Princess Alice Red Cross Red Cross (Pre-primary) St Joseph's Tygerberg Tygerberg (Pre-primary)	1 April 1950 1926 1 July 1933 1 July 1957 1 April 1980 1943 1 July 1973 1 April 1981	3 4 4 5 1 2 3 2

(2) Yes

(a) All the schools except St Joseph's. The pupils at St Joseph's are handicapped pupils who are permanently hospitalised. Consequently the hospital school offers the only educational provision available to these pupils

(b) (i) 5 January 1987

(ii) 31 December 1988

(c) The number of pupils in these schools who are the responsibility of the Department does not justify the existing system of hospital schools

(3) Yes, that a certain number of posts are to be abolished on 31 December 1987 and the remainder on 31 December 1988

(4) Yes

(5) Yes, to close the schools and to provide alternative education to the pupils involved where circumstances

HOA

(b) (i) 1  
(ii) 0

Sentenced persons executed

11 Mrs H SUZMAN asked the Minister of Justice

Whether certain persons, whose names have been furnished to the Minister's Department for the purpose of his reply, have been executed following their sentencing in August 1985, if not, when are they due to be executed, if so, (a) what were their names and (b) on what date was each of them executed?

The MINISTER OF JUSTICE

No. The appeal against the death sentences was dismissed by the Appellate Division on 25 March 1987. The matter is now being processed for finalisation

Internal Security Act

12 Mrs H SUZMAN asked the Minister of Justice

How many persons were detained in terms of section 28 of the Internal Security Act, No 74 of 1982, during the period 6 February 1987 up to the latest specified date for which information is available?

The MINISTER OF JUSTICE

None for the period 6 February 1987 up to 22 May 1987

Group Areas Act

16 Mr S S VAN DER MERWE asked the Minister of Justice

HOA

Whether his Department has issued any instructions to (a) attorneys-general and (b) public prosecutors regarding prosecutions in respect of offences in terms of the Group Areas Act, No 36 of 1966, if so, (i) what instructions and (ii) (aa) when and (bb) to whom were these instructions issued?

The MINISTER OF JUSTICE

(a) and (b) No

Illegal immigrants

18 Mr J VAN ECK asked the Minister of Justice

(1) (a) How many persons were being held on suspicion of being illegal immigrants as at the latest specified date for which figures are available and (b) how long had each been in custody as at that date,

(2) whether these persons have appeared in court, if not, why not, if so, (a) on what dates, (b) in which courts and (c) what were the findings in each case?

The MINISTER OF JUSTICE

The information is not readily available in the Department

Langa/Nyanga/Guguletu: housing

29. Mr K M ANDREW asked the Minister of Constitutional Development and Planning

(a) What total number of persons can be accommodated in the (i) houses and (ii) single quarters presently available in (aa) Langa, (bb) Nyanga and (cc) Guguletu without there being undesirable over-

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justify such action. In the case of prolonged illness special arrangements are made by the school the pupil normally attends

WEDNESDAY, 17 JUNE 1987

†Indicates translated version

For written reply

General Affairs

Group Areas Act

4 Mr S S VAN DER MERWE asked the Minister of Justice

(a) How many prosecutions for contraventions of the Group Areas Act, No 36 of 1966, had been instituted since 1 January 1987 as at the latest specified date for which information is available and (b) in how many cases were the accused (i) convicted and (ii) acquitted?

The MINISTER OF JUSTICE

The information for the period 1 January 1987 until 27 May 1987 is as follows

(a) 1

17/6/87  
Andrew

crowding and (b) in respect of what date is this information furnished?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

	(a)(i)	(ii)
Houses	11 252	9 179 beds
Single Quarters including hostels erected by employers	7 420	8 116 beds
(aa) Langa	6 924	—
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Langa/Nyanga/Gugulethu, housing

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The MINISTER OF EDUCATION AND DEVELOPMENT AID

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Sub-total	408 773

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The MINISTER OF PUBLIC WORKS

- (2) whether any members of the Parliamentary press gallery have official parking discs permitting them to park in the H F Verwoerd Building garage, if so, (a) what are their names, (b) which newspapers do they represent and (c) who took the decision to permit them to park in this garage or parking area?

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- (ii) 350
- (b) (i) 29
- (ii) 16
- (iii) 101
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# Cosatu warning on rents

THE regional secretary of Cosatu, Mr Nic Henwood, said this week the City Council's rent increases due in August would be "vigorously" opposed and could bring workers in confrontation with the State

He said it was highly irresponsible of the council to impose increases on people who could not even pay the current rents

"Higher rents will place a greater burden on workers, particularly the unemployed. Already people are being evicted on a large scale in Atlantis and other areas

"The increase will affect thousands of workers who are struggling to make ends meet

"The people and their organisations should have been consulted before the increase was planned," he said

According to a City Council press release, rents had been increased due to the higher salaries and administration, insurance, materials and equipment costs

The Director of Housing, Mrs Sheila Mulder, said another factor was a 19 percent increase in rates

She said unemployed tenants could have their rentals reduced and be assisted in various ways. People who did not have valid reasons for not paying their rent, would be evicted

The Manenberg, Heideveld Unemployed Workers Committee (MHUWC) said in a statement the increases were unjust and inhumane.

"We are a group of unemployed persons in Manenberg and Heideveld who are organising co-operatives to support ourselves and our children

"We are barely able to make ends meet. By increasing the rents, the council is taking the food out of our children's mouths. Some of us receive grants, but even this money is not enough to buy food and clothing, let alone pay another rent increase"

The MHUWC said it demanded an end to evictions, scrapping of rent arrears and that more houses be built

The increases would range from R2 to R10, according to the council statement.

Rents in Facticeon, the lowest rental area at R12,84 a month, would increase to R14,84. In Beacon Valley, Mitchells Plain, the highest rental area in the Peninsula at R181,51 a month, it would increase to R188,51

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Cape Times 18/6/87. (124)

# Blue Downs under way

## Municipal Reporter

SIX major housing companies gained development rights yesterday to build 7 300-houses in the first phase of a massive private-sector coloured home-ownership project at Blue Downs, east of D F Malan Airport

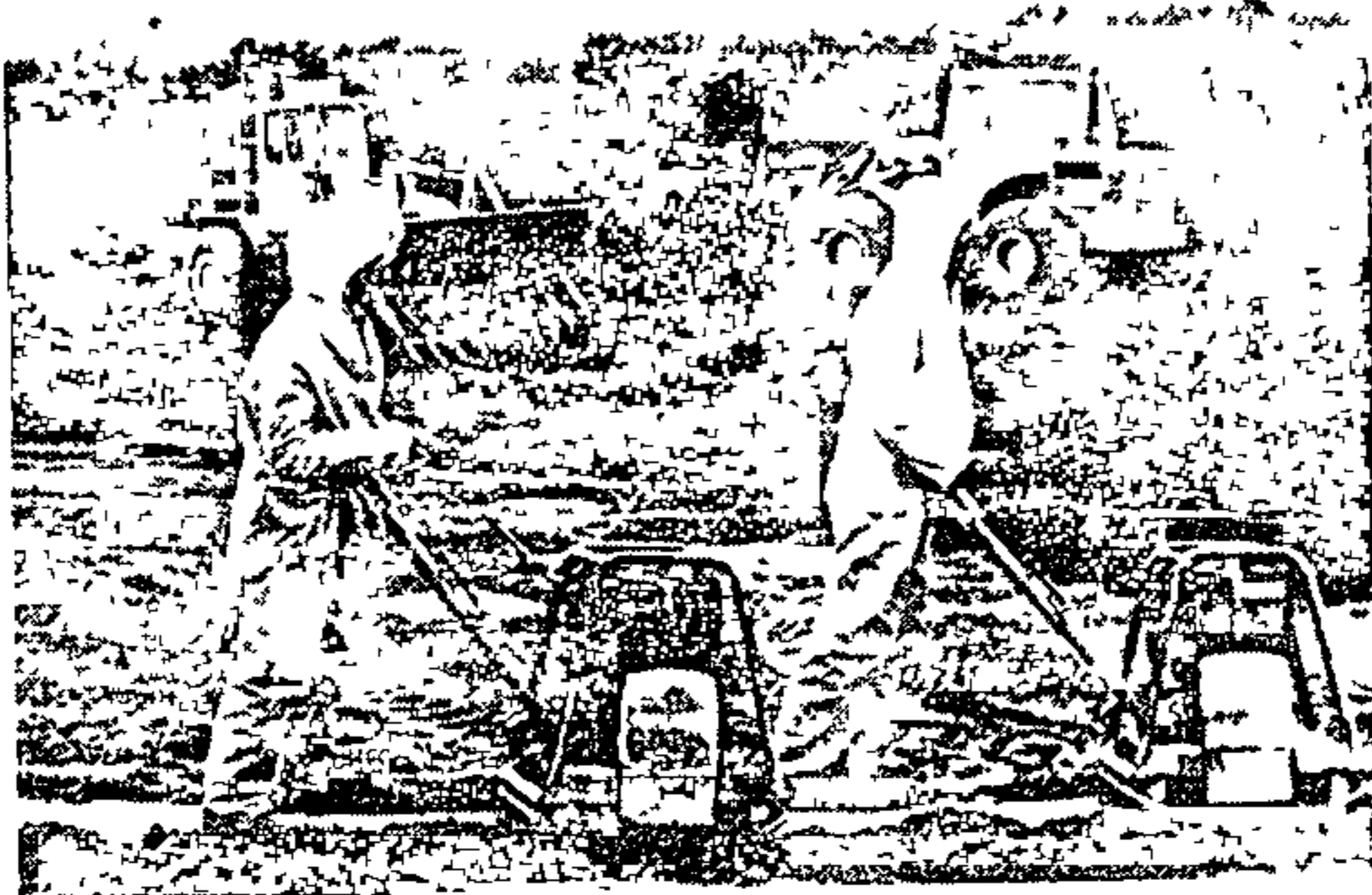
Clearing of bush has already started and building should start within two weeks. Phase 1 will involve a turnover of R300-million, according to project director Mr Carel Marais, and employ 6 000 people for three years

The developing companies are Murray and Roberts Cape (1 100 units), LTA-Comiat (1 152), Bester Homes (1 500), Vista Homes (700), Goldstein-Bellandia (1 750) and Schachat Cape (1 100). Another developer, Garden Homes, is also expected to sign a contract for 227 units

Vista Homes has already started clearing bush and levelling a section of its portion of land and intends to complete five showhouses, five flats and six shops by September 5 this year, said Mr Eugene Parkin, the managing director

The land is still owned by the government and transfer of ownership will take place only when individual home owners are ready to buy

Dr Julian Evenwel, a direc-



**CLEARING THE LAND** . . and levelling it, to make way for houses on Blue Downs. Work has already started on the relatively up-market development.

tor of Bester Homes, said the contracts, which were signed yesterday had not been put out to tender. Instead 27 firms had submitted development proposals, and "the best seven were chosen"

He said 20% of the seven land allocations could go to small private developers, each of whom would not be allocated more than 50 units, though this was still under negotiation

Mr P D McEnery, director-general of the Department of Local Government, Housing

and Agriculture, said phased development of the scheme — which will eventually house 250 000 people — would enable developers to test the market

Houses in Phase 1 would cost in the region of R30 000 to R40 000 each, he said. Developers said the serviced plots alone would cost between R12 000 and R18 000 each

More than 70% of coloured breadwinners earned under R450 a month, Mr McEnery said, so it was clear that Blue Downs would not solve the entire housing problem. He called on private developers to

build cheaper houses, or just cores

His department was presently installing R29 million worth of infrastructure at Blue Downs. Developers said afterwards that this did not include any provision for a proposed rail link

The department was hoping that private developers would pay for the line. South African Transport Services public relations officer Mr Luther Diedericks confirmed yesterday that neither SATS nor the government intended to install the Blue Downs section of the line, though the government would pay for the Khayelitsha line

Mr S M Goldstein, chairman of S M Goldstein Ltd, said all the developers were "anxious about the depth of the market", and would move carefully to ensure that they sell what they build, especially with so many top companies building simultaneously

"Still, it's an interesting and exciting development. The department has chosen the biggest and the best in the country," he said

Construction also began 10 days ago on the Zandvliet Sewage Works, which will serve the whole of Blue Downs and Khayelitsha, and is due to be in operation from February. A private company will operate it

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# R300 m test for Blue Downs

*Cape Times 20/6/87 (124)*

*The key to the success of the R2-billion Blue Downs housing project is sales . . . and sales depend on finance. JANE ARBOUS investigates some of the financial implications for purchasers and potential spin-offs for business.*

APART from giving retail and small business a big boost, the Blue Downs scheme could turn the battered construction industry on its head

That's the opinion of Graham English, MD of Schachat (Cape) which is one of the seven developers involved

But, like the others who will build only on a house-to-sale basis, he is nervous about the depth of the market and considers the first R300 m phase of 7 300 homes as very much "a test"

No one doubts the demand, but the crucial questions on every potential purchaser's lips are about affordability of the houses and the availability of home loans

If the net is to be widened as much as possible, two things must happen

- The developers must judge their market — consisting mainly of low-wage earners — correctly and balance the standard and cost of the houses

- Home loan institutions and employers must come up with more ways of helping people to qualify for financing

Positive signs are that this is already happening

Overall project director Carel Marais says the decision not to go for only one developer was to generate competition and to ensure that prices were kept as reasonable as possible

To give developers a kick-start, the land was sold to them at well below market value (R7 500 per ha), restrictions were kept to a minimum, and discounts built into the bulk services charges

Even so, Murray and Roberts (Cape) MD Roger Veysey says that some of the standards required, especially electrical, are very expensive and unnecessary "This all adds onto the cost of the houses"

Developers who are also responsible for services such as sewerage and water, which will add up to R6 000 to the cost of each of the 350m<sup>2</sup> to 400m<sup>2</sup> sites, will have to work hard to keep prices down One way to do this is to keep profit margins low and go for volume

The other marketing priority is to offer a range of houses between R30 000 and R40 000, probably mostly aimed at the lower end of the market

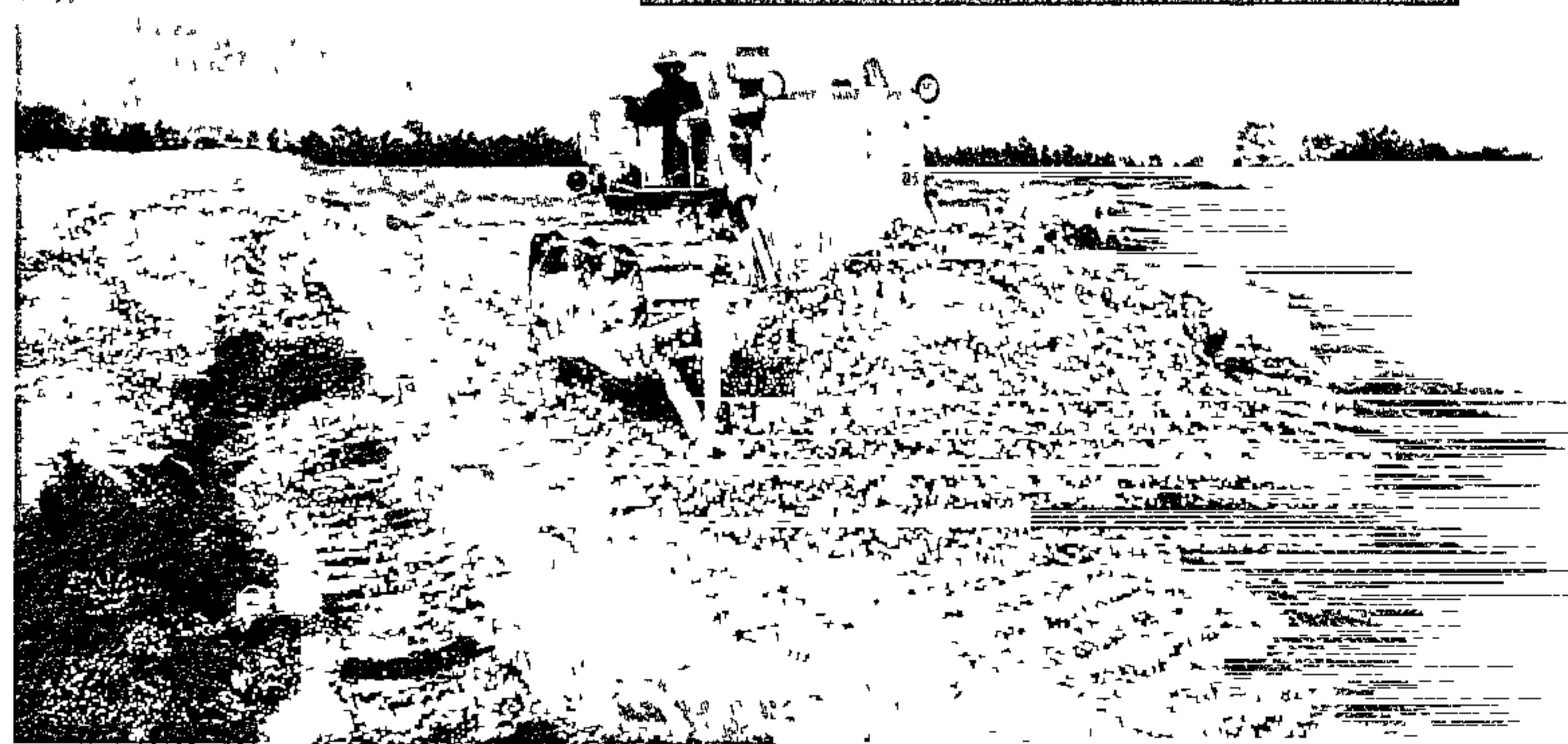
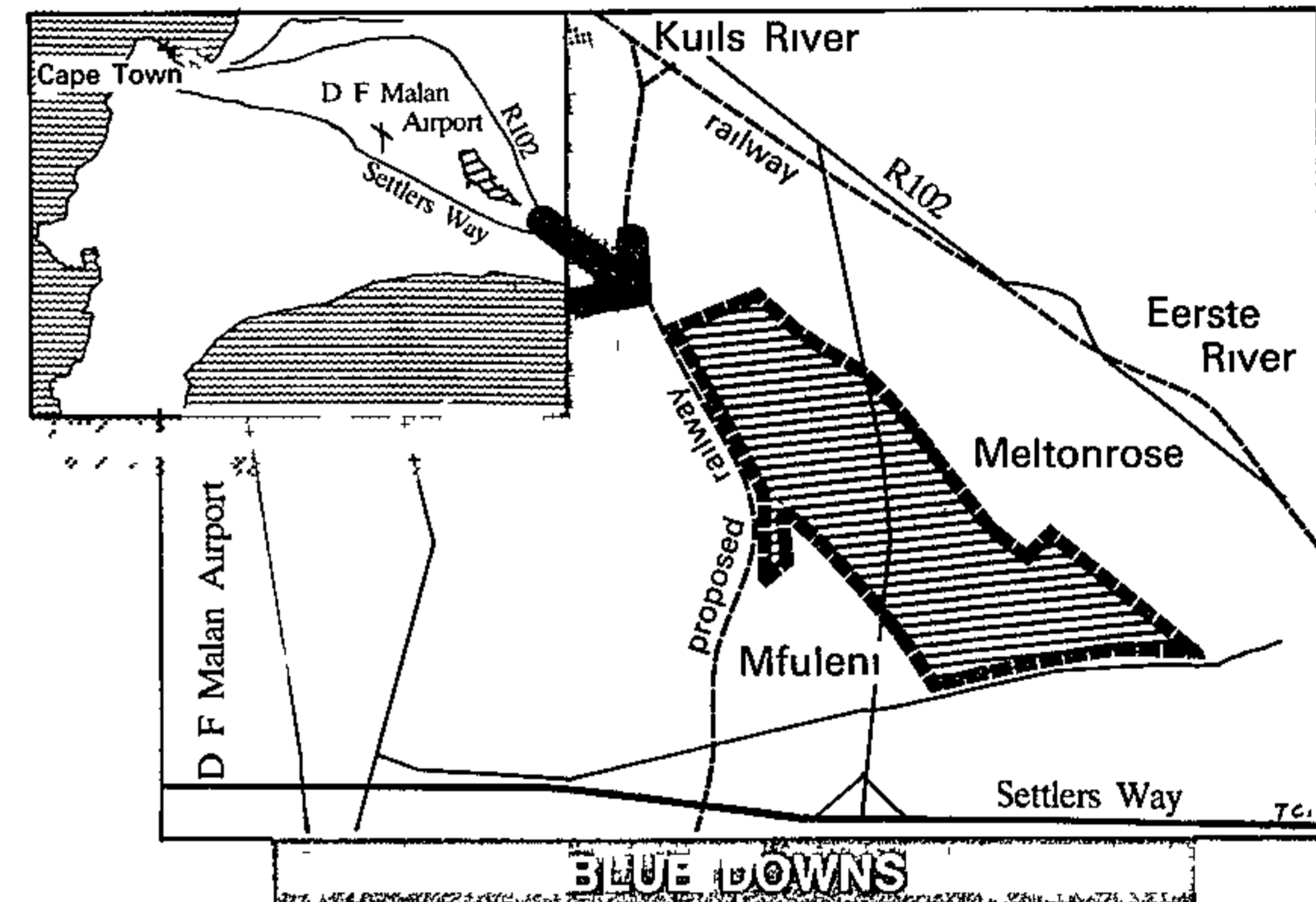
English feels comfortable with the considerable amount of research that has been undertaken but at the end of the day, the proof of the pudding is still in the eating

Schachat has come up with 90 different houses but because there will still be specific preferences, the key, he believes, will be "flexibility"

At the moment there is no shortage of money for home loans But, as NBS regional chief Kingsley Loney says, this could change with the advent of the "granny bonds" at special competing rates and an expected rise in interest rates within the next year So the worry of higher instalments is ever present

However, all the building societies and banks con-

The map shows the position of the first R300 m phase of the Blue Downs housing project (in blue).



**A bulldozer driver clears Blue Downs land in preparation for the building of much-needed housing.**

Picture Anne Laing

sider Blue Downs an exciting project and are discussing with the developers ways of helping purchasers — many of whom have no means of collateral — to qualify for bonds

According to UBS home loan consultant Gavin Zinn, many people will qualify for the first-time homeowners subsidy lasting five years The conditions of this are that a purchaser may never have owned a home before, it must be a new property, and the contract price must not be more than R40 000

Marais also says that there is also a big pool of government employees who can get a 100% bond as well as a monthly subsidy on their repayments

Assuming someone can get a 100% bond on a R30 000 house, monthly repayments will be R345 Add a first-time subsidy of about R100 (on the R30 000 house), the repayment drops to R245 a month On a R40 000 house, the repayment will be R460 Add the R145 first-time subsidy and this drops to R315 a month

However, for many borderline wage-earners who

cannot come up with the deposit of 20%, there is still the problem of suretyships which can be from a member of the family

One real solution to this, says SA Perm's regional chief Frikkie Oosthuizen, is for lending institutions to come to an arrangement with companies prepared to stand surety for employees He cited one successful arrangement with the Claremont branch where company was reducing its subsidies and phasing bond repayments as its employees' salaries rose

Another suggestion comes from Loney Why can employers finance the construction of houses themselves and rent them to employees at whatever they could afford? Then if employees leave, others can move in

Another way of finding a middleman to provide deposit guarantees so that buyers can get closer to 100% bond is for more link-ups between the

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## Rent rises: Poor 'fighting for survival'

Municipal Reporter  
RENT increases in Cape Town  
City Council housing estates  
have been strongly condemned  
by the Federation of Cape Civ-  
ic Associations

The federation said the in-  
creases, which range between  
R2 and R10 a month, had come  
at a time "when poor, op-  
pressed people are fighting for  
survival"

"The scourges of poverty, un-  
employment and homelessness  
are haunting the people in the  
townships," the federation said

"These rent increases mean  
there will be even less money  
available to feed hungry chil-  
dren, debt will increase and  
more people will be evicted"

The federation wanted to  
know why the council had de-  
cided to increase rents at a  
time when people — "who have  
paid for their homes over and  
over with their rents" — could  
least afford them

# High density city envisaged

Municipal Reporter

THE FIRST stage of a comprehensive review of the zoning scheme, which should eventually change the face of Cape Town, was presented in the Civic Centre yesterday in draft form for public comment.

According to a draft copy of the conceptual framework which may guide later stages of the review, the zoning scheme should encourage high density/low rise mixed environments, which are cheap to construct and maintain.

"The scheme should seek to increase densities in the city by permitting the smallest feasible subdivisions," according to the framework.

A first stage goal is to reduce by 60% the number of "departures

from the town planning scheme" which Cape Town City Council departments have to approve. At present, 6 000 departures a year are granted.

Red tape should be significantly reduced, making it far easier to gain council approval for alterations to existing buildings or plans for new development.

Outdoor spaces in windy and sunny Cape Town should be "enclosed and usable", the report said.

The suggestions within both the conceptual and the first stage reports represent a slight move away from the strict separation of residential and commercial and other areas.

They also represent a move away from Garden City and Mod-

ernist urban forms, in which tall buildings are placed far apart in relatively low-density, high rise developments which are "more appropriate to high income societies".

Population density in the Cape Town municipal area is 33 persons per hectare, or 66 per hectare, if one deducts half the area to allow for mountain and undeveloped land. Many European cities support ten times that density.

The first stage allows for larger homes on small properties, attached houses on narrow properties, and semi-detached houses in general residential, business or commercial use zones.

It also allows certain workshops and even small factories to locate in general business zones.

# LOW PRICES

## Confidence trick: 2 in court

Court Reporter

TWO Transvaal men appeared in the court...



# Court orders widow's smashed home to be rebuilt

CME TmkS

25/6/87

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## Supreme Court Reporter

THE municipality of George was ordered by the Supreme Court yesterday immediately to rebuild the home of a Lawaai-kamp widow which it demolished in May.

The court order ends a nightmare for Mrs Ellen Vena, 57, who rebuilt her 17-year-old home after it was destroyed by fire on May 13, only to have it ripped down by the municipality days before it was ready for occupation.

The municipality was also ordered to rebuild a room another Lawaai-kamp resident, Mr Edward Vywer, added on to his home which suffered a similar municipal demolition in May.

In a judgment which emphasized the "fundamental principle that a person may not take the law into his own hands", Mr Justice G Friedman further ordered the municipality to refrain from further demolishing the restored homes of Mrs Vena and Mr Vywer

and to pay their legal costs.

He also granted a "declaration of rights" to Mrs Vena, entitling her to restore her home — "which consisted of a kitchen, living-room and three bedrooms solidly constructed on a cement floor and foundation" — to the state it was in before the fire.

## 'Inaccuracy'

Mr Justice Friedman noted that Mrs Vena's statements about her registration and rent-paying status with the municipality "turned out to be true" while the municipality's initial denials and avowedly "frank" statements "turned out to be incorrect".

He said Mrs Vena could not be held responsible for "inaccuracy" in the municipal records.

Dismissing the argument that Mrs Vena and Mr Vywer had no right to be in Lawaai-kamp, the judge observed that the municipality regarded them both as "tenants" from whom "rent" payments were expected and accepted.

In addition, their houses had stood "for all these years without any objection to their existence" from the municipality. The "irresistible inference" was that the municipality consented to their being built.

Mr Justice Friedman also dismissed the argument that the Prevention of Illegal Squatting Act entitled the municipality, as owner of the land, to demolish the structures without a court order.

He said a "strictly literal interpretation" of the relevant section of the Act might suggest this, but a "proper" appreciation of the section in the context of the Act as a whole made it clear that a person lawfully occupying land was entitled to "normal protection".

He said a home on that land could not be demolished, even by the owner of the land, without a court order.

Mr L Dison SC, with Mr P Gamble and instructed by Mr Kobus Pienaar of Strydoms in Knysna, appeared for Mrs Vena and Mr Vywer. Dr W E Cooper SC, with Mr B Griesel and instructed by Ernst Strauss and Haasbroek, appeared for the municipality.



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Parliament and Politics

# Govt 'reneging' on Khayelitsha pledges

By ANTHONY JOHNSON  
Political Correspondent

THE government was reneging on its promises to provide housing assistance for people in Khayelitsha, the PFP's spokesman on black affairs in the Western Cape, Mr Ken Andrew, said yesterday

He was responding to the announcement in Parliament by the Deputy Minister of Constitutional Development and Planning, Mr Piet Badenhorst, that the government would not spend any money on housing in Khayelitsha in the 1987/88 financial year

Mr Badenhorst said "It was government policy that the private sector should get involved in the provision of housing for black communities"

The office of Community Services was currently negotiating with private developers to fulfil this role, he said

Mr Andrew said in a statement that it was clear that the government was not only deviating from its original plans for Khayelitsha "but it is also abrogating its responsibilities in respect of supplying housing for thousands of people who cannot pay full free market prices"

Mr Andrew said it was correct for government to involve private developers and it was "also sensible" to provide serviced sites for squatters

"But it is not acceptable for the government to renege on its promises by not providing housing assistance for those tens of thousands who could afford more conventional although very modest housing"

Mr Badenhorst said in reply to another question from Mr Andrew that the original development plan for Khayelitsha announced in March 1984 had been changed to accommodate the in-

creasing number of squatters in the Peninsula area

There were about 100 000 people living in "informal or squatter-type housing or tents" in Khayelitsha on June 15 this year. In addition to this, about 36 000 people were living in "conventional or starter-core housing"

Mr Badenhorst said the density of Village III and IV of Town I and portions to Town II and III east of the railway line had been increased "With the establishment of Site C a relocation of major land uses was carried out"

Replying to another question by Mr Andrew, the Minister of Transport Affairs, Mr Eli Louw, said the construction of the railway line to Khayelitsha was "55% complete" and would be brought into use in January next year

The line, with an estimated construction cost of R63 million, would daily convey 45 000 passengers in each direction during peak periods, Mr Louw said

# All-clear for Southern's Newlands HQ

## Staff Reporter

SOUTHERN LIFE'S controversial Newlands head office project has been given the seal of approval by the provincial executive.

The Administrator in Executive Committee has unanimously backed the approval of the Cape Town City Council, the provincial chief town and regional planner and the Planning Advisory Board.

"I'm very disappointed," said Mrs M P Morris of Save Our Suburb, which campaigned against the development. She said future expansion of Southern Life in the area was their "main bother".

"We were assured by the Administrator that we would get a hearing before a decision was made. We never got our hearing."

## Felt bitter

Fellow opposition campaigner Mrs Monica Sutherland said she felt bitter.

"Once the building is up and we experience the expected problems, it will be too late for the council to do anything about it, as usual," she said.

Approval of the project, which won an award from the Institute of South African Architects, was subject to several conditions, the provincial executive said.

The decision did not imply approval for any further proposals for extending the Southern Life headquarters.

Other conditions include

- A four-storey limit as opposed to the seven-storey development permitted in terms of the present general residential zoning. This would be "far less intrusive" than a high-rise residential development.

- A low-rise landscaped parking garage south of the Liesbeeck River on a site owned by the Western Province Rugby Football Union. This is to be used jointly by the WPRFU and Southern Life.

- No increase in the height of Southern Life's new computer centre.

Southern Life will be required to provide staff parking for between 100 and 200 cars on its Great Westerford premises. Public parking facilities will not be adversely affected.

A paved and landscaped parking area will be provided on council land if necessary.

A 400m landscaped walkway will link the parking garage and the head office through an existing subway under Main Road.

The bulk of parking required by Southern Life will be away from the Great Westerford site to minimise traffic impact on the surrounding area, the committee said.

## Killing at garage: Two men arrested

### Crime Reporter

TWO men were arrested early today in connection with the killing of a gardener at a Milnerton garage at the weekend.

Police said a team of detectives led by Detective Flip Spangenberg detained a 53-year-old man at Kalksteentfontein and later went to a house in Mitchell's Plain where a 32-year-old man was arrested.

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# Thousands owe rents in M'Plain

By AYESHA ALLIE

MORE than 5 000 people in Mitchells Plain, Cape Town's biggest "middle-class" suburb, are in arrears with their rent payments.

They are among 19 000 City Council tenants who owe almost R2-million in rents, according to a spokesman for the council.

If outstanding water and electricity accounts were added, a staggering 40 percent of the area's approximately 40 000 households were behind with payments, said Ms Shahieda Issel of the Mitchells Plain Advice Office.

People who live in the middle-class areas such as Westridge, Portlands and Rocklands, have flocked to seek help at advice offices.

Issel said residents from these areas were usually reluctant to highlight their financial difficulties.

## Desperate

"The fact that they're coming to our offices indicates a desperate situation. Many of them have received notices from the City Council that they should pay their arrears within seven days or face eviction," she said.

A Westridge resident, who did not want to be named, said she owed R637 in rent arrears. Her husband has been unemployed for more than a year.

She said her son, who was in standard eight, had to leave school so that the family could have an income.

Mrs Anne Dumpies of Stag Road in Eastridge, receives a grant of R254 a month for her three school-going children.

Her electricity has been disconnected since June last year. She owes the council R150 in rent arrears.

## Dry bread

Mrs Sheila Van der Vindt of Assegai Avenue in Tafelsig, was having black coffee and dry bread for lunch when South arrived at her house. Mrs Van der Vindt's rent arrears amounted to R650 and she owed R177 on her electricity, which has been disconnected since last September.

Rents are going up in August, but a City Council spokesperson, Mr Ted Doman, said increases would not exceed R10.

He said the total amount in rent arrears outstanding in Mitchells Plain was R872 000.

He said the council did not evict tenants who were genuinely unemployed.

"People simply have to go to the housing estate offices to discuss their problems," he said.

# Hundreds of people left in the dark

By AYESHA ALLIE

HIGH unemployment and increased rents have left hundreds of Cape Flats residents literally in the dark

Advice offices have confirmed that the electricity supply to an "abnormally high" number of houses in council estates have been cut after residents failed to pay arrear accounts

Many residents are also in arrears with rents and water accounts

Mrs Suleila Davids, of Tames Walk, Manenberg, said she received a summons two weeks ago from the council that she must pay her water bill which was in arrears with R85 Davids is divorced and the only stable income comes from her daughter who brings home R50 a week

She is two months arrears with her rent

Another resident, Mrs Katherine Horne, of Pecos Walk, said her electricity has been in arrears since February last year when her husband became unemployed

Her electricity was disconnected in August and reconnected in October when the electricity of all other residents was connected She has been served with an eviction notice.

## Summons from City Council for 'stealing lights'

Now the council has summonsed her to appear in court for allegedly "stealing lights" from August last year to March this year

Her husband, Mr Martin Horne, earns R221 a month The arrears on their rent is R235, water R89 and electricity R428 They spend R11 a week on candles and paraffin.

The Hornes made arrangements with the council to pay off R45 every month or weekly when they have money

"But there's usually nothing left over to buy enough food," Mrs Horne said

They have two small children and Horne's sickly mother and retarded brother stay with them The family have no other income.

Mrs Ragmat Stoffel, of Daphne Court in Heideveld, is four months in arrears with her rent of R167-35

Her electricity is R175 and has been cut off for almost a year She suffers from arthritis and chafes for R10 to R15 a week. She has a 18-year-old unemployed daughter and a son of 16 who needs medical treatment.

Mrs Stoffel said she sent R40 with her daughter to the rent office but they refused to take the money She has received a letter from the council in which they demanded that she pay the rent by June 22.

Mrs Ursula Galant of Soetwater Court in Hanover Park, has been without electricity for three months She is divorced and only receives R30 a week for her five young children She chafes twice a week for R24 and pays a neighbour R8 every week for looking after her two small children Mrs Galant's electricity bill is R186-19 Her rent, which is also in arrears, is R128

Galant shares her one-bedroomed flat with Mr and Mrs Ganief Wolmarans and their three children from Atlantis.

Mrs Amina Wolmarans said they became in arrears with their rent in Atlantis when her husband was retrenched Their arrears amounted to R506 rent and R50 in electricity

## Notices only sent to people with 'bad records'

They decided not to go back to Atlantis because there was no work available and they could not afford the high rentals

Ms Priscilla Fischer of Waterberg Street, Heideveld, said she owes R500 in rent arrears The City Council agreed she could pay her electricity account off at R30 every month

"But there is never enough money over for good food," she said

Mrs S A Mulder of the City Council Housing Branch, confirmed that notices were sent to housing tenants in most City Council areas

"But these notices were only sent to those who have very bad records and have an income," she said

A joint statement from the Town Clerk, Dr Stanley Adams, and the City Treasurer, Mr Donald Geyer, said electricity of the unemployed did not get disconnected unless the account was more than two months in arrears

The statement said the council was aware of people's plight and was doing their best to make alternative arrangements for those with financial difficulties

People should then pay a reasonable amount on their arrears as often as they could

## 18 month delay predicted for N End

# Families to be rehoused prior to 2nd phase

Dispatch Reporter

**EAST LONDON —** The date when light industrial land earmarked in the second phase of the North End development, would come on the market, would depend on when 40 families, still living there, could be rehoused.

This was the reply from the regional representative of the Department of Local Government and Housing, Mr J Weyers, after he signed the deed of sale in the city hall here yesterday, for the first phase of the North End.

The city council is buying the 23 hectares of light industrial land from the government at a nominal fee and will sell it to prospective industrialists, by private treaty.

The town clerk, Mr Les Kumm, signed the deed yesterday, on behalf of the municipality, at a ceremony attended by the mayor, Mrs Elsabe Kemp, two senior councillors, Mr Robbie de Lange (Snr) and Mr Vossie Bezuidenhout, and the councillor with the finance portfolio, Mr Gwyn Bassingthwaite.

The mayor told Mr Weyer that the council had waited anxiously for the day of the signing, as it meant a tremendous boost for the city.

Mr De Lange asked Mr Weyer whether he could shed any light on when the second phase would take place, as there were several industrialists waiting anxiously for the land.

Mr Weyer said it all depended on when the people living in the area could be rehoused.

"Obviously we are anxious for the area to be developed, but we cannot put people out on the streets. We have to rehouse them," Mr Weyer said.

Asked by Mrs Kemp whether, in view of the tremendous housing shortage, other people would not

move into the houses in the North End when the existing tenants were moved to the new houses in Braelynn, Mr Weyer said that such a situation would not be allowed.

Mr Weyer emphasised that the land would become available as soon as the people were rehoused, but the councillor with the housing portfolio, Mr Bezuidenhout, said there would be a delay of approximately 18 months before that would be possible.

In an interview after the signing, Mr Bezuidenhout outlined the plans for Braelynn extensions 6 and 7, and said that the former scheme, which comprised 40 two-bedroomed and 40 three-bedroomed houses, still had to be

accepted by the Indian Management Committee and the city council.

It will then be sent to Port Elizabeth for approval and finally to Cape Town.

"We are possibly looking at 18 months but I intend sending an urgent report to council to try to expedite matters. We may have to send a delegation to Cape Town for that purpose, because the time factor is crucial," Mr Bezuidenhout said.

He said 18 sites in Braelynn 6 were to be developed by utility companies, and 20 of the houses would be reserved for the people in North End. About 17 other sites would be kept for owner builders.

The cost of the houses would be in the region of R30 000.

There would be 50 sites for owner builders in Braelynn 7, where some of the services, such as water and sewerage, had already been completed. Roads were scheduled to be completed by the end of August, and electricity by the end of September.

Mr Bezuidenhout said the area had 66 sites originally, but it was felt the sites were too small and they were resurveyed to create 50 sites.

"We are trying our best to speed up all these developments," Mr Bezuidenhout said.

For more news, turn to pages 6 and 8

# Houses for sale in Crossroads

*capetown 4/7/87 124*

Municipal Reporter

SOME squatters have indicated they will pay cash for new houses, costing up to R20 000 each, now being erected on upgraded land on the outskirts of Old Crossroads, the director of a development company said yesterday.

"Widoeke" forcibly cleared this land last year of up to 70 000 people by burning down their shacks. The displaced residents were not allowed back on to the land which was fenced off.

Mrs Roleen Beelders, a director of Seeff Property Developers, one of the companies involved, said "lists" of prospective buyers from Old Crossroads had indicated they wanted to pay cash for houses. Mr Lawrence Seeff, managing director of the company, said about 1 000 serviced plots were available on the cleared and upgraded land.

His firm and others are now building houses which will soon be available on 99-year leasehold. The land belongs to the Cape Provincial Administration. Mr Graham Lawrence, housing official for the Office for Community Service, said freehold title may be granted in future.

"Plot sizes vary from 90 to 120 square metres, and their house prices range from R13 000 to R18 500," Mr Lawrence Seeff said.

This price included a "nominal" payment for the land of perhaps R300 a plot, even though it cost about R6 500 to service a plot, he said.

"We can erect three-bedroomed houses in four days. They are also available in kit form, for those

who have building skills."

The houses are not yet electrified, but all the necessary electrical fittings are built in for when electricity is supplied.

A showhouse which the Cape Times visited yesterday had metal-clad outer walls and a metal roof. Mr Llewellyn Strydom, chairman of Panel Proud Homes, said all the homes his company and Seeff were erecting were of this type, which required little maintenance.

### Fitted carpets

The homes are to have running water, gutters, ceilings, bathroom tiling and all the usual household fittings, including fitted carpets.

Toilets already on the sites are to be removed and fitted indoors. Loans will be made available according to income, from the National Housing Commission, Mr Seeff said.

To qualify for a housing loan from this fund one had to earn R250 a month, Mrs Beelders added.

Asked whether the houses would be made available on the open market, Mr Lawrence and Mr Seeff said this was the concern of the mayor of Crossroads, Mr Johnson Ngxobongwana.

Mr Ngxobongwana said residents of Old Crossroads would be given first option on the houses but if any were left over he would negotiate sales to outsiders.

He would still be discussing the form of ownership, leasehold or freehold, with the government, he said.



The first qualified black estate agent in the Western Cape, Mr Buchanan Mkosi Turmana of Old Crossroads, with one of the first houses to be erected in the cleared area. This one will cost R20 000. Picture: Richard Bell

CAPE TOWN 10/7/87

# Give houses to aged, employers urged

By CHRIS STEYN

THE Association of Retired Persons and Pensioners yesterday appealed to former employers to donate R40 million to build 1 000 homes in two proposed private retirement villages in Ottery and George.

Addressing a press conference in Cape Town yesterday afternoon, the national chairman of the ARP & P, Commandant H M Joynt, said that pensioners were pumping R3 000-million of annual spending power into commerce and industry, but could not afford housing loans without constantly compromising their lifestyle to accommodate increasing rentals.

All pensioners had helped their former employers and firms to prosperity. He appealed to businesses each to give a R40 000 house "as a thank-you gift to your employees".

"We appeal to the decision-makers of today who will be the pensioners of tomorrow to please arrange their generous donation and sponsorship budget in such a way as to accommodate this appeal for one-time help to those who struggle against the effects of inflation, loneliness, boredom and declining health," he said.

Prospective members, applicants for residence and donors should contact the ARP & P at PO Box 12075, Cape Town 8010.

the council for R10 and then they will at least have a place of their own with access to water and toilets"

### Lack of land

The plight of illegal tenants — some stay in houses after the legal tenants have moved or died, and others move into houses about to be vacated — has been highlighted recently by the eviction of three Hanover Park families

The Gallow family were evicted from 144 Rybug Road on Tuesday this week. They have been on the housing waiting list since 1983

A council spokesman said they were given an eviction notice in March this year. The family were sub-tenants in the house and remained there after the previous tenant's death in December.

Mrs Stott said a lack of land and sufficient low-interest funds caused the shortage. However, it was aggravated by government policy. Since 1976 the council had had to allocate

houses to about 4 000 squatters in preference to people on the waiting list

In April this year, the Athlone and District Management Committee (ADMC) proposed that the council consider legitimating illegal, good tenants who had been in a house for over two years and become illegal through no fault of their own

Mrs Stott said the council had refused because all illegal tenants were given several months' notice and it would be unfair to those on the waiting list.

"Every one of the 45 000 families on the waiting list is living with someone else. It is not uncommon to have 12 — sometimes up to 17 — people living in a two-bedroomed home"

Mrs Stott said she often had calls from families who were sleeping on the livingroom floor of someone else's house

"Conditions are intolerable for everyone and the council is desperately miserable about its inability to provide sufficient houses at affordable prices

"How can we let someone who has moved into a house because they know a tenant is about to be transferred, have preference over someone who has been desperately longing for a home of their own," she said, adding that it was difficult to tell how long an illegal tenant had been in a house

□ In Atlantis, at least six families have been evicted for failing to pay rent. The Cape Times visited the town yesterday and will publish a report on Monday on their problems



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# No homes for 45 000 Cape Flats families

*Cape Times 11/7/87 124*

By RENEE MOODIE

THE acute Cape Flats housing shortage causes about 100 families, unable to live other than as illegal tenants, to be evicted every year. It has also kept 45 000 families without their own home, some for up to 17 years.

Up to 10 000 families have been on the City Council waiting list since before 1980 and many of them since 1970, according to housing authorities.

The list of 45 000 families, all living as lodgers, is increasing all the time.

Mrs Eulalie Stott, chairman of the council housing committee, said: "The only solution for an individual family which has no home is to find a friend who will allow them to erect an out-building in a back garden.

"With the owner's or tenant's permission, they can get a permit from the council for R10 and then they will at least have a place of their own with access to water and toilets."

## Lack of land

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houses to about 4 000 squatters in preference to people on the waiting list.

In April this year, the Athlone and District Management Committee (ADMC) proposed that the council consider legitimating illegal, good tenants who had been in a house for over two years and become illegal through no fault of their own.



**HOMELESS** Mr Moegsien Galloway holds his five-year-old daughter, Shamiela, while his wife, Asa, holds two-year-old Igshaan as their furniture is loaded on to a van. The Galloways, who were evicted as illegal tenants on Tuesday, were taking their possessions to relatives in Bridgetown to get them out of the rain, but by late yesterday they had found nowhere to stay.

Picture RICHARD BELL

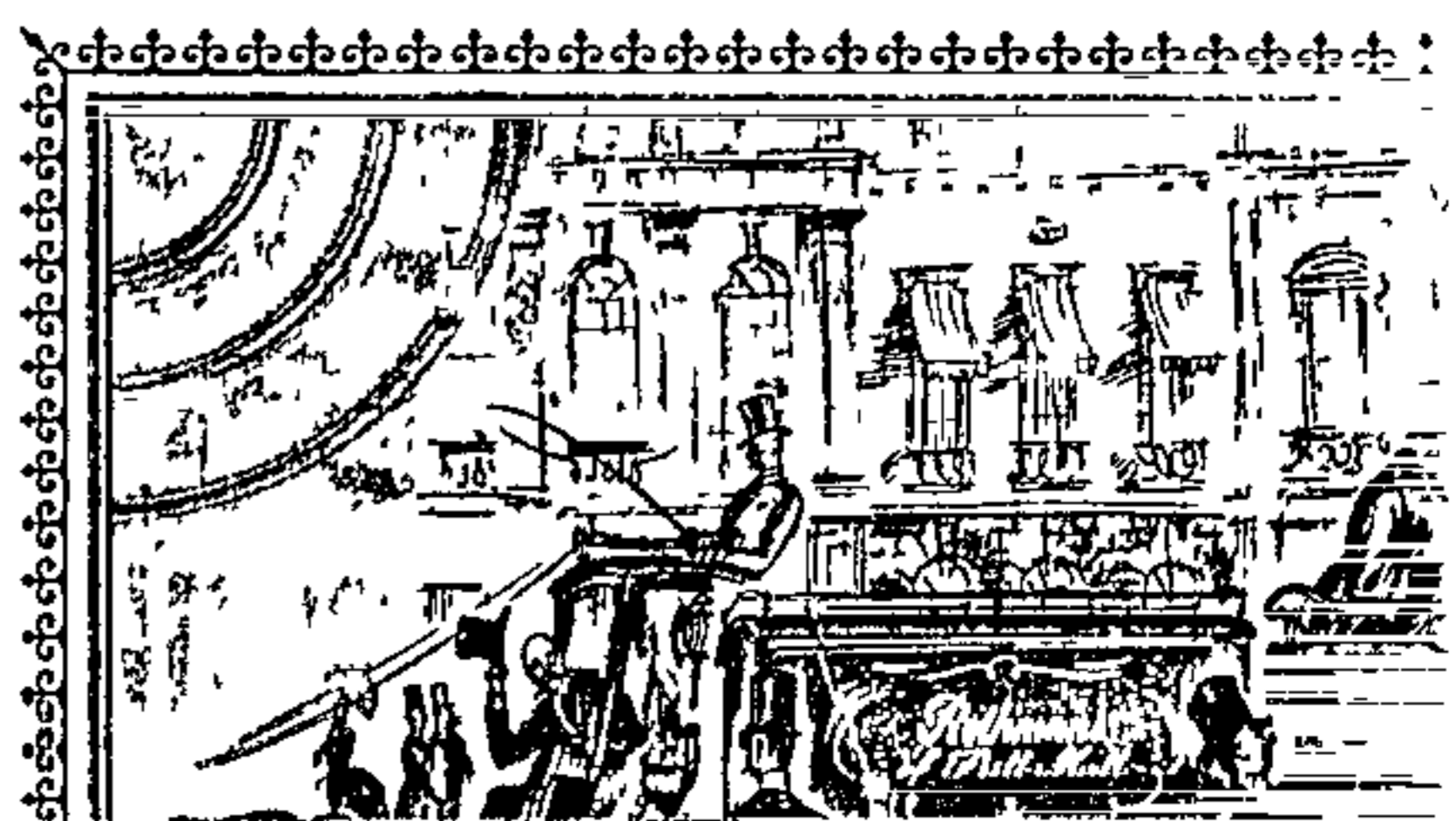
# Dakar delegates deny right-wing 'treason' charges

*Cape Times 11/7/87*

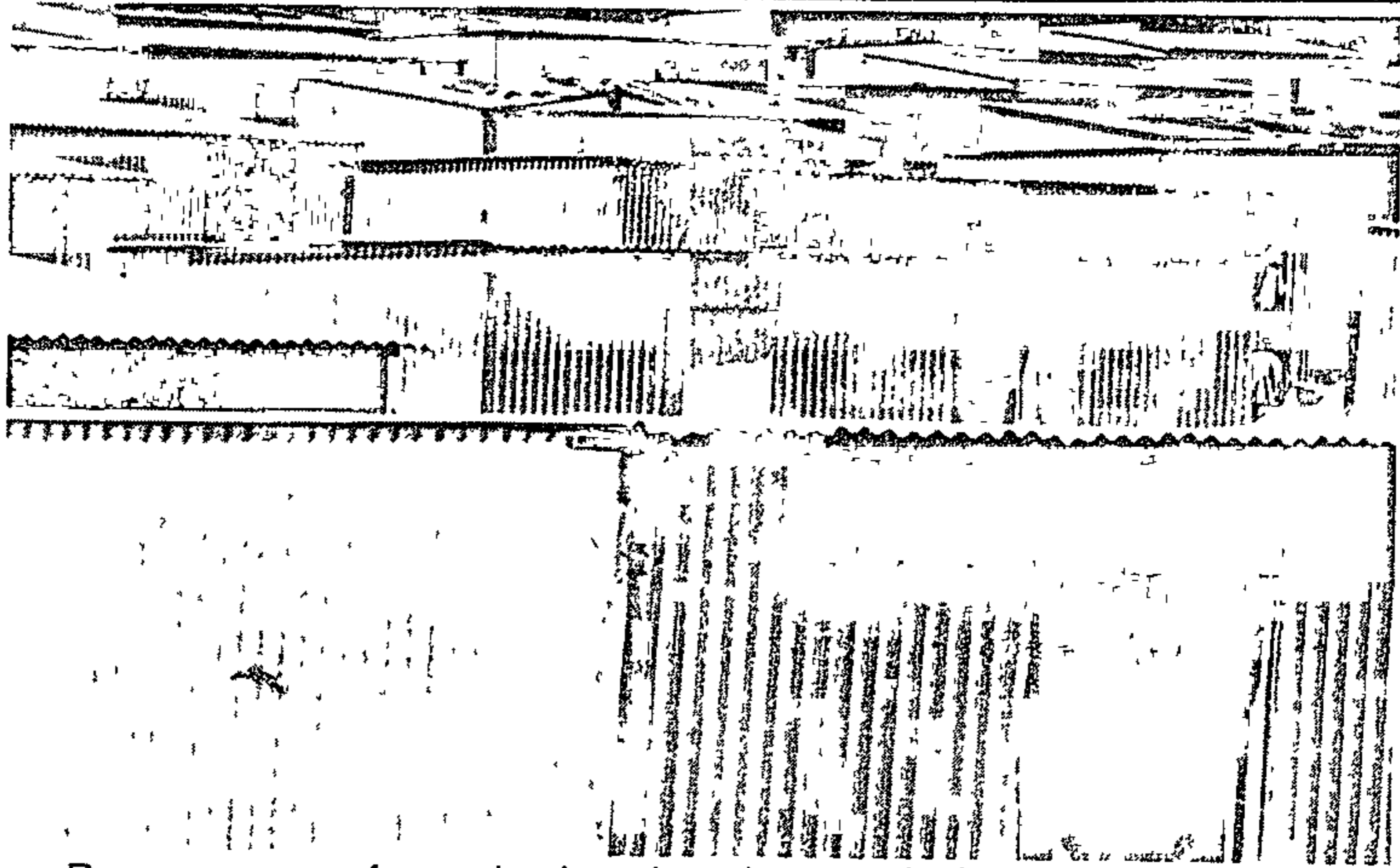
*306A/77A*

DAKAR — The South Africans conferring with the African National Congress (ANC) yesterday denied charges of treason levelled against them by right-wing organizations in South Africa.

Yesterday, after the first working session on the future of South Africa in a potential non-apartheid era, Professor Andre du Toit, of the University of Cape



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Row upon row of iron shacks adorn the once lush Rovers sportfield

THE Port Elizabeth Rovers, a New Brighton soccer club have had their playing field invaded by shiny, corrugated iron houses courtesy of the Ibhayi Town Council.

Silvertown, the name given to the silver-coated corrugated iron and wood homes built for lodgers voluntarily moved from their back yard shacks in Red Location, has been extended to the playing field used by the Rovers football club.

The field, which is owned by the council, has been the traditional playing field of the Rovers for the past 20 years.

It was prepared by the members and supporters of the club. It is situated between the Ned Geref Kerk

# The silver shacks take root

and Masangwana Higher Primary School in New Brighton. Row upon row of silver shacks can now be seen dotted all over the field.

The removal of the backyard lodgers from Red Location to land known as "tsiritsiri" (translated it means dumping ground) is

phase one of the redevelopment of Red Location.

The Port Elizabeth Anti Removal Committee (Parc) estimates that there are about 2 000 families in Red Location, of which about 1 000 are backyard lodgers.

Red Location is one of the oldest town-

ships in Port Elizabeth and was once a barracks used to house British soldiers during the Anglo Boer War.

Red Location residents were threatened with removal to Motherwell, an area over 20km from Port Elizabeth, in November last year. The removal was resisted and a reprieve was negotiated with the Ibhayi Town Council by the newly appointed Red Location committee.

The verbal agreement was that Red Location would be redeveloped in three phases, the first being the resettlement of lodgers to Tsiritsiri.

In March this year, the resettlement began and over 400 lodgers have been moved into the iron shacks.

*Entr*  
16-21/7/87

124

# 1 800-site housing scheme for Cape Flats

Staff Reporter 124

THE critical housing shortage on the Cape Flats will be eased partly by a 120ha property bought by the Housing League in the lower Kuils River area

The deal, announced today, is likely to make about 1 800 sites available for houses

Housing League general manager Mr Johan Nel said the provision of affordable housing for the coloured community in particular was a matter of "paramount importance"

## BLUE DOWNS

The league intended becoming actively involved in this in the "not too distant future"

The property, Bardale, is just west of the new Blue Downs development and next to Mfuleni township and is easily accessible by road and rail

The league would hold the land in reserve for about three years while it monitored trends and demands in the property market

"It is obviously too premature at this stage to give any indication of envisaged planning but, based on the assumption of 15 erven a hectare, the yield should be in the region of 1 800 erven," Mr Nel said.

# New township takes shape

AR645 17/7/87 124

Staff Reporter

**S**ITE-clearing has started and foundations are being laid for the first showhouses in the giant Blue Downs home building project

The work is being done by the building company contracted to build 600 houses in the first phase of the new township east of D F Malan Airport.

The company will build five showhouses, five flats and six shops by September 5, said Mr Eugene Parkin, the managing director of Vista Homes

## Waiting list

The company has already sold 32 houses and has 150 buyers on a waiting list

Sizes range from one-bedroomed units at R40 000 to the top of the range of three bedrooms and 2½ bathrooms at R65 000

The company is offering a choice of 50 designs and plot sizes vary from 260 sq m to 400 sq m. The houses are designed so that they can be extended

The smaller houses can be bought with R1 000 deposit and monthly payments of R382 which includes the government first time buyer's subsidy.

Goldbell is contracted to build 800 houses for phase one and company spokesman Mr John Heydenrych said work on 80 units would begin before the end of November

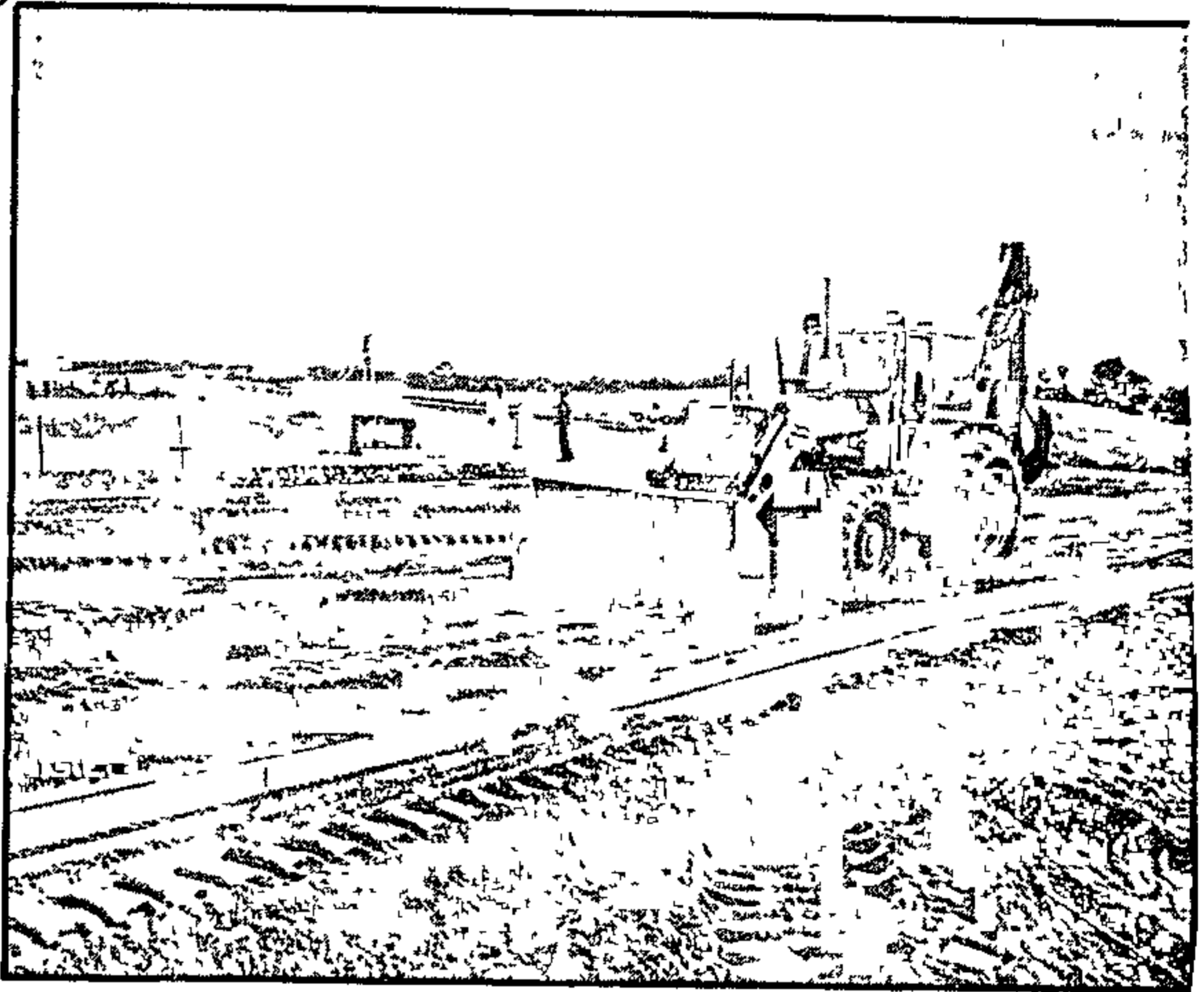
## First phase

Clearing of bush had already begun and engineering works would start within a few weeks

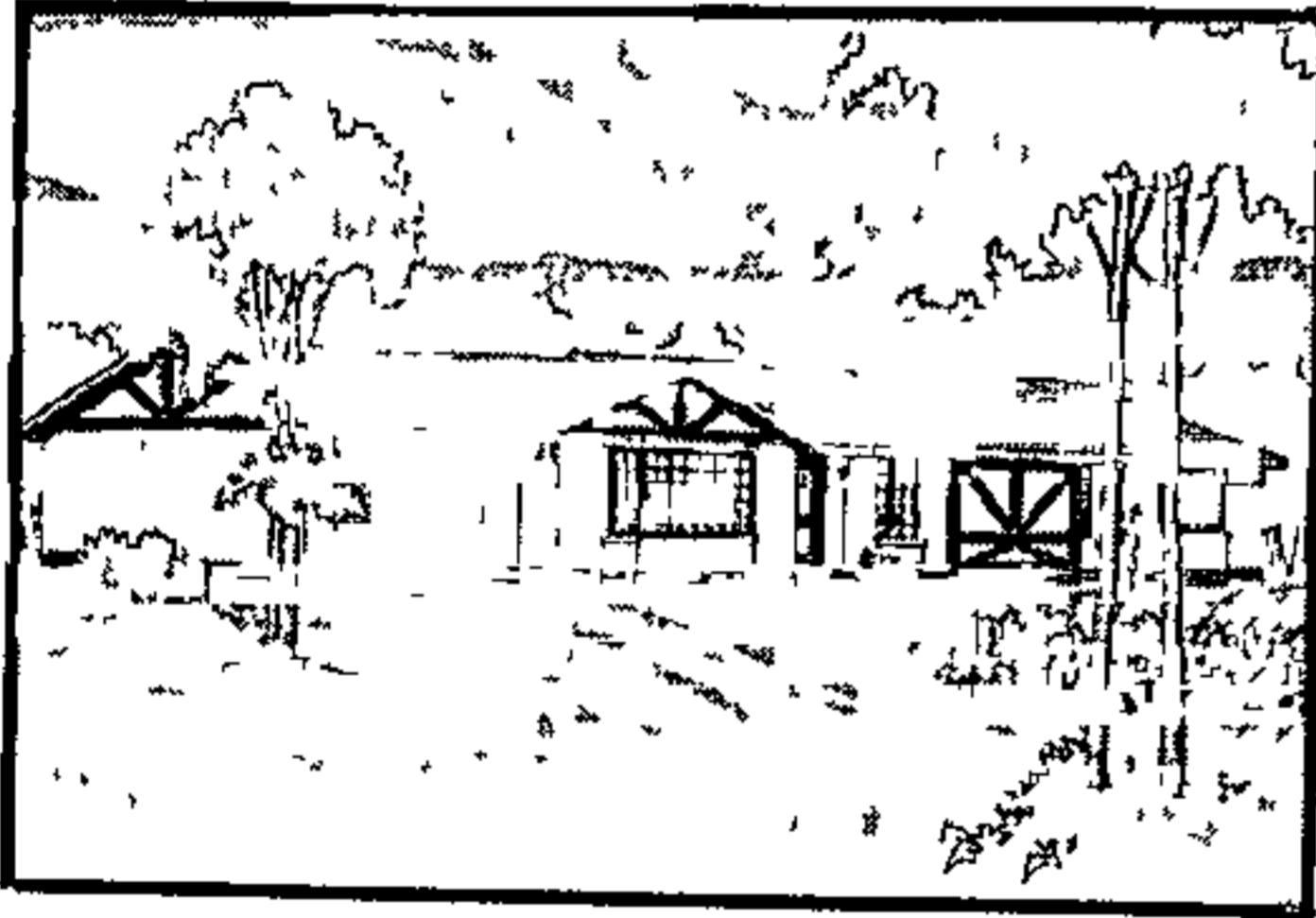
The 500ha first phase of Blue Downs comprises 7 500 houses, schools, recreation, business and industrial areas

An information unit — later to be one of the major shopping centres — will be set up on the site by the end of next week

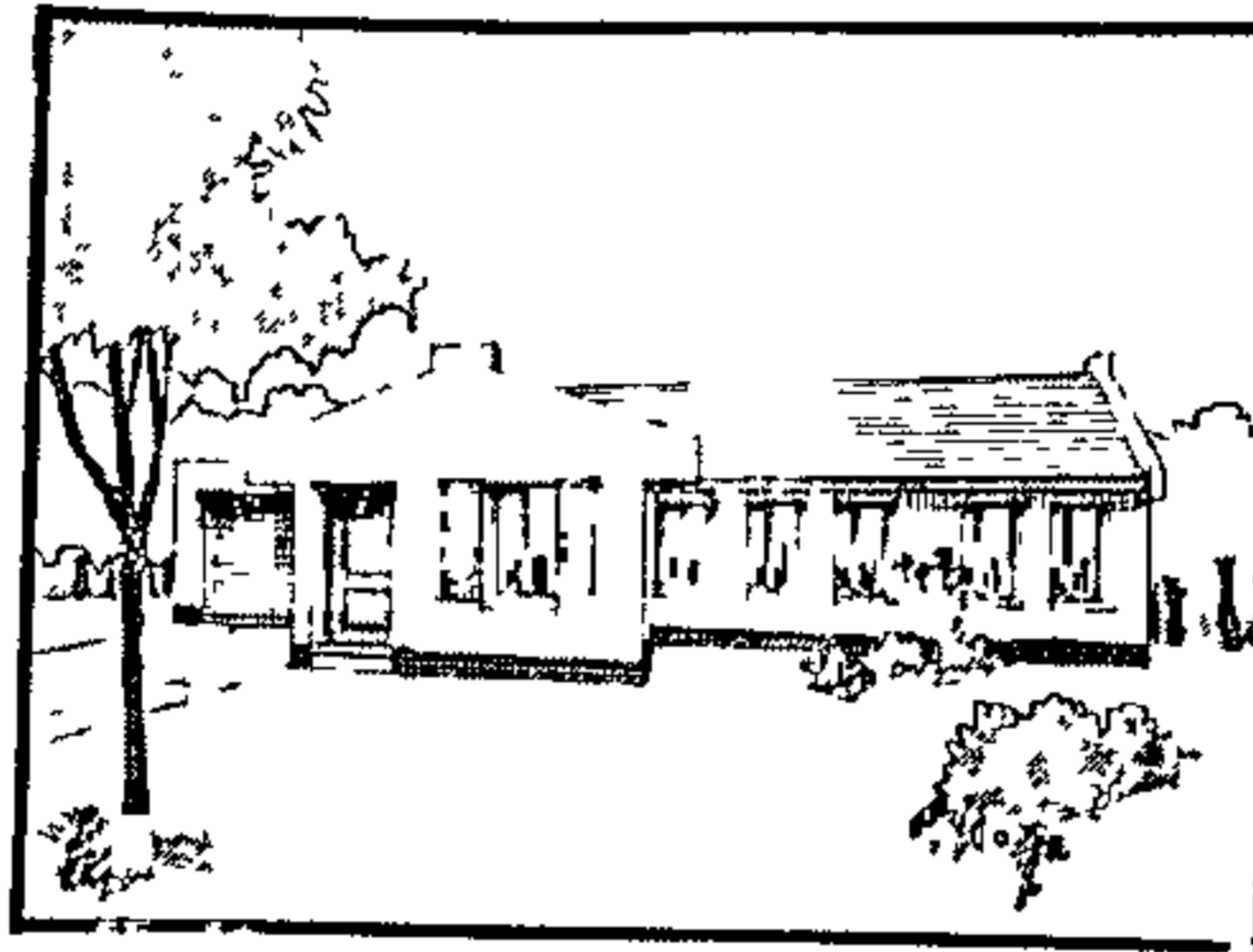
Blue Downs will eventually be home to about 250 000 people in 40 000 houses and the project is expected to provide jobs for thousands



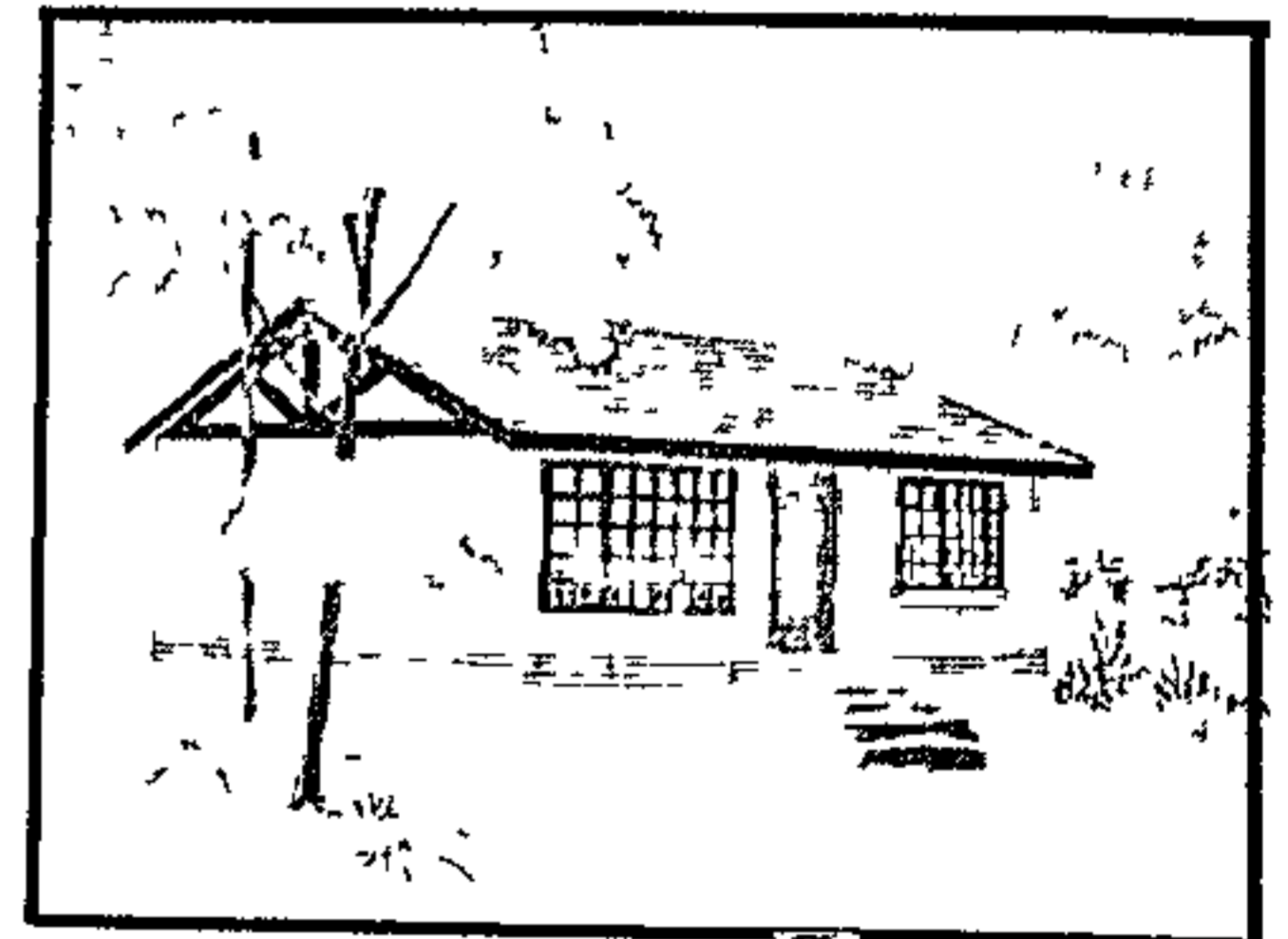
**LEVELLING LAND:** A bulldozer clears and levels a site for the first houses to be built at Blue Downs.



**TOP OF RANGE:** This design at R65 000 is one of the most expensive. It has three bedrooms, 2½ bathrooms, living and dining rooms and a garage



**FAMILY HOUSE:** An artist's impression of one of the show houses soon to be built at Blue Downs



**COSY COTTAGE:** This is one of the one-bedroomed houses. All units are designed to be extended easily and plot sizes vary.

# Home town boom

Prices R/982

124

By TOM HOOD, Business Editor

PRICES are streaking ahead as sales of buildings and vacant land hit new records in the Cape Town municipal area.

Property worth more than R102-million changed hands in 1 770 transactions in July, the highest recorded

These figures do not include sectional title sales, estimated at R16-million. Vacant land prices in private deals averaged R34 100, up from R33 900 in June and 23 percent higher than the R28 160 average for July last year

The 160 private land sales showed a 61 percent increase on the 99 deals in June and the value, R5,4-million, was 63 percent ahead

Total purchase price was 579 percent above municipal valuation — even higher than the 553 percent increase in June

Buildings sold privately numbered 1 348, up 64 percent on June's 888 and 164 percent ahead of the 812 sold in July last year

Their value rocketed by 77 percent to top R96,6-million in July from R54,5-million in June. Total sales were also well ahead of the R54,6-million for July last year

## Doubled

Prices of buildings showed a 176 percent appreciation over municipal valuation — marginally below the 190 percent increase in June but sharply higher than the 90 percent rise a year ago

Average price for land and buildings was R71 700 after R66 350 in June.

Sixteen of Cape Town's 17 wards showed considerable increases in property sales and in several the numbers doubled or trebled over the June figures

Sales in Ward 17, the city's busiest which

ell's Plan, leaped by 47 percent to 587 worth R15,4-million (average R26 815) from June's 399 worth R8,5-million (average R21 459)

This ward's sales totalled 246 worth R5,5-million in July last year (average R22 435)

Ward 13, which embraces Athlone, Bridgetown, Crawford, Montana, Rylands and other coloured suburbs, also recorded big increases in sales, the number rising 66 percent to 310 and the value by R3,2-million or 38 percent to R11,8-million

## Alterations

The ward's average price was R38 112 compared with R45 637 in June and R40 500 in July a year ago

House building is also booming, according to reports today from other official sources

The Cape Metropolitan Planning Committee says the total value of new houses started in the first half of this year rose by 46 percent compared with a year ago. The amount spent on alterations increased by 47 percent

Bellville, Durbanville and the Strand showed the highest increases in the value of building starts, says the committee

The value of housing plans approved increased by 22,5 percent and that of buildings completed by 12,3 percent

Building plans worth R368-million were approved in the first half of 1967, an 18,4 percent jump on a year ago.

## Building

Buildings worth R296-million were completed in the first half of the year, a drop of 14,6 percent

Central Statistical Service also reports big increases in residential building by town-ship developers

The total value of work on hand in April was almost 46 percent higher than a year ago while the total value of work done on residential buildings soared by 63 percent

# It's icy cold. So why do two elderly women camp day and night OUTSIDE their door?

**MBULELO LINDA and  
MONO BADELA report on  
the rents evictions in the  
Eastern Cape**

TWO elderly Port Elizabeth women evicted on July 8 from their matchbox home were driven back inside this week by icy weather — but they do not know how long they will be able to stay

Lucy Windvol, 89, and her sister Jane Pongolo, 77, spent last week camping in front of the house they share in Zwide township after their eviction by the Ibhayi local authority, which claims R2 400 for rent and electricity arrears.

More than 100 families have been evicted in the Port Elizabeth townships since January this year, a rent boycott began in the area a year ago. Rent boycotts in townships across the country have now cost the government an estimated R300-million.

But for the two women, non-payment of rent was largely an economic decision.

Windvol said she and her sister depended on their bi-monthly pension grants — each receives R190 — to pay rent, buy clothes, pay medical bills and buy food. Her son, Mzwabantu, had been released from a year's Emergency detention and was still looking for a job.

"We run into so much debt during the two-month period that by the time we get our pension we do not have anything left. We have to borrow money during the two months to keep the wolf from our door," she said.

They had been particularly hard hit when Pongolo fell ill for two months and could not go to collect her pension money.

"This left me having to see financially to everything," she said. She had tried unsuccessfully to make representations and arrangements with the superintendent to pay off the amount the two owed, but was told to bring the full amount.

"I cannot raise R2 400 overnight," she told *Weekly Mail*. "We will be getting our pension next week and added together it does not even come close to that amount."

Neither woman is in good health. Windvol's feet have swollen from exposure to the weather — they had only a couple of blankets during their enforced week outdoors. Her sister suffers from asthma.

Windvol said when she took a letter from a welfare organisation to the township superintendent she was told her house had already been allocated to another family. While *Weekly Mail*

**Out in the cold ... pensioners Jane Pongolo (front) and her sister, Lucy Windvol**

Picture: ERIC LINDA, Ecnws

was interviewing the sisters, a young couple arrived to look at the house. They offered to exchange their four-room shack for the sisters' matchbox home, but Windvol said the matter was out of their hands. "We are merely here on borrowed time," she said. "Any time *amatshaka* (the municipal police) can arrest us."

Ironically, Windvol once worked as a domestic servant for the area manager of the Ibhayi Town Council, Basil Mundell, her brother worked as a labourer on Mundell's smallholding.

Mundell said Zwide fell outside his jurisdiction; and once the sisters had been evicted there was little he could do.

● In Natal, township authorities have begun a massive crackdown on rent defaulters in Lamontville and Chesterville, reports PHINDA KUZWAYO.

Rent boycotts have not yet taken hold in the Durban area. But residents believe authorities are moving on defaulters now, lest the boycott campaign reaches the area.

In Chesterville, more than 600 families have been sent final warnings, with one month to pay up or be evicted.

And in the township office in Lamontville, a notice has been posted next to the rent collection clerk's window listing 100 addresses of families threatened with eviction in July and August unless rent is paid. "You have been warned," reads the notice. "These houses will be closed and tenants evicted. No excuses will be accepted."

Several residents have already been locked out of their homes. According to Peter Rutsch of the Durban Legal Resources Centre, the township superintendent has been acting under a provision of the Housing Act which empowers a landlord to deal with a tenant who falls into arrears without obtaining a court judgement. The landlord need only give seven days' notice.

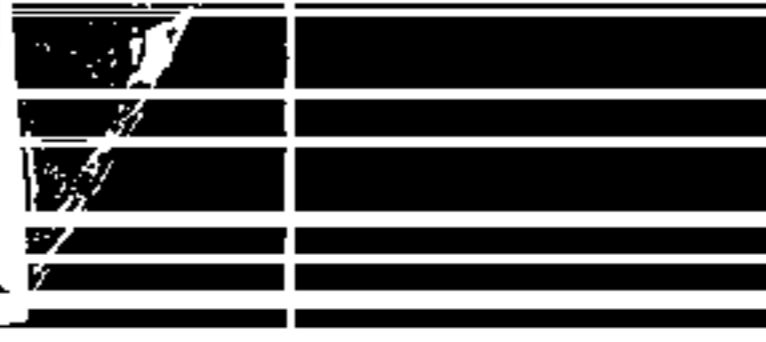
Chesterville township manager Andrew Barrowman claims R300 000 is owed by residents, and demands have been set to anyone who owed more than R800 — more than half the families in the township.

● In the Transvaal, meanwhile, more Sharpeville residents were evicted this week for non-payment of rent — as were families in Orlando East in Soweto. Hundreds of residents in Emdeni, Soweto were served with eviction notices while in Pimville electricity was cut off.

The Orlando East evictions occurred while the Soweto Civic Association was negotiating the rent issue with authorities.

The issue could be amicably resolved and "until that happens all evictions should be stopped", said SCA secretary Pat Lephunya.

"Our people have genuine grievances which the council is fully aware of and evictions will not solve these grievances. To us these evictions clearly demonstrate that these authorities are not prepared to sit down and solve the problems of the residents."



# Govt to subsidise Breidbach

Dispatch Reporter

EAST LONDON —Breidbach houses are to be sold to residents at instalments as much as R100 per month lower than present rentals, the Democratic Party MP for Border in the House of Representatives, Mr Peter Mopp, announced here yesterday

The government is also subsidising the sales by between R188,27 and R403,43 per month, and according to an earlier directive, residents need not pay deposits

Mr Mopp said the move was confirmed this week at a meeting with officials in the Port Elizabeth office of the House of Representatives Administration

Local authorities need no further authorisation for this, he said

However, rentals would remain the same for people who decided not to buy their homes

Breidbach residents could also get the final selling prices of their homes from Mr J Marais at the King William's Town Municipality's housing office

The provisional selling prices are R21 434,26 for five-roomed houses and R18 491,76 for four roomed houses

Mr Mopp said residents who had already paid deposits on their houses should ask for this to be returned as the Minister of Local Government, Housing and Agriculture, Mr Da-



MR MOPP

vid Curry, announced last month, that deposits were no longer needed

He said numerous residents demanded refunds on their deposits yesterday, but had been refused by Mr Marais

"In terms of the minister's directive, no local authority may withhold the deposit," he said

Mr Curry's announcement on June 17, said "A lessee who has paid his rent regularly for at least three years, can buy his house without a deposit. In cases where regular payment of rent was not possible, owing to circumstances beyond the control of the resident, a local authority can give permission for the house to be purchased without a deposit. The same also applies to a person who is unemployed and his rent in arrears"

Mr Mopp said the Port Elizabeth meeting also established that the new repayment schedule also applied to existing housing schemes where this was to the advantage of residents

Mr Mopp warned that should people not pay their monthly instalments when due, after having purchased their homes, they would lose the substantial monthly subsidy

If residents buy their

houses, monthly payments in the R250 per month income group are reduced from the rental of R145,85 to R51,37, for five-roomed houses, and from R126,92 to R49,02 for four-roomed houses — a saving of R94,48 and R77,90, respectively. The subsidy for this group is R188,27 per month

In the R350 per month income group, the payment drops from the rental of R173,05 to R69,39, for five-roomed houses, and from R150,39 to R67, for four-roomed houses — a saving of R103,66 and R83,39. The subsidy for this income group is R221,88 per month

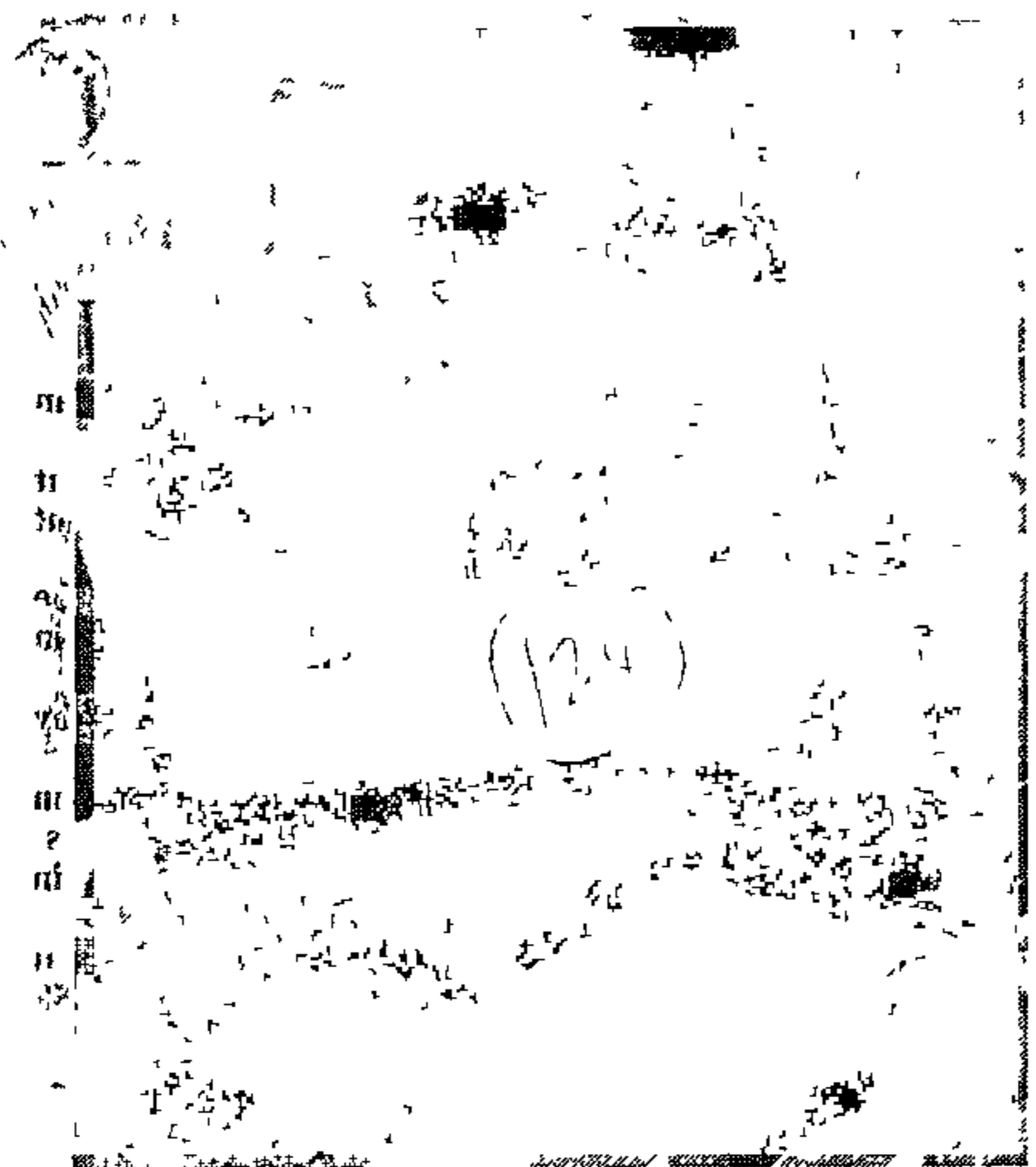
In the R450 per month income group, the reduction is from R203,29 to R93,44, for five-roomed houses, and from R176,47 to R91,01 for four-roomed houses — a saving of R109,85 and R85,46. The subsidy is R262,23

In the R650 per month income group, the reduction is from R235,99 to R159,26 for five-roomed houses, and from R204,68 to R156,79 for four-roomed houses — a saving of R76,73 and R47,89. The subsidy for this group is R342,91

In the R800 per month income group, the reduction is from R275,02 to R228,40 for five-roomed houses, and from R238,36 to R225,87 — a saving of R46,62 and R42,49. The subsidy for this group is R403,43 per month

Mr Mopp said the higher income group did not benefit to the same extent as the lower groups as government policy aimed to get them to build their own houses

124/88  
29/7/87



Lucy Windvol (foreground) and her sister, Jane, would "rather die" than move from their home.

# Two plucky grans squat in own yard

CP Correspondent

TWO PLUCKY old-age pensioners, squatting outside their house after being evicted on July 8, are determined to remain camped in their front yard until they can move back into the house

Lucy Windvol, 89, and her sister, Jane Pongolo, 77, of 33 Maya Street, Zwide, were evicted by the Ibhayi Town Council when they could not pay their rent arrears of R2 600

City Press found the two pensioners camped in the front yard of their house, surrounded by their belongings. A couple of blankets were their only protection against the freezing temperature.

"This is enough. I'd rather die here. I can't go back to a shack with my feet like this," said Lucy. Her feet have swollen as a result of the cold weather and her sister, Jane, who suffers from asthma, has difficulty in breathing.

"We are waiting for our government pension grants and we will pay what we can afford if the council will take it," said Lucy.

They both receive a bi-monthly pension of R190.

The Ibhayi Town Council has been waging a "cold war" on rent defaulters since January this year. The evictions of the two pensioners brings the number of families evicted in the Port Elizabeth townships to over 100.

Ironically, Lucy worked as a domestic servant for the area manager of the Ibhayi Town Council, Basil Mundell, and her brother, Martiens, had worked as a labourer on Mundell's smallholding.

CP  
24/7/87



# Angry residents in city hall talks

154  
2/2/87

Dispatch Reporter

EAST LONDON — About 50 angry Buffalo Flats residents marched into the city hall here yesterday, demanding to discuss coloured housing problems with the city council

Their action led to unscheduled informal talks between a committee of residents, individual city councillors and municipal officials

Residents were then informed that their grievances about the non-implementation of a new repayment schedule for the rental and buying of houses and about discounts for houses with structural defects would be investigated by the city council as soon as possible

Led by the Democratic Party MP for Border in the House of Representatives, Mr Peter Mopp, the delegation of residents was the result of a snap decision by about 300 residents at a meeting in Buffalo Flats at noon yesterday

Only two city councillors, Mr Patrick Kay and Mr Eric Whitaker, were available at 2 pm to deal with the situation

The Mayor of East London Mrs Elsabe Kemp, and the town clerk, Mr Les Kumm, were out of town

Mr Whitaker told the delegation he realised there was an urgent problem and he would try his utmost to organise a meeting between a committee, elected by the delegation, as many

city councillors as he could muster and municipal housing and finance officials

Residents told the two councillors it was "senseless" to take housing problems to the Coloured Management Committee as they had not had meetings with residents for four years

The 5 pm meeting was chaired by a city councillor, Mr Gwyn Basingthwaite, who emphasised that the meeting was informal and that no statements would be issued on behalf of the city council.

Councillors present were Mr Whitaker, Mr Kay, Mr Donald Card, Mr Joe Yazbek, Mr Willem Morris and Mr Len Cooper.

The meeting was also attended by the chairman of the CMC, Mr D Alexander, three other CMC members and various municipal officials

Mr Mopp told the meeting that residents of Ghost Town — so named because of its proximity to a graveyard in Buffalo Flats — had been waiting for six years for the city council to determine the selling prices of houses.

These houses had serious structural defects which entitled possible buyers to a 65 per cent discount, he said, adding that the selling prices supplied to him recently by a municipal official were incorrect as the discounts had not been included

Mr Mopp said the new repayment schedule ac-

cepted by the House of Representatives' administration had applied to rentals and the sale of houses since July 1 and "would bring immediate relief" to the area, "changing the community from a negative to a positive one"

He added that the schedule also entitled residents to subsidies similar to those offered to civil servants

The municipality's acting director of finance and administration, Mr L. Venter, told the meeting the municipality had only received the new schedule in yesterday's post

The meeting adjourned after Mr Basingthwaite had said the matter would be investigated as soon as possible. This would be done in conjunction with the CMC as the "correct channels" had to be followed, he said.

Mr Mopp said it was a disgrace that the document had reached the East London municipality 23 days after its implementation date

This — together with the fact that there was no quorum in the House of Representatives when the housing portfolio of the Minister of Local Government, Housing and Agriculture, Mr David Curry, was discussed — showed there were serious problems in his department, Mr Mopp said

DD 29/7/82  
IMC approves R2m housing proposal (134)

Dispatch Reporter

EAST LONDON — The Indian Management Committee (IMC) yesterday approved a R2-million proposal to build 80 houses in Braelynn 6

"We need the houses desperately," the IMC's chairman, Mr Edward Vengadajellum, said after the decision "We cannot spare a minute and if the money takes too long to come from the House of Delegates, we will have to think in terms of bridging finance in the interim"

Services for the area have been laid and it will take about six months to build the houses, if work starts

immediately

"People could then be in the houses early in January," Mr Vengadajellum said

The scheme comprises two and three-bedroomed houses, with the cost of the houses ranging from R23 968 to R24 045

There are five types of houses, with some incorporating plans for a future bedroom and carport

The total cost of the scheme is R2 046 270, with the average cost of each house being R29 986 This includes fencing and driveways, as well as the cost of the land

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# Milner Estate rent hikes: uncertainty

**Dispatch Reporter**  
EAST LONDON —There was uncertainty yesterday on the proposed rent hike in Milner Estate — which amounts to a 100 per cent increase in some cases

The MP for East London City, Mr Peet de Pontes, said in a statement that the new schedules to be introduced had not been approved by the Housing and Development Board and it was doubtful whether they could be implemented.

But the municipality's financial manager, Mr Ludi Venter, said the city council could not waive, without authority, the introduction of the rentals until they had been approved by the Housing Board.

In his statement, Mr De Pontes said the Department of Local Government and Housing in the House of Assembly had done all in its power to alleviate the plight of the Milner Estate people and labelled the council rent hikes as "totally unrealistic"

Mr De Pontes said a petition had been handed to him by Miss Maureen Nel on behalf of the residents of Milner Estate and further representation had been made by the city councillor for the ward, Mr Philip Rohtbart. Follow-up meetings had been held with the regional representative of the department in Port Elizabeth and discussions had been held with the minister, Mr Ami Venter

"In short, the position is that a loan, on very favourable conditions, was granted by the department to the city council to utilise for improving the Milner Estate homes

"Repayment of the loan is done through the rentals received from the residents by the city council. The government, however, subsidises such interest and the rentals are determined on a sliding scale in relation to the lessee's income. In this way the council is not out of pocket but any shortfall is financed by the government as a way of assisting the people concerned."

Mr De Pontes said a new formula for the determination of the rentals would be put into effect by January, 1988, and would be favourable to the residents

"In the meantime, however, it is clear that the rentals proposed by the council are totally unrealistic. Some residents are apparently placed in the position where they are paying far more for their additional kitchen than for the house itself."

Mr De Pontes said rent relief should apply to all residents, not only old-age pensioners

Mr De Pontes said there was no valid reason why the council could not postpone the introduction of rentals until a final answer about the additional relief had been received from the minister. He said Mr Rohtbart had been requested to make

arrangements to meet the minister on behalf of the Milner Estate residents

"I urge the city council to adopt a more reasonable and realistic attitude," Mr De Pontes said

Mr Venter said the council had not received the new rental formula

In reply to the allegation that the increases were unrealistic, he said they had been implemented in accordance with the laid-down formula as approved by the Housing Commission

Mr Venter pointed out that the original scheme had been constructed at an average cost of R847 a dwelling while the new additions amounted to an average of R6 827 a dwelling

"The increased cost necessitated the conversion of the scheme from graduated rental type to differential rental type in terms of the formula laid down by the Housing Commission"

The council had recommended that rentals be phased in and a reply was still awaited from the department

"Rental relief has been granted to old age pensioners but this cannot be granted to all residents as stated by the regional representative of the department"

Mr Venter said the council had adopted a reasonable attitude on the rentals. It had postponed the matter on a number of occasions for further investigation and discussion

Elizabeth.

# Hanover Park petition over rent increases

Staff Reporter

HANOVER PARK residents last night resolved to inform the City Council by way of a petition that they "cannot possibly" afford to pay rent increases due to come into effect in August.

Speakers among the 100 residents who met at a local church hall said they were already struggling to make ends meet since the council's last increase in March.

The council announced the pending increase on June 11.

An organizer of the Cape Town Municipal Workers' Association (CTMWA), who did not want to be named, said dustmen had decided to go on a work-to-rule because the council had increased rents twice within four months but refused to give workers decent wages.

The 11 500-strong CTMWA rejected the council's offer because it would not help the standard of living of workers.

# Rents hike 124 anger amounts

ANGER is mounting over the Cape Town City Council's rent increases due on August 1 and many residents have vowed they will not pay more

So far several meetings have been held in various townships on the Cape Flats

A mass meeting, where it is planned to invite representatives of the council to explain its position, will be held next week.

At a meeting in Manenberg this week residents unanimously rejected the new rent increases

The Manenberg Action Committee said in a statement "About 2500 residents are in arrears with their rents. The figure could double with the rent increases. The poor will suffer more hunger and children will be forced to leave school

"Over the last 22 years our houses had been paid over and over again. In this light, people may refuse to pay the new increases "

A spokesperson for the City Council had said earlier that the rent had been increased due to the increased cost of maintenance, insurance, administration, community facilities, rates contribution and extra maintenance.

## City Council excuses

However residents rejected the City Council's "excuses" for the increases

The residents also said they refused to pay the salaries of the Labour Party members and the Regional Services Council whom they branded as sellouts.

A spokesperson for the action committee said he had sensed that people were upset and that it seemed they were beginning to take a "militant stand".

The August increases will be the second this year. Rents are expected to increase by between R8 and R10.

Pensioners at the meeting said they could not even afford decent meals at the current rate. They felt their misery would increase because they would have to pay the increased rents, water and electricity on an average pension of R140 a month

CAPE TOWN 3/8/87

# Manenberg rent-rise talks

By SHAUNA WESTCOTT

RESIDENTS of Manenberg — one of the poorest communities on the Cape Flats — have invited City Council representatives to a meeting tonight after deciding that people in the community cannot afford to pay higher rent.

A rent increase, effective from this month, was announced by the council on June 11. However, press liaison officer Mr Ted Doman said the size of the increase had not been worked out.

The next day the council announced that the increase would be "limited to R10 a month" and in many cases would be "as low as R2 a month".

The council has already put up rents this year — by an average 6% in March.

Hanover Park residents have launched a petition aimed at convincing the council that they cannot afford to pay more rent. The Manenberg Action Committee has said the increase would have an unacceptable effect on the community.

## 'Force children out of school'

Among points made at a recent meeting in Manenberg were that few residents were earning the basic living wage of R600 and higher rent would force hungry children out of school.

Another was that about 2 500 families in the area were behind on rent payments and this figure would double if rent increased.

Residents also said they refused to pay the salaries of the Labour Party and to finance the RSCs. They said they had paid for their houses "over and over again" during the past 22 years.

Tonight's meeting is scheduled for 7.30pm at the NG Sendingkerk in Manenberg.

Council housing committee chairman Mrs Eulalie Stott said yesterday that she was trying to arrange that "knowledgeable" representatives would attend the meeting.

"The City Council makes no profit on housing. There's a limit to what one can expect ratepayers to pay, consequently one regrets that the balance must be borne by the people using the service."

1965 4/8/7 (124)

# Cape Flats rent rises 'madness'

Staff Reporter

RENT increases in city council housing estates which come into effect this month have been criticised by the Cape Areas Housing Action Committee which says 80 percent of Cape Flats people cannot afford their rent

The increases, between R2 and R10 a month, were announced in June. The council said it could no longer afford to subsidise rents to the extent of last year's R1-million

A spokesman for the action committee said it was "political madness" to increase rents when "many thousands of people are unemployed and when pensioners and people getting disability grants can ill afford the present cost of living because of high food prices, bus fares and medical costs"

Rent increases would "only lead to greater pressure on us"

"Already people are taking in boarders to cope with the high rents. This causes overcrowding and leads to health problems and social frustrations"

The committee also rejected the new Regional Services Council and primary local authorities

It demanded "one non-racial, democratic local government structure"

# Manenberg: We won't pay

Staff Reporter

MANENBERG residents last night expressed their anger at rent increases imposed on the township, the second increase in six months

About 250 people attended the meeting in Manenberg's NG Sendingkerk, including residents, pupils, teachers, students, representatives of the Manenberg Action Committee, the Manenberg Youth movement, sports bodies, churches, the Call of Islam and the Manenberg Advice Office

Residents said they were concerned that the rent was increased, by R6 to R8 a month, without notice

They said they rejected the increase and it was decided at the meeting that they would continue to pay the old rent

A city council spokesman at the meeting said many people living in Manenberg were earning R400 a month and paying less than R40 rent. The increases were necessary to meet rising maintenance and service charges

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## Residents say they can't pay high rent

Staff Reporter

MORE than 350 Manenberg residents last night told the chairman of the city council housing committee, Mrs Eulalie Stott, they could not pay the new rent increases — the second since March — due to come into effect this month

At a meeting in a local church hall, the residents said they were not able to afford the increases. This is the second community to reject the increase. Residents of Hanover Park resolved last week to inform the council by way of a petition it was impossible for them to pay the increase

Mrs Stott said last night the increases were between R2 and R10, the average being R6

Residents last night cited unemployment, starving children and "severe problems of hunger and malnutrition" among reasons for not being able to pay the new rents

Commenting on the meeting, Mrs Stott said "One knows there are a lot of people going through very difficult times, one is always very sorry for them but the city council does not have the resources or the legal obligation to do welfare work."

Asked what would happen to those who refused to pay the increase, she said "I don't know what we will do about this, but obviously the council would find itself with a bigger deficit on the housing account than budgeted"

Mrs Stott said the council had increased rents twice this year because it had not increased rents since July 1985



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TO ADVERTISE ON THIS PAGE — TELEPHONE EA

# Rini promotes self-help housing

**Dispatch Reporter**  
GRAHAMSTOWN.— The Rini council has made available 300 sites for self-help housing in Makana's Kop extensions two and three

At this juncture the sites will be available on 99-year leasehold terms, officials said

The R2,3-million scheme will be administered and supervised by the Cape Provincial Administration

The town clerk, Mr Koos Celliers, said "We have asked for informal tenders for materials because we can buy cheaper in bulk"

These would remain in safe-keeping for intending home-builders to draw on as they need them, he said This would ensure against the theft of materials

from the building sites  
Mr Celliers said housing remained a pre-occupation of the council

The council also hopes to sell off Fingo Village properties

"The administrator must determine the selling price," Mr Celliers said

He urged that the Group Areas Act be relaxed in terms of four properties now occupied by coloured families Rini councillors have no objection

The properties in question were granted or transferred to heads of households between 1856 and 1901

They belong to intestate estates and awards must be made to the next-of-kin to wind up the estates Rini councillors' sanction, how-

ever, was required before the matter could be submitted to the administrator

Rini also holds the title deeds of a further 53 properties expropriated during the 1970's when the area was proclaimed for coloured and Indian groups

Ultimately these could be sold back to the original owners or sold by public auction

"The administrator must determine the selling price," Mr Celliers said

A format of a draft agreement of a lease between occupier and lodger had also been drawn up, he said

"This will provide a formal basis for leasing for an indefinite period"

The terms require a

lodger to pay R5 a month for a shack and R10 a month for a room

Escom has also applied for 40 sites to help their employees build houses

In the meantime, various manufacturers of building materials have donated materials for a show house which has been erected adjacent to the Makana's Kop clinic

The house was built departmentally

"The aim is to show people what they can get from the suppliers bricks, flooring, different finishes and so on," Mr Celliers said

He said the Cape Provincial Administration would probably use the show house as offices while the Zenzele (self-help) project was underway

# Council plans hawkers' shelters

**Dispatch Reporter**  
GRAHAMSTOWN — The Rini council is prepared to build shelters for hawkers — if the Hawkers' Guild will tell it where to construct them.

Several approaches to the guild have brought no response, it was revealed at a council meeting.

It was decided to go ahead and build one on a site in Raglan Road

The site had been occupied by the Grahams-town Area Distress Relief Association (Gadra) and other welfare organisations, until it was burned down during unrest

Gadra and the other welfare organisations now have premises

within the grounds of the Day Hospital, in Cobden Street

The town clerk, Mr Koos Celliers, said the R3 600 structure would be steel-framed with a roof of corrugated iron welded on

The sides will be open Within will be a concrete "table", from which hawkers may sell their wares

The structure had been designed for maximum security and hygiene, Mr Celliers said

It would be big enough for between two and three hawkers to utilise, he said

"Unless we get some response from the hawkers, we will look at other sites traditionally used

by them, for building more shelters"

● The Rini council is trying to acquire an area of commonage to the north east of the townships for recreation uses It is a triangle of land enclosed by the existing and new roads to Fort Beaufort, and the East London road It is not suitable for housing as the sewerage works are sited there

● Rini councillors plan to use the new B B Zondani community centre in Fingo Village, as a revenue office for the convenience of Fingo Villagers and residents of other adjacent townships

This will enable them to pay their rates at a

more convenient point

The "office" will be open on certain days between certain hours, to maintain security, Mr Celliers, said

● The Rini administration took over the electricity trading account from the Grahams-town municipality from July 1

Mr Celliers said "We will now send out accounts and collect, although we will still buy Escom power from Grahamstown"

Only when a master plan for the townships is effected and funds are available, is it likely Rini will build a sub-station, when they could buy directly from Escom

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WILFRED RHODES has good reason to be concerned about the latest rent increases.

He knows what it is like to be unemployed for a long period and to struggle to pay rent.

He is also the chairman of the Cape Areas Housing Action Committee (CAHAC) which campaigns for a better housing deal in most Western Cape townships

But Rhodes and his organisation have learnt the hard way that it is not easy to convince the authorities that most people find it difficult to pay their rents.

Since 1979, the civic organisations under Cahac have been fighting for "rents we can afford". They led a major campaign in 1982 which climaxed in a meeting with the Minister of Community Development, Pen Kotze, on March 1 that year

"We got absolutely no satisfaction out of that meeting. It convinced me that we will only be able to solve our problems if we have direct representation in non-racial and non-discriminatory local and central government," Rhodes said in an interview at the weekend.

"What is needed is for the state to plough more money into housing and to subsidise the local authorities, like they subsidised big business in Atlanta.

"Instead they come up with things like the Regional Services Council which is a totally unnecessary structure. It won't bring relief in rents. In fact, it will increase rates and rents because we will have to finance it. "Because we have no money to finance the RSC, our townships will very soon become slums and the State will say we have only ourselves to blame. We refuse to accept responsibility for the housing crisis the State created. "The new local authorities un-

# State must spend more on housing



Wilfred Rhodes

der the RSC will be manned by Labour Party members who have been rejected by the community

"In a non-racial and democratic society, RSCs might be a democratic way of providing regions with the necessary infrastructure to ensure a decent standard of living. But RSCs in South Africa are established to ensure that apartheid is entrenched right down to the lowest level.

"It affects people's daily lives and for these reasons we believe it is our democratic right to resist and oppose this new structure."

Cahac rejected the August 1 rent increases but would not embark on a high-profile campaign. "We will concentrate on building our affiliates and working with people on the ground

However, we are bringing out our newsletter, 'Cahac Speaks', this week, and may have mass meetings also," Rhodes said. "We have been busy consulting people in the community on how they are affected by the increases and how they feel we should respond.

"The situation is quite bad. Eighty percent of the people are in arrears with their rents, housing conditions are still bad, so many people are unemployed and everyone is struggling to cope with high food prices. To increase rents in such a situation, especially for pensioners and those on disability grants, is highly insensitive."

He said Cahac, which was formed in 1981 out of the Umbrella Rents Action Committee of 1979, had survived in spite of the State of Emergency under which he was detained for a year. "Today, we have affiliates in Bellville, South, Belhar, Ravensmead, Elsie's River, Bontheuwel, Hanover Park, Thornhill, Bo-kaap, Kensington/Fracton, Steenberg, Lotus River/Grassy Park, Rocklands, Eastridge, Westridge, Woodlands, Lentegur and Beacon Valley. "It shows that people still want a platform through which they can raise their grievances."

THE Cape Town City Council is aware that a number of its tenants are "going through a rough time", according to Mrs Eulalie Stott, head of the council's housing committee

But the council cannot reverse the latest rent increase because it has no funds to cushion the cost of rented houses, she adds.

Mrs Stott said the council had to increase rents, even though more than 4 000 of their 35 000 tenants were more than a month in arrears

"The Council knows many people have difficulty in paying their rents because of the high unemployment rate and the high cost of living," she said.

"Therefore we have distributed letters to assure tenants they will not be evicted if they notified us by the end of this week. These tenants will then pay a reduced rent (a component of the usual rent) which will in turn serve as the council's repayment of government loans which made it possible to build the houses in the first place."

Mrs Stott added that rents could not be reduced more than once. Many whose rents had been reduced before the letters were distributed were under the impression their rents could be reduced again.

She said it seemed unfair of the council to have increased the rents twice in one year, when they were aware that people had difficulty in paying their rents, but the issue had to be viewed from a broader perspective.

"We must realise rents were increased in Mitchell's Plain for the first time in about two years because we considered that people were struggling with their rents," she said. "The earlier increases in other areas came after nine months. We must then look at it as two increases for two

# What to do about your rent arrears



Eulalie Stott

years, because the rents won't increase again this year."

The recent increases were not worked out on a percentage of tenants' incomes.

"We basically estimated the council's expenditure on housing and divided into the number of rented houses. We have given the sub-economics a slight reduction."

Tenants had to repay rent arrears once they found jobs because the council had no method for writing off arrears.

Asked if it was not possible to use the "unrecoverable rent" fund to write off rent arrears, she said: "Until about five years ago tenants had to pay a small contribution of about 10 cents into a fund from which the council could draw money to pay

the government loan when tenants deserted their homes and could not be traced. There's about R1-million left in this fund, but legislation prevents us from using this money."

On the Regional Services Council, Mrs Stott said the council formed about 34 per cent of a conglomerate of bodies including the Joint Management Committee which would serve on the RSC. "Tax levies on businesses and companies could cause increases in everything related to it. Unfortunately the consumer would have to pay for it," she said.

She confirmed she was aware that some people in Mitchell's Plain had erected shacks in tenants' backyards, but the severe housing shortage lent itself to "How can we stop people from squatting if they have nowhere else to go?" she asked. About 45 000 families were on the council's waiting list and 15 000 were on the council's transfer list

About 8 000 plots were left in Mitchell's Plain and the council was looking into the possibility of rezoning vacant land near Lavender Hill. It had become increasingly difficult for the council to build sub-economic houses because of high costs and inflation.

# Bok in Crossroads scheme

By VUYO BAVUMA

PLANS to build "low-cost" houses in an upgrading scheme in Old Crossroads would continue regardless who controls the territory, according to a Cape Town developer.

Lawrence Seeff, a Western Province and Springbok cricketer, said his company planned to build about 150 houses on land earmarked for upgrading.

"We do not mind who controls the land. We won't get involved in fights over who owns the land," he said.

"We believe that we have a product which needs to be utilised. The local town council will guide us in determining who qualifies for a house."

The area was formerly occupied by thousands of people whose homes were destroyed in last year's witdoek attacks. Many were killed in the clashes.

Most refugees from these areas are now staying in various squatter camps. Early this year fears were expressed that Johnson Ngxobongwana's supporters would be accommodated in the area.

Seeff said the project was waiting for the go-ahead from the Old Crossroads town council.

Houses would cost between R13 000 and R19 000.

"We did a study which showed that a vast number of blacks in the Western Cape need proper housing. But they cannot afford R40 000 or R50 000 houses. For

example, in Old Crossroads about 200 babies die annually of pneumonia. This is because they live in cold shanties," Seeff said.

Loans would be obtainable from the National Housing Commission at three percent interest over a 30-year period. The only requirement was that buyers should have a stable income of more than R250 a month.

Local "unskilled" labourers would be used in the project.

"We also want to create employment for the unskilled builders," Seeff said.

Ngxobongwana, the Old Crossroads mayor, said the problems had been ironed out and the project would "go ahead within two weeks."

(124)



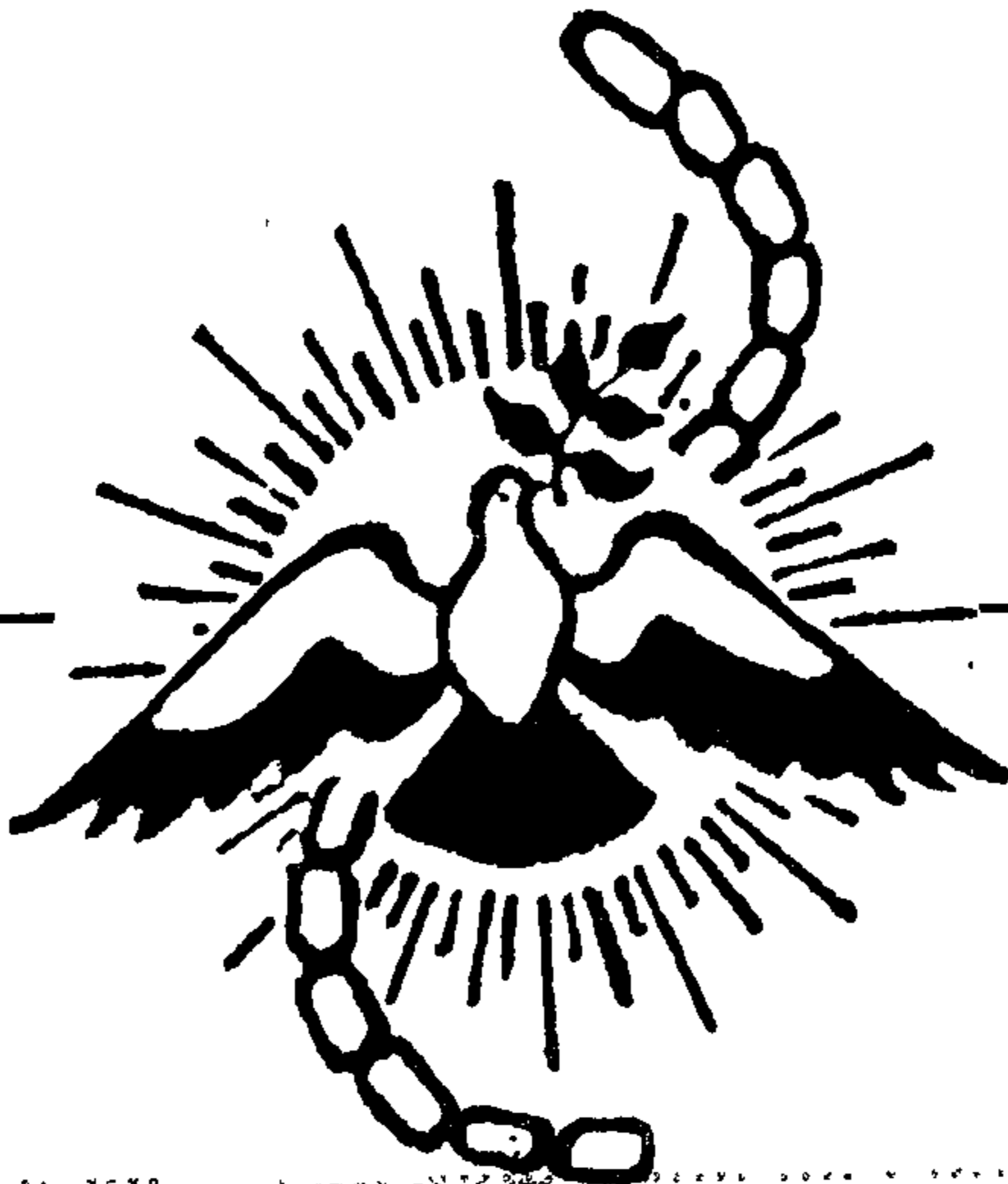
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THE FOUNDATION  
FOR PEACE AND JUSTICE

124

# DEMANDS

- rents that people can afford
- that all people receive a living wage
- that all arrears be scrapped
- that all evictions and forced removals be stopped
- **HOUSES, SECURITY AND COMFORT FOR ALL!**



Parents are experiencing unprecedented economic hardship because of factors like inflation, unemployment and indiscriminate price increases at every level.

Through this children are often worst affected. Increasingly teachers have to contend with hungry and unhappy pupils who cannot progress at school because of these circumstances.

As teachers we are deeply concerned that the announced rent increases, if not reconsidered, will exacerbate an already critical situation. It is a cruel irony that the very victims of apartheid are often required to pay for it.

The call of teachers to the conscience of the Cape Town community is a simple one;



**'GIVE OUR CHILDREN A CHANCE'**

CAPE TEACHERS PROFESSIONAL ASSOCIATION

124) *Sauf*  
6/2/86

# HOUSING

## CRISIS

124

THE August 1 rent increases have sparked off a wave of civic activity not seen since before the State of Emergency.

The rent increases come at a time when unemployment has reached a peak, food prices are spiralling and thousands of families have given up hope of having a home of their own. Organisations and residents have said the increase is unfair because people cannot even afford the existing rents as shown by the huge amount of rent arrears.

The increases have also highlighted the demand for houses, security and comfort, a demand echoed since the adoption of the Freedom Charter in 1955. In this special supplement SOUTH looks at the desperate housing crisis.

## Tenants won't pay new rents



Mrs S Adams of Mitchells Plain: "I'm merely renting a room but my rent will also go up. It's not fair with so many people unemployed."



Mrs S Kelly of Matland: "My rent is R74 a month. My husband earns R90 a week. My house is not worth the money I am paying."



Mr Ismail Blakenberg of Eastridge: "I'm upset. Everything else is going up. It's difficult being the sole breadwinner."



Mrs F Davids of Bonteheuwel: "Council puts our rent up, but we go to them three to four times to repair your house. At times they don't come."



Mr A Arnold of Bonteheuwel: "The increase is unbelievable. I am a hawker and hardly earn enough to pay my rent, let alone the increase."



Mrs A Peters of Colesberg Circle, Heideveld: "It's tragic. My husband is unemployed. I have to sell doughnuts to make some extra money."



Mrs J Rhodes of Kew Town: "What can I do about the rent increase? I will have to pay even though I can't afford it."



Mr F Booysen of Mitchells Plain: "I pay R225 for my rent a month. I can barely manage it, what about food, electricity and clothes."

ANGRY Manenberg residents decided this week to ignore the August 1 rent increases imposed by the Cape Town City Council.

At a meeting at the local NG Sendmkerk on Monday night, residents described the increases as "insensitive and inhuman".

Emotions ran high as the 500 residents confronted City Councillor Mrs Eulahe Stott who tried to explain why the council had to increase rents.

A Manenberg resident and member of the Cape Town Municipal Workers Union, Mr Ernest Claasen, said he had worked for the council since 1967 and earns R87,00 a week after deductions. He said he failed to understand why municipal workers could not get the increase they had asked for.

"We want to know why the council can buy new lorries and equipment, while the workers who had to slave do

not benefit from the rent increases. Some of my children had to go to school and my wife had to work to help the family survive these hard times. We need a living wage to counter the cost of living," said Claasen.

One resident said the council should "stop sending delegations to Taiwan and stop building expensive buildings while we have to suffer".

"They say they cannot increase the rates, because it makes it more difficult to create job opportunities, but those who pay the rates are people who had already become fat on our labour," said one angry resident.

Manenberg organisations who delivered statements to the meeting echoed that the council had no real concern for the people, that the crime rate was soaring and that an alarming amount of children had left school to help their

families survive.

A Manenberg teacher said it was sad to see the condition of children at schools. He said many pupils never brought food to school because their parents could not afford it.

"Pupils are thin and obviously underfed. They are increasingly vulnerable to illness and disease, such as TB. They faint in class or during assemblies because of hunger. Increasing numbers of pupils are turning to crime," he said.

One woman said it was impossible for her family to survive on her husband's R142 a month and that the previous rent was already too high.

Mrs Stott promised to consult with the council on a number of issues raised at the meeting. She also promised to attend to the problem of maintaining the houses.

## Eye to eye

AFTER 15 months of exhausting eyeball-to-eyeball confrontation, the central issue in the rent boycott, affecting 52 black townships countrywide, has ceased to be which side blinks first.

With little to lose — and monthly savings for their supporters of up to R150 to gain — the boycott organisers, mainly UDF civic affiliates and street committees, have little reason to rethink their waiting game.

Although the consistent pressure of evictions by the authorities — ranging from 20 households a week in the Vaal's Lekoa township complex to a total of just over 120 in Soweto — has whittled away some of their support. But the majority have held firm.

### Demands

The boycotts, which began on June 1 last year, has by January cost the central and local authorities R260-m in lost revenue.

Boycott organisers believe that merely by waiting they can force the authorities to concede to their rent demands — to blink first.

In Soweto, the Community Council is losing about R4-m a month through non-payment.

It was here that the authorities blinked first. The first of the major rent conflicts hit Soweto last September when fierce resistance to attempted evictions in Soweto's White City led to bloody street

fighting in which 21 people were killed. The council hurriedly backed-down and housing director Del Kevan resigned after her house in Johannesburg's white northern suburbs was badly damaged by a powerful bomb.

Early this year the council moved again, winning a Supreme Court decision on their right to evict rent defaulters.

It is a relatively slow process, however, and only 127 families have so far been evicted — and a number have returned to their houses, aided by local youth groups, who have also defied attempts to cut off local electricity by turning it on at the terminals almost as soon as council officials have turned it off.

In May Mayor Nelson Botile's council escalated the dispute again serving eviction notices on leading political figures, among them Soweto Civic Association head Nthato Motlana, UDF co-president Albertina Sisulu, and Winnie Mandela.

This attempt to break the boycott by hammering its most visible leaders backfired. Sisulu won the resultant court case and Mandela let it be known the house was in her husband's name — any attempt to evict her through the courts would require her husband's presence.

Not wanting to be responsible for Mandela's first court appearance in 25 years, the council backed off.

Shortly afterwards munici-

pal police broke up a rent march on the Soweto council offices causing a three-day rent stayaway by up to 60 percent of the township's residents.

Boycotters have publicly refused to negotiate with the councillors, describing them as puppets.

Instead, they said they wanted to speak to the "real" authority, white Town Clerk Nico Malan.

Three weeks ago Malan agreed to meet a delegation of residents, all street committee officials. Although no solution was found, the meeting gave a major boost to the boycott campaign.

And while Malan was adamant that evictions would continue, his tone was distinctly conciliatory. He emphasised the relatively low eviction figures — an average of 10 a month since the boycott started.

His attitude is in sharp contrast to that of Botile and some of his councillors who, according to reports, are discussing a massive eviction blitz of up to a thousand families a day.

According to some reports council has also discussed carrying out evictions at 2am to avoid community resistance, confiscation of cash found on tenants to cover rent arrears and the seizure of household goods from evicted families to defray expenses.

There are growing indications, however, that the authorities are attempting to end the boycotts — or at

least that in Soweto — by satisfying the residents' demand for lower rents, without actually meeting the formally articulated demands.

The major housing related demands are for lower rents and the handing over of houses to occupants — the boycotters argue that they have paid for dozens of times over, since the first houses were built at a cost of R175.

Soweto authorities are understood to be sympathetic to the idea of selling off their houses, described as the "Thatcher option".

### Boycott

The only question remaining is: At what price?

Council officials, if not the council itself, favour sale at construction cost.

Many of the houses, particularly those in the oldest Soweto suburbs, where the boycott is strongest, would thus be available at under R500.

The second factor is that, of R130-R150 rent bills, only around 15 percent, and in some cases as little as R5, is strictly "rent".

Other items include site rent, schools' subsidies, an electricity levy and electricity costs.

Municipalities with extensive heavy industry, which use a lot of power, per unit than those with no industry — and most townships have no industrial sites.

SPECIAL

SOUTH

FEATURE

**DEMOCRATIC LAWYERS ORGANISATION**

**DDO**

**WE CONDEMN FURTHER RENT INCREASES AND SEE THIS AS AN OPPRESSIVE ACT BY THE CITY COUNCIL.**

**WCTA**

(Western Cape Traders Association) representing more than 2 000 traders in the Western Cape, is a community based organisation and condemns the rent increase by the Cape Town City Council.

The community is already at a very critical level and suffering economic hardship because of inflation, price increases and unemployment. Most people cannot afford the present rents and in areas like Atlantis, many people have been evicted.

We, the WCTA, view this rent increase as unnecessary and provocative which could only lead to more hardship and conflict.

We note the silence of the Management Committee and the



**HOUSES**

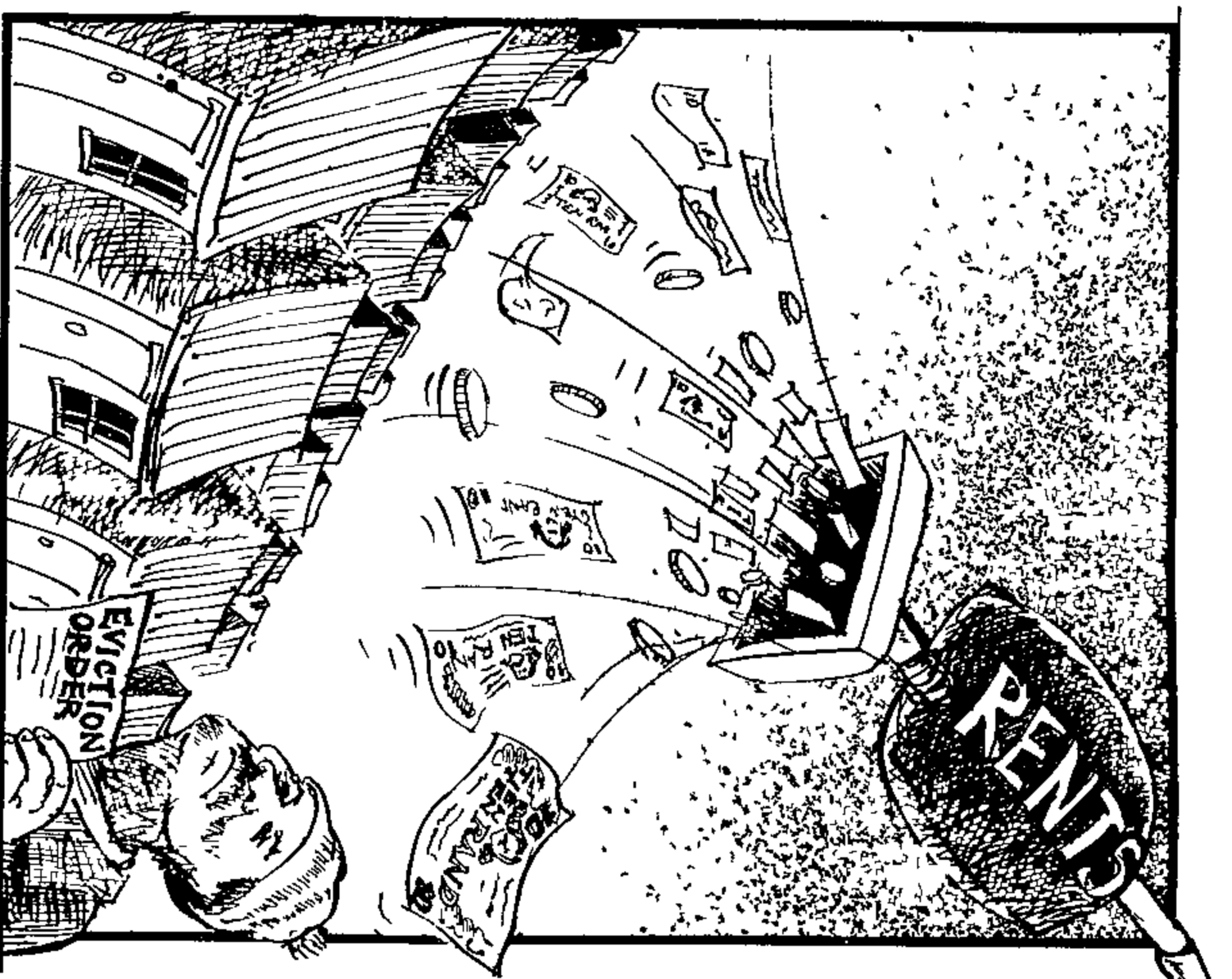
**Twenty years on waiting list**

THOUSANDS of families in Guguletu and Nyanga have been on the housing waiting list for more than 20 years

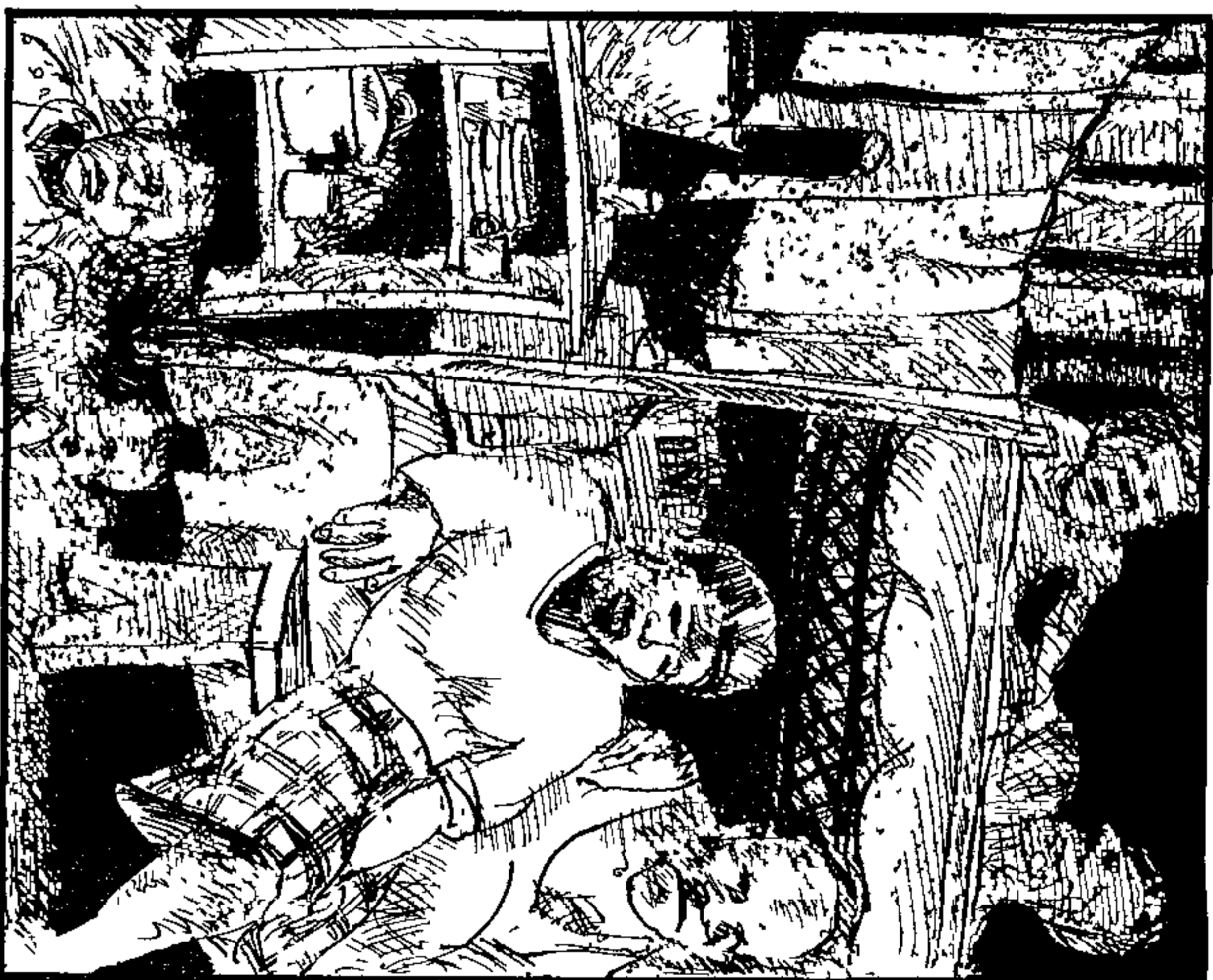
Many have been forced to stay in corrugated shacks in other people's backyards. Recently, the number of shacks has increased and almost every house in the townships now has one or two backyard shacks, according to residents

Mrs Innette Ndleli, 52, a widowed mother with six children and four grandchildren, lives in a two-roomed shack in Guguletu

"We arrived in Cape Town in 1961, but my late husband had been here since 1945 as a migrant labourer. As unregistered residents, we have been



**SECURITY**



**COMFORT**



**THESE FREEDOMS WE WILL FIGHT FOR!**

of R38 had been increased to R45 Electricity was disconnected nine months ago

Mrs Malick chafes every day for a nine-hour for R4. "That at least helps with a little supper every day."

Mrs Mary Witbooi, of Linda Street, has three school-going children. She said she often got food from her mother. Her husband lost his job after he became ill and had since been doing casual work

"He brings home R40 every week and we just have to survive on it," she said

A spokesperson for the Department of Manpower, Mr Ernest Manneveld, said about 1 700 people from Elsie's River, Bellar and Valhalla Park areas registered as unemployed this month

There could be many more without jobs who did not register

The Public Relations Officer for the City Council, Mr Ted Dorman, said no separate percentage on

**Khayelitsha: Promises not kept**

By SYLVIA VOLLENHOVEN

A YELLOW and black sign says "Welcome to Khayelitsha."

So I spent some time searching for the heart of this place to which the signboard is beckoning

But the journey through Khayelitsha is like following a hyperactive town planner with rapidly decreasing enthusiasm

Behind the Port Jackson bush and the

**THE CATHOLIC ARCHDIOCESE OF CAPE TOWN**

Expresses its deep concern that rents are to be increased at a time of extreme hardship, strife & unemployment which add greatly to the burdens and suffering of the underprivileged and oppressed of South Africa

It is essential to the good government of any nation that rights, prosperity, education, amenities, resources & opportunities be accorded all citizens equally

This does not happen in South Africa because of apartheid and its devastating cost to the political, social & economic wellbeing of its people

We pray that the City Council, who are this community's Civic Fathers, will bear this in mind and that they will rescind their decision

**ELECTRICAL AND ALLIED WORKERS TRADE UNION OF SOUTH AFRICA**

**We at the union wish to express our solidarity and support for the municipal workers in their struggle against the oppressors. We are with them in spirit and believe**

the action of the Cape Town City Council.

# WE CALL ON THE CAPE TOWN CITY COUNCIL NOT TO INCREASE THE RENTS, TO SCRAP ALL RENT ARREARS AND TO STOP ALL EVICTIONS.



## Shawco

12th Ave Kensington 7405

Considering the dire and critical level of unemployment in so-called coloured areas, SHAWCO deplores the recent decision by the Cape Town City Council that rents in certain of these areas are to be increased. Such an increase will further exacerbate the existing socio-economic problems & the deterioration of living standards. The council must be prepared to take some measure of responsibility for this deterioration and the resulting effects on family life. Not only is the increase unwarranted but its implementation in writing is extremely inappropriate.

**In this light, we call on the Cape Town City Council to reconsider its decision.**

camp to another. "I have been to the administration board to complain about my plight and was told no houses were available," she said.

Mrs Eunice Hlabani, 55, lives in a two-roomed shack in Gugulethu with her husband and child. "I have been in Cape Town since 1962 but my husband arrived in 1944. We only received a lodger's permit last year. The pass laws affected our late registration as I had been declared a non-qualified."

"We lost all our belongings in the raid by white-docks on KTC last year. Now we have to live in this shack which floods everytime it rains," she said.

Mrs Lillian Vanga, 46, a Gugulethu domestic worker, lives with her husband and four children in a backyard shack at her parents' home.

"All our lives we have been living with relatives. At one stage, I was promised a house in Khayelitsha, but this did not materialise."

"I went to the administration board twice and was told I had to wait. The third time I was told the houses in Khayelitsha are for sale. I then decided to drop my fight," she said.

The Cape Provincial Administration have said they cannot do anything about these shacks.

According to Sample Steenkamp, a spokesman for the CPA's Community Services Department, thousands of people are on the housing waiting list, but he could not give exact figures.

Asked what they were doing about the housing crisis, he said "The CPA has opened a site and service scheme in Khayelitsha where people can build their own houses."

"This scheme is government policy. People who cannot afford huge amounts to build houses can get plots and build wood and iron shacks. The CPA is willing to help people who help themselves," he said.

## Atlantis now a 'nightmare'

ATLANTIS was once called the land of "milk and honey". But the promise soon turned into a nightmare for many residents.

Athlans is 90km from Cape Town, and it houses some of the poorest people in the Western Cape, according to the South African Development Research Unit (Saldru).

Saldru surveyed Atlantis from February 1985 to May 1986. The survey covered 10 per cent of a to-

tal of 6 410 houses at the time. At present there are 8 000 houses and 40 000 residents.

The survey found that 27.2 per cent of residents were unemployed.

A Saldru booklet says workers employed outside Atlantis spent R50 a month on travelling expenses.

"We came here hoping to make a better life," said a distraught Mr Basil Sams.

His rent arrears increased to R1 100 when he joined the ranks of unemployed last year. And he lost a few valuable items when the council evicted his family. His wife, Tessa, had also worked until she fell and dislocated her right shoulder, forcing her to stay home.

Mr Sams received a cheque from "Coloured Affairs" which he used to pay his rent and other debts, she can no longer draw money from Coloured Affairs.

"A furniture dealer told them I was employed. This was untrue. I did casual work," he said.

He found a job four months ago, and earned R33 a week if he worked overtime. The family paid R30 every week on their rent arrears through an agreement with the council. Electricity was disconnected in February last year when the arrears were R75. It is now R283.

Mrs Roseline Moses of Metran Circle, Westfleur, claimed that residents were being ripped off.

Her water bill was R946 in arrears. The service had been turned to slow since October 1985. Her electricity was R75 a month. The family's only income was her casual wages and money from her daughter who worked in a factory. She was trying her best to pay her water bill to have the service restored to normal flow.

## One in two can't pay rent

MANY HOMES in Elsies River, where almost 45 per cent of residents are in arrears with their rents, are in the dark every night - and it appears to be out of choice.

According to the Elsies River Advice Office, residents are choosing to pay their rent rather than electricity to avoid evictions.

"But people are too afraid to talk," she said. "What can we say to them when we're unemployed?"

She was unemployed for more than a year. She battled to keep up with her R100 rent by doing casual work.

The office said residents paid rent first which meant there was not enough money for food or other necessities.

According to the Chief Executive Officer of the Western Cape Regional Services Council, Mr C H Mokohe, out of 6 313 rented dwellings, about 2 789 tenants were in arrears with their rent.

Mr Mokohe said the outstanding arrears amounted to R267 530, comprising 5.25 per cent of the annual rental accrual.

Mrs Kathleen Brown of Freer Court, Clarke's Estate, said her electricity was R315 in arrears when it was disconnected. She and her husband had been unemployed for two years. Her husband received R30 from the Department of Manpower every week for four months. This ended in May last year.

In Valkhalla Park, Mrs Daphne Bennett, of Jones street, said her rent was R140 in arrears. Her electricity has been disconnected since last year. Her rent with the new increase was R40. Her water bill was three months in arrears. Her husband was sickly and he got a disability allowance.

Another resident in arrears with her rent was Mrs Rungya Matlock, of David Street. She has four young school-going children.

She said she was two months in arrears with her rent because her husband was unemployed. Her rent was R250.

## Life not easy in Pelikan Park

LIFE is not easy for the residents of Pelikan Park. Many have moved there to avoid high rents in Rylands Estate.

Residents interviewed complained about conditions of houses for which they pay about R220 a month.

Mr S Moodley said he was grateful to have a house, but he realised they had been dumped and isolated.

"Outside the houses are painted and there's a nice lawn - and everything looks nice and rosy," he said. "But inside the walls are bare and warped. The houses are built with ash bricks and not plastered. The floors are without tiles. We don't have hot water."

There were no phones in the area, little transport and no schools.

Residents said their houses cost between R24 000 and R27 000.

"We paid this money for an unfinished house," said Mr M Z Majeed. "The walls are skew and damp. It would cost us R10 000 or more to complete these houses. The members of the House of Delegates were given letter boxes which cost R700. If their salaries were cut by only 10 percent Pelikan Park houses could be upgraded."

SOUTH visited houses where people cut wardrobes to fit them into the small main bedrooms.

Residents pay a minimum of R220 a month for rent and are faced with huge rates accounts which have to be paid from the time they move in.

A ratepayers association, formed by concerned residents, has already complained to the City Council.

Residents are also upset about the transport problem for children who attend "coloured" schools. A school bus for children attending "Indian" schools is subsidised by the House of Delegates, but those attending "coloured" schools have to find their own transport and are not allowed on the bus.

One resident said he was disgusted to be associated with the MPs in Pelikan Park. He felt the name of the area should be changed so people could distinguish between the residents and the MPs.

A vista of housing and white sand stretched towards mountain, sea and the national road.

The neat homes of Kulim Park, the "exclusive 101 house development", would not be out of place in a suburb, anywhere.

Behind Kulim was the geometric facade-brick lines of the visitors' centre. I think the idea was modern elegance.

But that was the end of the pleasant facade. The boxes got smaller and then disappeared all together.

**Green Point**

If you carried on in the direction of the Somerset West mountains, you reached Green Point, a tent town that got its name from the colour of the government issue tents.

"We did not want to come here. But the fighting in Crossroads forced us to come here. I think we are going to live in these tents for a long time."

"We were promised that if we came, we would have everything," said Rosinda Sidiqi who was running a roadside fruit and vegetable store.

Like many other residents, she used to live in the KTC section of Nyanga. But her home was destroyed in the Crossroads conflict.

**Police van**

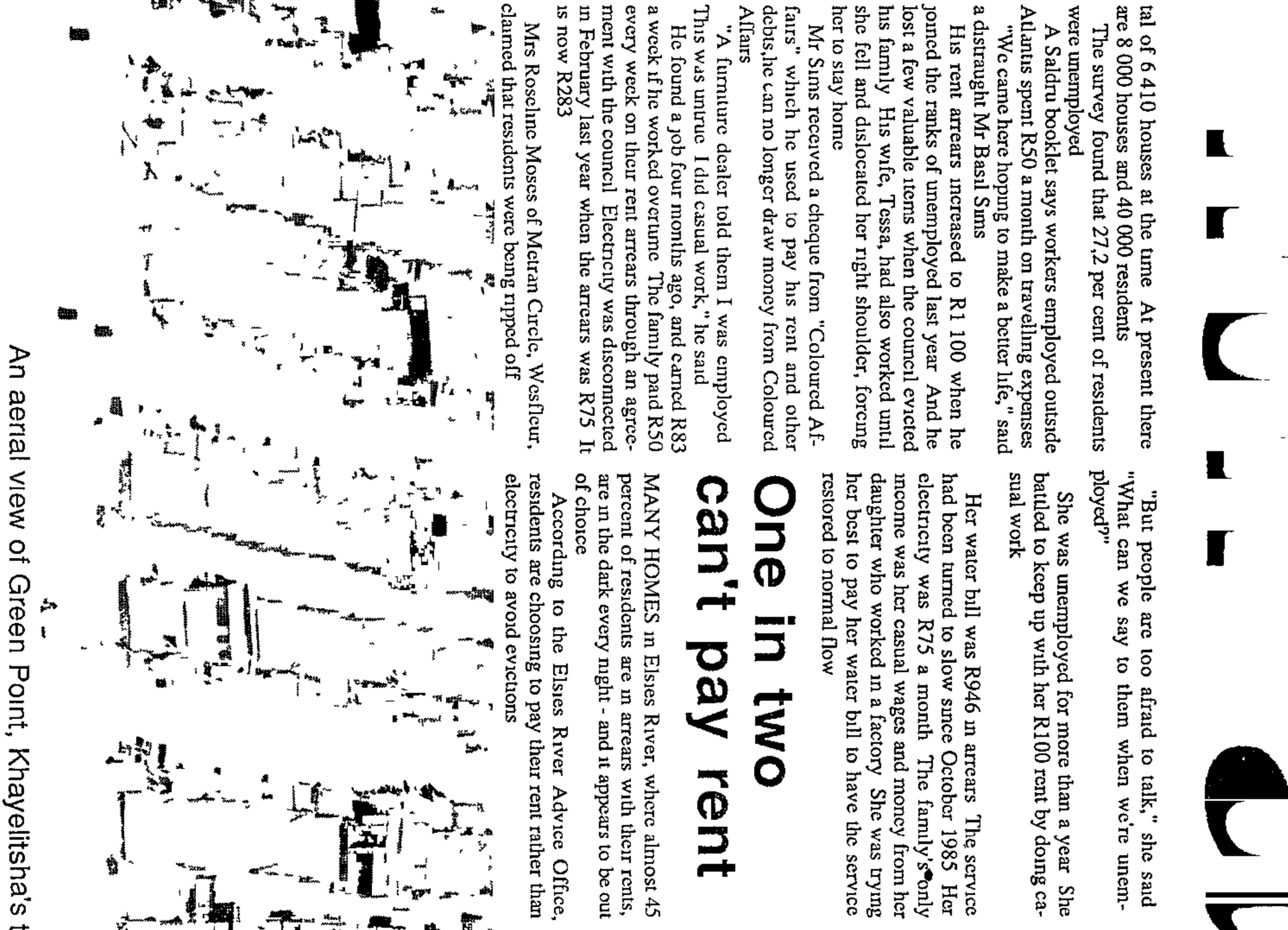
As we spoke a yellow police van was driving up and down the narrow alleys between the tents.

From Green Point - its namesake on the Atlantic seaboard is a cruel contrast - the road curved towards the shacks of Site B and C.

Khayelitsha must be the fastest growing township in the Western Cape. Sites B and C are edging closer to the highway while on the Southern end of the development acres of ground are being cleared for more housing.

A doctor I interviewed partly summed up the problem of Khayelitsha. "This is a dumping ground for people. I treat people who should never land up in my surgery. There is no social life, they are cut off from their old friends and unemployment is rife. They have all kinds of psychosomatic illnesses.

Each new apartheid solution seems to be worse than the last. I'm glad I don't have to live here."



An aerial view of Green Point, Khayelitsha's tent town

### win the battle.

**ADVICE OFFICE FORUM**  
P O Box 9 Hanover Park.  
Tel 637-9060

**SUPPORTS THE CALL INITIATED BY THE MANENBERG ACTION COMMITTEE TO REJECT RENT INCREASES**, for the following reasons

- 1 That the meagre salaries of the residents would not properly maintain their household needs
- 2 That the residents do not earn a living wage of approximately R600 00
- 3 That the rent has been increased without consultation with the residents
- 4 That the destitute families would suffer the most and their children go hungry

**WE THEREFORE APPEAL TO THE RESIDENTS TO UNITE FOR THEIR RIGHTS AND TO STEADFASTLY STAND TOGETHER FOR THEIR RIGHTS.**

**COMMITRA**  
**COMMITRA**  
**COMMITRA**  
**COMMITRA**

CHAMBER OF MUSLIM MEAT TRADERS

**WE CALL UPON THE CITY COUNCIL TO HAND OVER THE KEYS TO THE PEOPLE WHO OVER THE PASSAGE OF TIME HAVE MORE THAN PAID FOR THESE HOUSES.**



Whole page (124)

WILFRED RHODES has good reason to be concerned about the latest rent increases

He knows what it is like to be unemployed for a long period and to struggle to pay rent

He is also the chairman of the Cape Areas Housing Action Committee (CAHAC) which campaigns for a better housing deal in most Western Cape townships

But Rhodes and his organisation have learnt the hard way that it is not easy to convince the authorities that most people find it difficult to pay their rents.

Since 1979, the civic organisations under Cahac have been fighting for "rents we can afford". They led a major campaign in 1982 which climaxed in a meeting with the Minister of Community Development, Pen Kotze, on March 1 that year

"We got absolutely no satisfaction out of that meeting. It convinced me that we will only be able to solve our problems if we have direct representation in non-racial and non-discriminatory local and central government," Rhodes said in an interview at the weekend.

"What is needed is for the state to plough more money into housing and to subsidise the local authorities, like they subsidised big business in Atlantis.

"Instead they come up with things like the Regional Services Council which is a totally unnecessary structure. It won't bring relief in rents. In fact, it will increase rates and rents because we will have to finance it.

"Because we have no money to finance the RSC, our townships will very soon become slums and the State will say we have only ourselves to blame. We refuse to accept responsibility for the housing crisis the State created.

"The new local authorities un-

# State must spend more on housing



Wilfred Rhodes

der the RSC will be manned by Labour Party members who have been rejected by the community.

"In a non-racial and democratic society, RSCs might be a democratic way of providing regions with the necessary infrastructure to ensure a decent standard of living. But RSCs in South Africa are established to ensure that apartheid is entrenched right down to the lowest level.

"It affects people's daily lives and for these reasons we believe it is our democratic right to resist and oppose this new structure."

Cahac rejected the August 1 rent increases but would not embark on a high-profile campaign.

"We will concentrate on building our affiliates and working with people on the ground

However, we are bringing out our newsletter, 'Cahac Speaks', this week, and may have mass meetings also," Rhodes said

"We have been busy consulting people in the community on how they are affected by the increases and how they feel we should respond.

"The situation is quite bad. Eighty percent of the people are in arrears with their rents, housing conditions are still bad, so many people are unemployed and everyone is struggling to cope with high food prices. To increase rents in such a situation, especially for pensioners and those on disability grants, is highly insensitive."

He said Cahac, which was formed in 1981 out of the Umbrella Rents Action Committee of 1979, had survived in spite of the State of Emergency under which he was detained for a year

"Today, we have affiliates in Bellville South, Belhar, Ravensmead, Elsies River, Bontheuwel, Hanover Park, Thornhill, Bo-kaap, Kensington/Factreton, Steenberg, Lotus River/Grassy Park, Rocklands, Eastridge, Westridge, Woodlands, Lentegour and Beacon Valley

"It shows that people still want a platform through which they can raise their grievances"

THE Cape Town City Council is aware that a number of its tenants are "going through a rough time", according to Mrs Eulalie Stott, head of the council's housing committee

But the council cannot reverse the latest rent increase because it has no funds to cushion the cost of rented houses, she adds

Mrs Stott said the council had to increase rents, even though more than 4 000 of their 35 000 tenants were more than a month in arrears

"The Council knows many people have difficulty in paying their rents because of the high unemployment rate and the high cost of living," she said

"Therefore we have distributed letters to assure tenants they will not be evicted if they notified us by the end of this week. These tenants will then pay a reduced rent (a component of the usual rent) which will in turn serve as the council's repayment of government loans which made it possible to build the houses in the first place"

Mrs Stott added that rents could not be reduced more than once. Many whose rents had been reduced before the letters were distributed were under the impression their rents could be reduced again.

She said it seemed unfair of the council to have increased the rents twice in one year, when they were aware that people had difficulty in paying their rents, but the issue had to be viewed from a broader perspective

"We must realise rents were increased in Mitchell's Plan for the first time in about two years because we considered that people were struggling with their rents," she said "The earlier increases in other areas came after nine months. We must then look at it as two increases for two

# What to do about your rent arrears



Eulalie Stott

years, because the rents won't increase again this year"

The recent increases were not worked out on a percentage of tenants' incomes

"We basically estimated the council's expenditure on housing and divided into the number of rented houses. We have given sub-economics a slight reduction"

Tenants had to repay rent arrears once they found jobs because the council had no method for writing off arrears

Asked if it was not possible to use the "irrecoverable rent" fund to write off rent arrears, she said "Until about five years ago tenants had to pay a small contribution of about 10 cents into a fund from which the council could draw money to pay

the government loan when tenants deserted their homes and could not be traced. There's about R1-million left in this fund, but legislation prevents us from using this money"

On the Regional Services Council, Mrs Stott said the council formed about 34 per cent of a conglomerate of bodies including the Joint Management Committee which would serve on the RSC

"Tax levies on businesses and companies could cause increases in everything related to it. Unfortunately the consumer would have to pay for it," she said

She confirmed she was aware that some people in Mitchell's Plan had erected shacks in tenants' backyards, but the severe housing shortage leant itself to

"How can we stop people from squatting if they have nowhere else to go?" she asked. About 45 000 families were on the council's waiting list and 15 000 were on the council's transfer list

About 8 000 plots were left in Mitchell's Plan and the council was looking into the possibility of rezoning vacant land near Lavender Hill

It had become increasingly difficult for the council to build sub-economic houses because of high costs and inflation

Parents are experiencing unprecedented economic hardship because of factors like inflation, unemployment and indiscriminate price increases at every level.

Through this children are often worst affected. Increasingly teachers have to contend with hungry and unhappy pupils who cannot progress at school because of these circumstances.

As teachers we are deeply concerned that the announced rent increases, if not reconsidered, will exacerbate an already critical situation. It is a cruel irony that the very victims of apartheid are often required to pay for it.

The call of teachers to the conscience of the Cape Town community is a simple one;



**'GIVE OUR CHILDREN A CHANCE'**

**CAPE TEACHERS PROFESSIONAL ASSOCIATION**

South 6/2/88  
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# WE SUPPORT THE CALL TO:

- SCRAP RENT INCREASES IMPLEMENTED FROM AUGUST 1
- TO SCRAP RENT ARREARS
- END ALL EVICTIONS
- PROVIDE HOUSING PEOPLE CAN AFFORD

- CALL OF ISLAM
- WESTERN CAPE TEACHERS' UNION
- THE ECUMENICAL ACTION MOVEMENT
- MOLO SONGOLOLO
- ATLANTIS ADVICE OFFICE
- BELHAR ADVICE OFFICE
- CLOTHING WORKERS' UNION ADVICE OFFICE
- ELSIES RIVER ADVICE OFFICE
- HANOVER PARK ADVICE OFFICE
- HEIDEVELD ADVICE OFFICE
- LAVENDER HILL ADVICE OFFICE
- LOGRA ADVICE OFFICE
- MANENBERG ADVICE OFFICE
- MITCHELLS PLAIN ADVICE OFFICE
- WOODSTOCK ADVICE OFFICE
- AFFILIATES OF CAPE AREAS HOUSING ACTION COMMITTEE (CAHAC) BELHAR, BELLVILLE, BONTEHEUWEL, ELSIES RIVER, KENSINGTON, LOGRA COLBRA, RAVENSMEAD, ROCKLANDS, STEENBERG, SCHOTCHESKLOOF, THORNHILL, WOODLANDS, WESTRIDGE AND EASTRIDGE
- WESTERN PROVINCE COUNCIL OF CHURCHES
- NEW WORLD FOUNDATION
- AME CHURCH
- SURPLUS PEOPLES PROJECT
- BELYDENDE KRING
- GRASSROOTS EDUCARE TRUST
- UCT STUDENTS REPRESENTATIVE COUNCIL
- BRUCE DUNCAN HOUSE AND GH STARCK CENTRE
- CAPE TOWN CITY MISSION
- CHURCHES URBAN PLANNING COMMISSION
- EXECUTIVE COMMITTEE OF THE RING OF WYNBERG
- NG SENDINGKERK RING OF WYNBERG
- BLACK SASH, CAPE WESTERN REGION
- INTERCHURCH YOUTH
- MERGE
- ANGLICAN STUDENT SOCIETY, UWC
- SOUTH AFRICAN COUNCIL ON SPORT
- WESTERN PROVINCE COUNCIL ON SPORT
- ASSOCIATION FOR CHRISTIAN STUDENTS OF SOUTHERN AFRICA
- CAPE TOWN TRADE UNION LIBRARY
- LABOUR RESEARCH SERVICE
- JEWS FOR JUSTICE
- CONSTRUCTION AND ALLIED WORKERS UNION
- KHANYA COLLEGE
- BLACK MANAGEMENT FORUM
- ANGLICAN BOARD OF SOCIAL RESPONSIBILITY
- EDUCATION FOR AN AWARE SOUTH AFRICA
- NATIONAL MEDICAL AND DENTAL ASSOCIATION
- NATIONAL COMMITTEE AGAINST REMOVALS

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# UBS cuts home bond rates

CAP Times  
6/8/87

By AUDREY D'ANGELO  
Financial Editor

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THOUSANDS of families will be better off because the United Building Society (UBS) — the biggest in the country — has decided to cut mortgage bond rates for new borrowers and reverse a previous decision to raise them for existing borrowers.

Although some other building societies said they were unlikely to follow suit, economists predict that competition from the banks and the UBS will force them to do so.

Dr Oekie Stuart, director of the Stellenbosch Graduate School of Business, believes that interest rates in general might come down to stimulate the demand for credit.

He said he would not be surprised to see a further cut in the prime lending rate charged by banks to favoured customers, now 12,5%.

"The pressure on interest rates is downwards," he said. "It was against the trend for building societies to start putting up their lending rates."

"And with banks offering home loans at 12,5% interest, I would think the other building societies will be forced to follow the example of the UBS and bring theirs down too."

The UBS took other building societies by surprise yesterday with an announcement that it had reversed a previous decision to increase bond rates for existing borrowers to 14,5%, and they would remain at 14%.

From today, new bonds will be granted at 12,95%, provided the applicant has "good security".

Those with less security, such as those offering a deposit of less than 20%, will pay more, possibly 13,5%.

The UBS announcement followed a meeting yesterday between building society heads and the authorities, at which the effect of "grannybonds" was discussed.

The introduction in the budget of "grannybonds", offering an interest rate of 15% to senior citizens, forced some building societies to offer a similar rate to existing depositors over 60 to prevent an outflow of funds.

Since then, most of them have put their lending rate up to 14,5% or said they were about to do so, because of the increased cost of funds.

Both Mr Hendrik Sloet, the managing director of Saambou, and Mr Bob Tucker, managing director of the Permanent Building Society, said yesterday further rises were possible unless the government reduced the 15% interest rate on "grannybonds", enabling them to reduce a special rate to over-60's.

SCHOOL OF ECONOMICS  
U.C. ECONOMICS

**CP Correspondent**

IF a resident of "Little Soweto" in Port Elizabeth stands outside his corrugated iron shack and looks straight ahead, he can see a makeshift police camp occupied by white policemen and protected by barbed wire

The watchtower staring back at him over the rows and rows of shanties is a constant reminder that he is still living under a state of emergency

Looking beyond the fortress, he can see the dog-end of the Swartkops River which has a lake - not to swim in or for children to sail their paper boats in - but a watery dump for garbage

Beyond the lake are the salt pans and the vomiting chimneys of Port Elizabeth's industry. If the resident looks behind him, he can see haphazard rows of corrugated iron shacks, drains blocked with filth and children playing in roads filled with rubbish.

This is Port Elizabeth's Soweto, a shack area named as such because of its massiveness - like its namesake in Johannesburg - South Western Townships

Also behind him, he can see two and half years of detentions, funerals and running battles between the youth and police, where stones and slum cunning have been the only weapons.

According to Port Elizabeth lawyers, out of the hundreds of detentions and public violence cases from townships, the majority come from the poorest

township in Port Elizabeth - Soweto-by-the-sea

In Soweto-by-the-sea the two schools are now a pile of ashes. There have never been any clinics or creches in its 12 years of existence, and there are outside taps dotted sparsely around the streets and not a piece of greenery to be seen, except the mould on the rubbish in the streets and the green, black and yellow T-shirts that dance defiantly on the wire washing lines

The shacks were first erected in 1976 when hundreds of homeless people from the outlying Port Elizabeth locations were allocated plots

The demand for homes was so great that backyard "illegal" lodgings mushroomed overnight giving rise to the area "Endlovini" - meaning trouble-makers in township lingo

The area now houses over 120 000 people, the majority of whom are unemployed or on an old-age pension. No policemen live in Soweto. During the unrest in 1985 they were hounded out of Soweto and sought refuge in the Kwa-Zakhele single men's hostels

For some time in 1985, Soweto was in an advanced stage of "ungovernability" and alternative structures to official ones were set up

Although many community leaders have been detained or have fled Soweto, the resistance continues. Weekly unrest reports unfailingly quote incidents of arson and stone-throwing in Soweto and 12 people are presently on trial for terrorism

Soweto has experienced a 100 percent successful

# LOW tide in Soweto-by-the-sea

19/8/85

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P.T.O.





rent boycott since 1986. Although it is not certain whether this united response is a result of people's inability to afford the over R10 rent a month, the community has remained united over other issues.

Last year, Soweto residents were threatened with forced removal to Motherwell township, about 15km from Port Elizabeth.

The initiative for the removal came from the nearby saltworks company which lodged a court appeal on the basis that the area was causing pollution which disrupted the salt-making process.

With a united voice the community said they would fight the removal and called for the upgrading of the township. Their future still hangs in the balance.

Soweto was discribed by a health inspector at the beginning of the year as "the filthiest and most appalling place that a human being could ever live in".

Residents who spoke to *City Press* said their children suffered from chest colds throughout the year and often had stomach problems. Dirty water is thrown into the roads and when it rains water streams

through the muddy streets.

They said if a person was very sick, he could die before he got to an ambulance.

"I have never heard of an ambulance being petrol-bombed or burnt down, but since the unrest, we have not been getting ambulance services," said Littleone Sokani, a resident who has been in Soweto since 1977.

He said residents hired taxis or private transport to take their sick or dead to the hospital and mortuaries.

Another resident commented "If the ambulance

department is afraid that its vehicles will be attacked, why don't the police escort the ambulances?"

Soweto is the only township in Port Elizabeth which has had a permanent police base within the township. It has been there since November 1986, when in other townships the troops had departed and "normality" was restored.

As one youth put it "Look around you. All we have in Soweto is hunger and sickness. We have nothing to lose except our lives."

# SEWERAGE, HOUSES POUSH UP RATES

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11/8/87

Dispatch Reporter

**EAST LONDON** — Maintenance of the city's assets, heavy losses on the bus service, and the cost of the new sewerage scheme have been cited as reasons for an effective 30 per cent increase in municipal rates and tariffs.

the consumers/ratepayers

"Although the increase is high, the actual sewerage tariff compares very favourably with sewerage costs in other municipalities

"It is not a simple matter to balance the budget for the city while at the same time providing all the necessary services required and keeping rates down

"Help from central government is not easy to obtain, nor readily available, so we have to make sure that we balance our budget

"Unfortunately, the burden on the ratepayer is worse when we are dealing with pensioners and others on a fixed income

"There is relief available, however, for those pensioners whose income is less than R600 a month"

Taking an example, Mr Bassingthwaighte said the present rates on a site valued at R2 000 (at 0,08519 cents in the rand) equalled R170,38, while rates on buildings valued at R10 140 (at 0,00710 cents in the rand) equalled R71,99

He said the sewerage tariff totalled R207,40 and the divisional council rates on the value of the site and building (R12 140) was calculated at 0,0132 cents in the rand to equal R16,02

The policy of not increasing rates on a yearly basis in the past had placed an additional burden on the finances of the city

"Another important factor placing a heavy burden on the ratepayer is the massive losses incurred by our municipal bus service, amounting to a staggering R1,6 million for the 87/88 financial year

"This represents 11,3 per cent of the rates income, meaning that this amount is used to subsidise the bus service

"The ratepayers demand this service so the council must offer it even though it runs at such a loss," he said

"An amount of R370 000 of ratepayers' money will be used to subsidise housing for whites, coloureds and Indians during this financial year

"If we are not able to recover our expenses incurred from tenants in municipal houses, mainly economic and sub-economic housing, the city's ratepayers subsidise that housing

"It is therefore totally irresponsible for Mr Peet de Pontes to label rent hikes for this group as unrealistic, which he did in the case of the Milner Estate houses

"Those residents concerned wanted new kitchens which the council provided at a cost. The council is now obliged to pay the money back and if we are not able to recover it either from the government or the residents, the ratepayers of East London will have to subsidise it"

Mr Bassingthwaighte said the increase in sewerage rates was due to the rise in capital charges and operating costs as a result of the new sewerage scheme

"This modern project is vital for the long-term planning of sewerage disposal and will prove to be of major benefit to the city

"When it was planned a number of years ago, it was realised then that sewerage costs would increase dramatically, but this was the price that had to be paid for future growth

"If this scheme were only implemented now, it would have cost many million rands more and this additional amount would have had to be paid by the ratepayers

"Council does not receive any subsidy on this additional expenditure so the expenditure must be recovered from

The chairman of the city council's finance committee, Mr Gwyn Bassingthwaighte, said in a statement issued to "clarify the confusion over rates increases" that in order to achieve a balanced budget for the 1987/88 financial year, the council had agreed that general rates would increase by 12,5 per cent and the sewerage tariff by 60 per cent.

"It should be pointed out with regard to the increases that the city council is only able to provide services at a cost," Mr Bassingthwaighte said

"Ratepayers demand certain services and have to pay for them. The council is not obliged to try to balance the budget at the least cost to the ratepayer

"If the budget does not balance or if there is over-expenditure, the ratepayer will eventually pay, whether it is this year or next"

"Considering the various demands made on the city council for services, I wish to mention a number of points," Mr Bassingthwaighte said

"The accounts relating to all expenditure for municipal services, housing, electricity, market, municipal bus services and waterworks reflected a deficit of R10,5 million before the rates and sewerage tariff were increased

"It is important to note that the expenditure on these services only increased by eight per cent over the last financial year, while inflation was running at about 20 per cent.

"The city council actually curtailed additional expenditure to levels less than the rate of inflation"

The actual increases in rates and sewerage resulted in an additional income of only R4,2 million, leaving a deficit of R6,3 million to be financed from the surplus on the electricity and water account, Mr Bassingthwaighte said

"For the new financial year, we have increased the expenditure on maintenance of our city's assets, including roads and buildings, to R3,6 million

"The alarming deterioration to our assets has been due to the inadequate maintenance of them in the past as a result of insufficient funds stemming from trying to keep rates increases in previous years to a minimum"



PROPERTY

# Millions being pumped into W Cape housing

By TOM HOOD, Business Editor

HUNDREDS of millions of rands are being pumped into housing developments in the Western Cape, most of it going towards low-cost homes outside white residential areas

But some new expensive projects are also being snapped up

The bulk of the investment comes from a variety of sources in the private sector

One of the latest projects involves R80-million from the Muslim community to build a village of 1 500 houses near Macassar beach. Developers are the New Macassar Trust, whose trustees include Amam Ali Gierdien, Mr Hoosain Bux and Mr Fred Heller

Houses, land and all legal costs are from R40 000, with the trust aiming to provide good quality homes at affordable prices

## BRISK SELLING

Selling has been brisk, says Mr Bux and between 20 and 30 houses a month are to be built, with the first 20 houses due to be ready next month

The village is next to Macassar with its established community. A large site will be donated by the developers to the Muslim community and a seminary for Koranic and theological studies will be created with the Muslim Judicial Council as trustees

About R20-million is to be spent by the Peninsula Community Association, soon to be renamed Cape Utility Homes, on servicing land for 675 homes in Eerste River and a 1 300 plots at Kuils River, bordering on the huge Blue Downs development

Another R24-million will go into housing in the black areas in joint projects with the Uluntu organisation. It has also sold 106 of the 141 houses it is building in Woodridge, Woodlands, Mitchell's Plain, at prices from

R42 000 and R50 000

More than R150-million will have been spent when Strandfontein Village is completed and the thousandth house has just been sold, says Mr Jos Demmers, chief executive of Holdem(Pty), whose subsidiaries Strandfontein Development Co and Ilco Homes are providing homes costing from R37900 to R66 900.

The original development of R50-million was based on 1 350 homes but once all schools and other facilities are provided, the total investment will exceed R150-million

Biggest project of all, however, is the first R300-million phase of the R2-billion Blue Downs development

## CONSTRUCTION GROUPS

Several of the country's largest construction groups are taking part and one of the latest to announce its plans is Schachat Cape, a newly established company which is part of Sage Group's Schachat Homebuilding

This firm will build 1 000 of the first phase of 7 500 homes with prices from R30 000. It will offer plots and plans from next month in its development, Forest Village, one of seven suburbs

At the other end of the scale, the first phase of 42 houses were sold out in one weekend in the prestige suburb of Helena Heights in Somerset West. Prices ranged from R55 900 and a number of houses have already been sold in Rabie Homes's second phase of the development

Forty-nine of 57 expensive apartments have now been sold in the retirement block Evergreen, in Fir Road, Rondebosch, reports The Board of Executors Properties

The cheapest of the unsold apartments is R108 000 (one-bedroomed) while most of those sold were two and three-bedroomed and cost well above this figure



Lwandle, Strand: accommodation

\*23 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) Whether any (a) existing accommodation is to be upgraded and (b) additional accommodation is to be provided in Lwandle, Strand, if not, why not if so, (i) what are the particulars of the (aa) upgrading and (bb) additional accommodation envisaged, (ii) when will work (aa) commence and (bb) be completed and (iii) who is responsible for (aa) managing and (bb) financing the project.
- (2) whether any of this (a) upgraded and (b) new accommodation will be family housing, if so, what housing, in each case, if not, (i) why not and (ii) who took the decision in this regard.
- (3) whether the decision not to provide any family housing represents a change in Government policy regarding Black housing, if so why is the policy being changed,
- (4) whether any individuals, organisations or councils (a) were consulted and (b) made representations to his Department regarding (i) single-quarter accommodation and (ii) family housing for Blacks in the Strand/Gordons Bay/Somerset West/Firgrove area, if so, (aa) what persons or bodies, in each case, (bb) what views did they express in each case and (cc) what were the dates of each of these consultations and representations, if not, why did such consultations not take place,
- (5) whether any family housing is available in this area, if so, (a) where is it situated and (b) what family housing is available for new applicants, if not, where is the nearest family housing to Lwandle situated?

tion as announced on 14 July 1987 has reference

(b) Renewed representations from the residents of Lwandle have been received that it should not be expanded but that the existing residents should be accommodated. Further information has accordingly been called for in order to reconsider the matter

*Handwritten signature: Howard*

*Handwritten circled number: 124*

- (i) (aa) The upgrading approved by the Administrator comprises the conversation of the existing 124 dormitories into 248 flats each consisting of three bedrooms (for six persons), a storeroom, a shower and washbasins with hot and cold water and a water closet. Ceilings are also to be provided
- (bb) Falls away
- (ii) (aa) As soon as contract documents are ready and tenders are approved
- (bb) Approximately 12 months after commencement of contract
- (iii) (aa) The Administrator of the Cape of Good Hope
- (bb) The Department of Development Planning
- (2) (a) and (b) Fall away (pending further investigation)
- (3) No
- (4) Yes
- (b) (i) and (ii) Yes
- (aa) Municipalities of Gordons Bay, Strand and Somerset West as well as the Divisional

The MINISTER OF TRANSPORT AFFAIRS (for the Minister of Constitutional Development and Planning) (Reply laid upon the Table with leave of House)

(1) (a) Yes, the Administrator's decision

HOA

Council of Stellenbosch

(bb) The Municipality of Somerset West was in favour of the provision of family housing and the remaining three instances were not in favour thereof

(cc) 2 June 1986, 14 October 1986 and 12 May 1987

- (5) No
- (a) and (b) Fall away
- The nearest towns to Lwandle with family accommodation are Khayelitsha and Mfuleni

Traffic conditions holidays

\*24 Dr M S BARNARD asked the Minister of Transport Affairs

- (1) Whether his Department commissioned a research project on traffic conditions during the April 1987 holidays, if so, (a) when and (b) what was the (i) purpose of the project and (ii) total cost involved,
- (2) whether any money was paid to a certain firm of consulting engineers, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, (a) what total amount, (b) in respect of what services was this money paid and (c) what is the name of this firm,
- (3) whether the data bank used in this project contained any outdated information on speed limits, if so, (a) why, (b) how (i) outdated was the information and (ii) did this affect the results of the study and (c) who was responsible for the accuracy of this information,
- (4) whether this outdated information has been used in the compilation of any other reports, if so, what reports,
- (5) whether a revised report on comprehensive traffic observations during the holidays in April 1987 will be issued, if not, why not, if so, when?

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

- (1) Yes by the National Transport Commission and the National Road Safety Council as part of ongoing projects
- (a) During March and April 1987
- (b) (i) The purpose of the project was to

obtain continuous traffic information at nine selected observation points placed on holiday routes and make it available to the media.

obtain traffic information, for later analysis, from another ten selected observation points,

prepare information on Easter holiday traffic peaks for the benefit of the motorist,

compare the 1986 and 1987 Easter holiday traffic peaks at selected observation points,

present a simulated traffic monitoring demonstration to the public visiting the 1987-Easter show,

instantly direct traffic information through the radio, television and press to motorists, and

establish traffic figures which could be used for the evaluation of the effectiveness of various steps that were taken to reduce the number of accidents and their severity during the April holidays of 1987

*Handwritten signature: Howard*  
*Handwritten date: 11/8/87*

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HOA

## Heideveld rents: 2 500 sign protest

Staff Reporter

*12/18/87 124*  
ALTOGETHER 2 500 Heideveld tenants, businessmen, clergymen, sportsmen and women and teachers have supported a petition protesting against rent increases which came into effect this month

Increases of between R2 and R10 a month mean that residents are paying between R47 and R95 a month

Mr Mark Abrahams of the Heideveld Advice Office said the petition was launched after community organisations met to discuss ways of opposing the increases. So far 2 500 signatures have been collected.

The advice office said in a statement today the increases would "force the already desperate members of our community, faced with increases in food prices, transport, postal and telephone services and electricity, to the brink of starvation"

"The city council and the Labour Party must take full responsibility for this dilemma. It is not good enough to say the basic rent has not been increased"

● Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives, said recently the increases represented service charges and that basic rents were unaltered.

Call Times 12/8/87

Parliament

# 'Madness' not to provide black family housing

124  
~~124~~  
~~124~~

By ANTHONY JOHNSON  
Political Correspondent

IT was "madness" for the government to provide only single-quarter accommodation in townships serving the Strand, Somerset West and Gordon's Bay, Mr Ken Andrew (PFP Gardens) said last night.

Responding to the government's decision not to provide family housing at Lwandle township near Strand, Mr Andrew said, "this flies in the face of the government's claimed policy of orderly urbanization"

As a result of the decision, confirmed in Parliament yesterday, the nearest black family housing, "if available", was many kilometres away at Khayelitsha or Mfuleni, Kuils River, Mr Andrew said

The Minister of Constitutional Development and Planning, Mr Chris Heunis, said in reply to a question yesterday that upgrading of the hos-

tels, announced by the administrator last month, would begin "as soon as the contract documents are ready and tenders have been approved"

The upgrading involves the conversion of the existing 124 dormitories into 248 flats, each consisting of three bedrooms (for six persons), a store-room, a shower and washbasins

Mr Heunis said the municipality of Somerset West was in favour of the provision of family housing at Lwandle, but that the municipalities of Gordon's Bay and Strand, as well as the Divisional Council of Stellenbosch, were against this

Mr Andrew said later "The government never seems to learn, or perhaps it doesn't want to This decision has caused considerable anger and was taken without even consulting the people most concerned

"Family housing is a prerequisite for a stable community and I call on Mr Heunis to reverse the decision without delay"

Call Times 12/8/87

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ARGUS 14/8/87

NATIONAL

124

# Heunis 'broke word' on family accommodation



Labour Reporter

RESIDENTS of Lwandle hostel near Somerset West allege that Mr Chris Heunis, Minister of Constitutional Development and Planning, has broken an undertaking to consider representations about providing family accommodation there

A spokesman for the Lwandle Residents' Committee said Mr Heunis gave the undertaking during a meeting in his office on August 1, but this week, before they had time to prepare representations, he said in reply to a question in Parliament that family accommodation would not be provided

His statement was attacked by Mr Ken Andrew, Progressive Federal Party MP Gardens, as "madness" and flying in the face of the Government's claimed policy of orderly urbanisation

The decision has been condemned by the Western Cape Hostel Dwellers' Association

Mr Heunis said yesterday that he gave the residents no commitment that he would not answer questions in Parliament

Lwandle, built as a single men's hostel, houses about 5 000 people, many of them women and children

Earlier this month the Cape Provincial Administration announced plans for a R3,78-million upgrade of the hostel for about 1 600 single workers from Somerset West, the Strand and surrounding areas

Mr Johnson Mpukumpa, Press secretary of the Hostel Dwellers' Association, said it was a waste of money to build hostels for single men

"It is a God-given right for people to live as families, but the Government maintains the apartheid system of forcing families to live apart," he said

Picture WILLIE DE KLERK, The

**A GREENER CITY:** These p at Perivale Primary Scho Grassy Park were among sands of scholars and stu who planted trees in celeb of Arbor Day today Peri tree was one of many sup by the National Botanic dens at Kirstenbosch and s principal Mr Frank Goliath on hand to keep an eye e young planters.

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NEWS

# Upgrade hostels to house families — plea

Labour Reporter

UPGRADING Lwandle hostel near Somerset West for family accommodation is still being considered and further information on the matter has been called for, according to Mr Chris Heunis, Minister of Constitutional Development and Planning

## Heunis did not 'break his word'

IT was incorrectly stated in a report in The Argus yesterday that Mr Chris Heunis, the Minister of Constitutional Development and Planning, said in reply to a question in Parliament that family accommodation would not be provided at the Lwandle Hostel,



Mr Chris Heunis

near Somerset West, and that the hostel residents believed, as a consequence, that Mr Heunis had broken his word to them

In fact, Mr Heunis made it clear in his reply in Parliament that the matter was still being considered and that further information had been called for

Yesterday's report, and the headline that was based on the information it contained, were therefore incorrect. The Argus apologises to Mr Heunis for the error

He said further consideration was being given to the form the proposed development should take

In reply to a question in Parliament from Mr Ken Andrew (PFP Gardens), Mr Heunis said

"Renewed representations from the residents of Lwandle have been received that it should not be expanded but that the existing residents should be accommodated

"Further information has accordingly been called for in order to reconsider the matter"

A plan for the upgrading of the hostel to accommodate about 1 600 single workers at a cost of about R3,78-million was announced by the Cape Provincial Administration this month.

This upset residents, many of whom live there with their families. They had asked that the hostel be upgraded to accommodate families

Cape Times 18/8/87

# R10m for Indian housing

By BARRY STREEK  
Political Staff

124

NEARLY R10 million is to be spent on Indian housing in the Cape Town area during the current financial year, the chairman of the Ministers' Council in the House of Delegates, Mr Amichand Rajbansi, said yesterday.

Mr Rajbansi said R9,6 million would be spent on Pelikan Park and R300 000 in Cravenby.

During the 1986/7 financial year, R8,7 million was allocated to Pelikan Park.

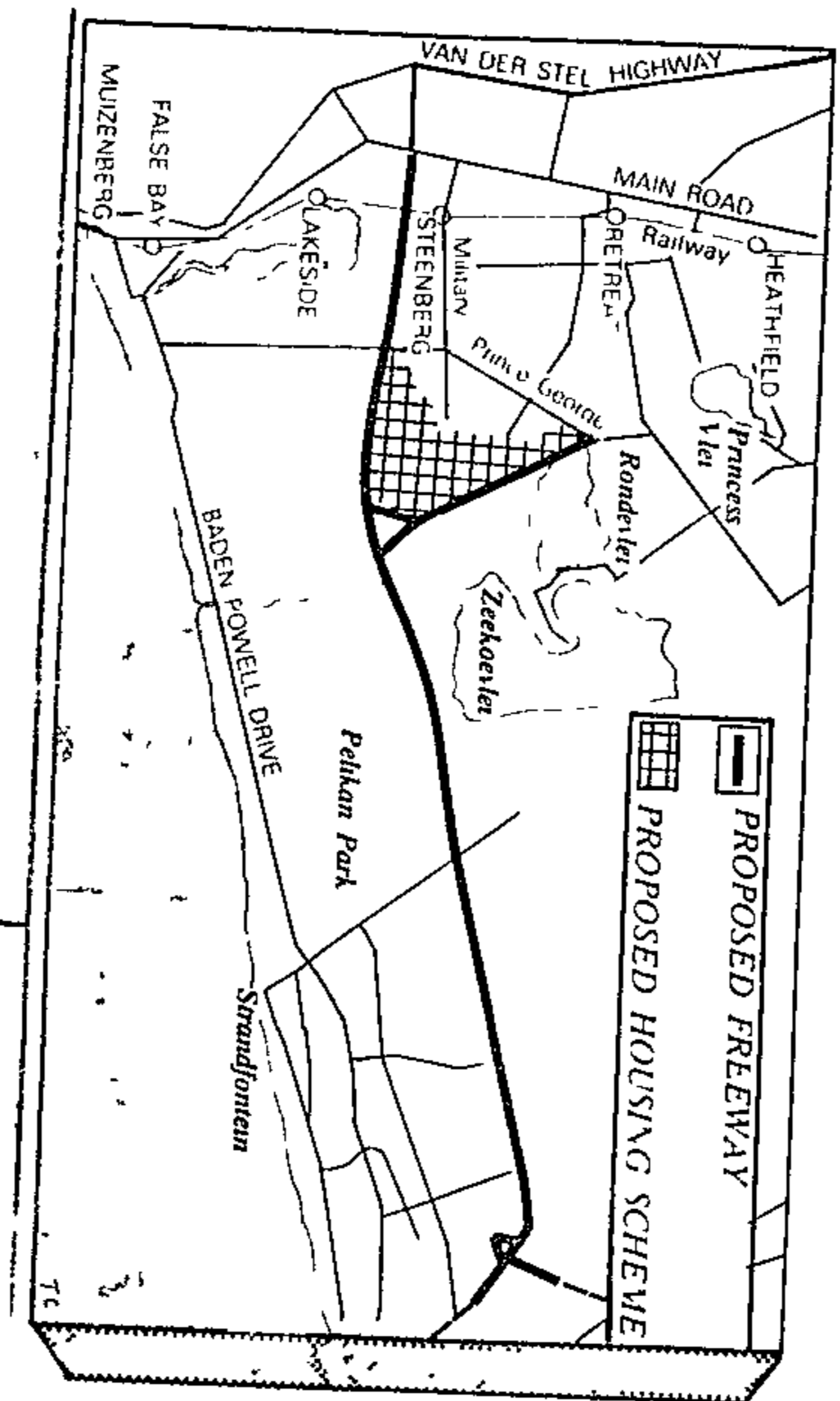
The R9 597 781 budgeted for Pelikan Park during the 1987/8 financial year was for the erection of 658 units, the provision of 708 serviced sites and the acquisition of unattached and affected properties.

In Cravenby, R186 545 was spent during the last financial year

# 20000 homes planned for city

AM Tm is 18/8/87

124



By PETER DENNEHY

**THE city planner's department has proposed several major new housing initiatives, the largest of which is a plan for 2 000 dwelling-units on 109 ha of duneland between Lavender Hill and Rondevlei.**

One problem had been that the future False Bay arterial freeway would have taken a route right through this scheme, deputy city planner Mr Neville Riley said yesterday.

Yet agreement has now been reached with conservationists and between council, provincial and government officials that the route of the proposed freeway should be moved so it forms a buffer between low-cost parts of the housing development and the Rondevlei bird sanctuary.

At last month's City Council meeting, the new route for the False Bay arterial freeway was approved.

Much of the land for the new housing scheme is still privately owned, and has to be rezoned for coloured housing. Development funds will be from the House of Representatives.

Mr Riley said he expected that the council would gain possession of the land in the next couple of months. The civil engineering work would be completed in nine months. Water-borne sewerage would be provided.

One hundred "stack-sack houses" were being erected on council-owned serviced land in one part of the scheme.

## Vrygrond

At least 1 300 people were employed erecting houses at no cost to the City Council. The companies involved received R4 a worker a day, and R4 worth of materials for each worker a day. For each unit, R500 worth of cement would be provided for separating walls.

"The intention is to assimilate the Vrygrond squatters, living in 174 shacks in the bush south of this scheme, into the formal housing here."

Apart from the 2 000 dwelling units, provision was made for schools, playing fields, suburban centres and some light industry.

Another housing scheme, not far away, is the Urban Foundation's 400-unit Peninsula Community Development project where about 100 units are being built on weekends.

Cape Times  
19/8/82

Cape

# Ownership ~~232~~ key to new 124 Lavender scheme

## Municipal Reporter

HOUSES in the City Council's proposed new low-income 2 000-dwelling scheme near Lavender Hill will vary in price from little more than the cost of servicing a plot to about R30 000

Mr Neville Riley, the deputy city planner, said yesterday that about a third of the houses would be in the R30 000 range, another third in the R20 000 range and the rest would be "stack-sack" or similar very low-cost housing

Servicing a plot cost about R9 000, Mr Riley said, including the cost of the levelling work, drainage and provision of water on site

## Funds

Funds for this home-ownership scheme would come from the House of Representatives, he said. In servicing the land and contracting out the house-building, the council would be acting on an agency basis for the House of Representatives

In the past several decades, funds for low-cost housing have come from the central government through National Housing Funds. The difference now is that the government insists on the promotion of home-ownership as a condition for funding

Previously, council housing estates were created where the vast majority were rent-paying tenants rather than home-owners



AMG T-15 (124)  
20/8/87

# Squatters: Little prospects of housing

Staff Reporter

MORE THAN 30 KTC families have been forced to abandon their rain-flooded homes with little prospect of finding alternative housing because of an ongoing impasse between their representatives and the authorities

Their representatives, the Masincedane Committee, which residents say has majority support, refuses to approach the government-recognized Cape Town Town Committee (CTTC), which they say was not "democratically elected"

CTTC secretary Mr Boy Mafunga said yesterday that he was prepared "to meet the Masincedane members so we can resolve the problem"

He said he had had no approaches from the Masincedane committee

However, the intervention of Mr Jan van Eck, independent MP for Claremont, who yesterday toured KTC with Mrs Val Rose-Christie of the the Unrest Monitoring Action Group, may yet bear fruit

### 'Sympathetic'

He said he had received a "sympathetic hearing" from Mr Koos Theron, the MEC in charge of Community Services, who said he would give him a reply today on what could be done

Mr Van Eck last night also contacted Dr Len Tibbitt, the Medical Officer of Health for Regional Services, about the "major health hazard" created by flooded toilets in the area

Mr Van Eck said Dr Tibbitt had assured him he would also make representations to Mr Theron, "regarding health conditions as reported to him by me"

Dr Tibbitt confirmed this last night

(127) 20/10/87

TO ADVERTISE ON THIS PAGE — TELEPHONE EAST LONDON 26141

# Private sector allocated sites for elite DV housing

Dispatch Reporter  
EAST LONDON — More than 200 sites in Duncan Village were allocated yesterday to private sector companies for elite housing development.

Developers will begin construction next month and it is estimated that the project will take about a year to complete.

The mayor of Gompo Town (Duncan Village), Mr Eddie Makeba, said after a meeting with the developers yesterday, that history had been made with the allocation.

"It is the first time that there has been any private sector involvement in the future development of Gompo," Mr Makeba said.

"The development is specifically for the community of Gompo

and now people in the community will have a say as to the choice of house they want.

"I want to emphasise that this is not a standard housing scheme. Developers will be building houses in accordance with the personal requirements tastes and specifications of individuals.

"Gompo Town has shown great interest and enthusiasm in the scheme and I stress that within three years, Gompo will be a completely different place from what it is at present," Mr Makeba said.

He said a total of 209 sites had been allocated to four separate local development companies and sites were situated in the area adjacent to the Duvor schools and the Gompo by-pass road.

Mr Makeba said the size of the sites would alter according to the specification of the individual buyers.

This is a great opportunity for Gompo. It is the first time that private sector development will take place in Gompo," Mr Makeba said.

"The community can now participate and enjoy the benefits of full home ownership and the avenues have now been opened for the private sector to become involved in the development of the area," he said.

Mr Makeba said 100 sites had been allocated to Quantum Group Construction, 40 to Group 5 Homes Ltd 39 to Arctic Construction and 30 to Time Housing.

As part of their development strategy,

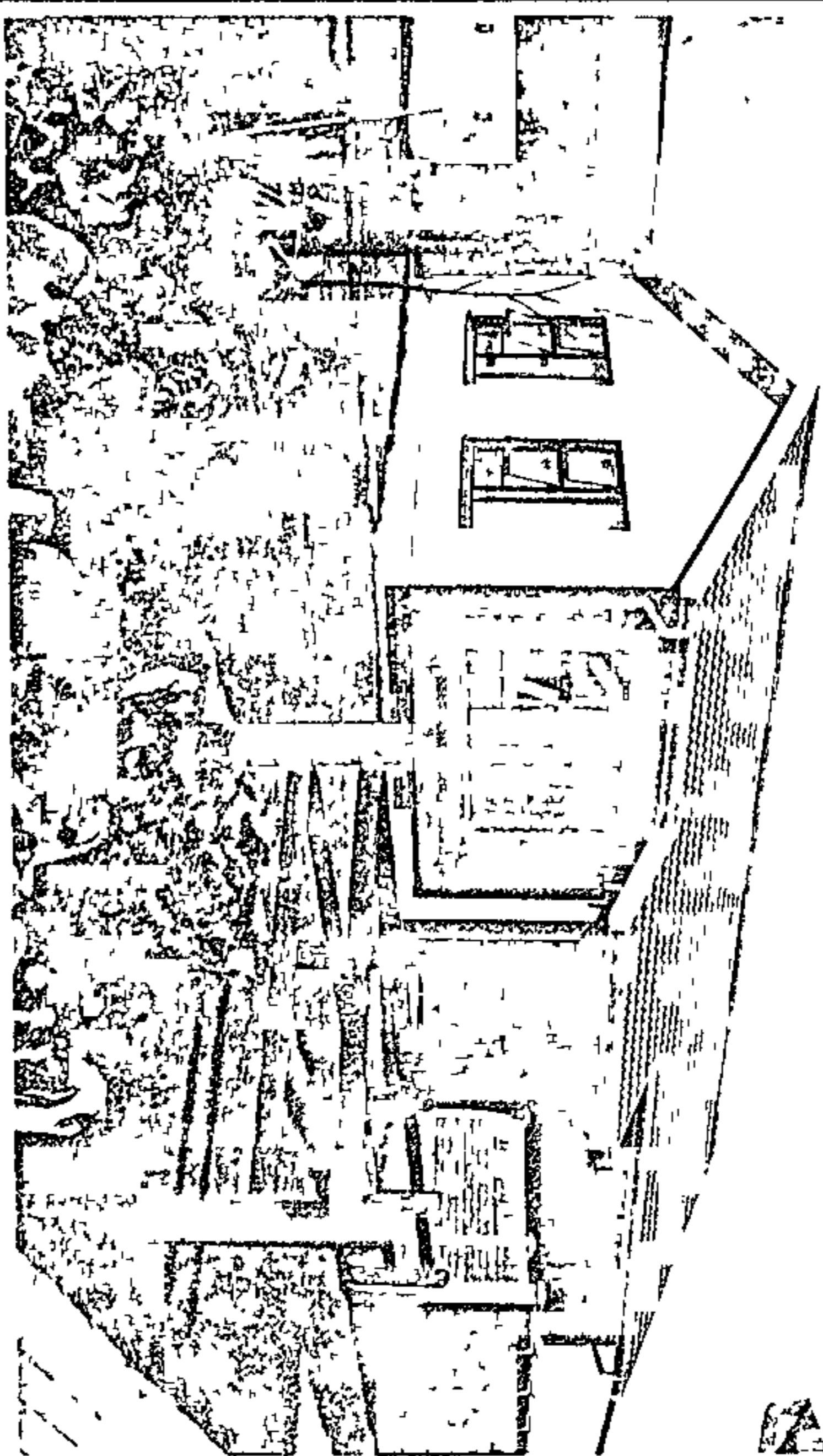
the developers will be installing low tension electricity and roads in the area.

The area under development has been divided into two minimum price ranges, starting at R15 000 and R25 000.

All houses will have tiled roofs and brick walls.

One of the developing companies' representatives who will be responsible for the largest number of sites, Mr Ron Rennison said. This development is a giant step forward for the community as an elite area, especially since the area was nearly off the map a few years ago.

"There is an air of close co-operation between all the developers and we are looking forward to getting our teeth into it," he said.



The above house is an example of the type of home to be constructed in the elite Gompo Town development. The area under development has been divided into two minimum price ranges, starting at R15 000 and R25 000 and the houses are to be built to the specifications of the owners.

## the current economic climate, it is still looking remarkably good.



Discussing the plans of the proposed development with the mayor of Gompo Town, Mr Eddie Makeba, are representatives of the private sector companies which have been allocated a total of 209 housing sites (Back row) Mr R. Anderson, Mr O Erdmann, and Mr R. Fernison, (front row) Mr A. Mitchell, Mr J

Dispatch Reporter

EAST LONDON — Concern over a proposed duplex group housing development behind the sand dunes at the bottom of Mopani Road was voiced at a lively Beacon Bay Ratepayers' and Civic Association meeting last night.

A Beacon Bay resident, Mr R Keating, expressed the fear that the proclaimed forest reserve adjacent to the area could be endangered if the development went ahead.

Mr Keating said an application to rezone the land, erf No 1521, from special residential to general residential had been advertised in the Daily Dispatch on December 20 last year.

Objections to the application had to be made by January 10 this year, but none was made, he said.

However, he claimed that the advertisement was ultra vires, one reason being that it was not in both official languages.

"Forward planning of the development of Beacon Bay would come to

21/8/87  
Concern over housing project

naught if these units get in there," Mr Keating said.

Mr Chris Lloyd told the meeting he believed a developer had submitted a plan to the local authorities for a scheme of 52 duplex units.

A number of other people said they had already witnessed the desecration of the land in question, even though they were not aware of plans for any such development having been passed by the town council.

Neither the mayor, Mr H. Breytenbach, nor a fellow councillor, Mr H. P. Venter, commented on the issue. Both said they were attending the meeting as ratepayers, and not in their official capacities.

124  
KPM  
22/9/87

# Protests over 'heartless' eviction methods

By RAYMOND HILL

THE eviction of 16 families last weekend in Port Elizabeth's northern areas, where thousands of rands are owed in arrears for rent and home ownership instalments, has led to protests from community leaders.

People have alleged they were put out of their homes in the cold as early as 2am, although this has been denied by an official.

The Director of Housing, Mr Andrew Gibbon, has expressed his disapproval about the way evictions are done, but warned defaulters in other city areas that they too could be evicted.

The deputy chairman of the Northern Areas Management Committee, Mr Mia Loonat, said he went to a house in Windvogel, where he found a family and their belongings outside the house.

At one house, where goods were under an attachment order, goods were being removed by officials in the early hours while people had to wait outside.

"Some of the people affected were old and evicted tenants alleged that orders were served in an officious and unsympathetic way," Mr Loonat said.

Mr A Beaton, of Gelyandale, said it was an unfeeling procedure to evict people on a weekend.

The Rev J Alberts, of the Bethelsdorp Congregational Church, who went to the home of a church member affected, also criticised the hardships involved.

Mr Gibbon said evictions were an ongoing process. Since January this year there had been 187 evictions from rented houses and 29 in selling schemes.

He pointed out that the manner of the evictions was out of his hands once the Messenger of the Court acted.

Evictions only took place after adequate warning was given.

Last weekend's evictions involved only people who had bought houses from the City Council, he said.

A different procedure was followed with occupants of rented houses. In these cases the Northern Areas Management Committee ward member concerned discussed possible evictions with the occupants.

Sixteen families in Bethelsdorp Extension 21 and Windvogel were affected last weekend.

After the protests, Mr Gibbon said municipal attorneys had been asked to ensure that evictions did not happen again at weekends.

Mr P K Botha, the Town Clerk, said he gave the families 21 days' grace to help them pay their debts.

The Messenger of the Court, Mr Danie Sharp, said only luxury goods were repossessed. He said it was more convenient to act at weekends when there was a better chance of finding people at home.

He said the earliest that action had been taken was 7.30am.

# Housing headache!

124

## NEEDED — 332 000 MORE UNITS BY THE YEAR 2 000

by IRVING STEYN  
Weekend Argus  
News Editor

IMAGINE the vast, sprawling development of 50 000 houses that is Mitchell's Plain, a project that took 12 years to complete. The metropolitan area of Cape Town would have to build four more in the next 12 years — or nearly one every three years — to satisfy the area's housing needs by the turn of the century.

This is a mind boggling task that is going to call for some radical changes in policy and attitude if the authorities are to get anywhere near meeting the challenge.

Just on the capital side, and assuming the same sort of housing at R20 000 a house is built, you will be looking at a R8-billion housing bill in Cape Town alone by the year 2000.

The housing backlog for the coloured community is estimated to be between 50 000 and 82 000. And that is just the backlog.

In addition, by the year 2000 the coloured community will need between 57 000 and 108 000 houses. And that is just for the coloured community.

Then there is the black community's housing needs, more difficult to determine, but figured to be a backlog last year of between 33 000 to 41 000 units — excluding those people living in shacks. But if you want to include them the backlog for formal housing would look more like 78 000 and 86 000 units.

Now, looking to the year 2000, the black community is going to need an additional 25 000 to 165 000 dwelling units, depending on their rate of urbanisation. The latter figure is the most likely.

There are still the needs of the white community to cater for. It is estimated the likely demand by the year 2000 will be between 44 000 and 58 000.

A conservative estimate of the total housing need in metropolitan Cape Town by the turn of the century in just more than 12 years is 332 000 housing units. By comparison there are presently total of 175 000 housing units in the Cape Town municipal area — a figure that has taken more than 300 years to reach.

The Cape Town municipal area now covers about 300 square kilometres and, at current densities, another 200 square kilometres are needed by the year 2000 — two thirds the size of the existing municipal area.

A University of the Western Cape study shows that about 86 percent of all sub-economic and 71 percent of economic and 47 percent of private houses are overcrowded.

The Cape Town City Council has a severe shortage of undeveloped land and existing residential areas can only provide another 12 500 units for coloured families, or cater for only 27 percent of the people on the waiting list.

Existing housing funds are already insufficient to cater for demand and

with heavy demands being made on central Government, it is highly unlikely anywhere near the R8-billion will be available for housing.

Another problem is the pressure which will be put on valuable agricultural land on the urban fringe and on nature and mountain areas and it is clear that existing densities will have to be substantially increased

— smaller plots, more houses on existing plots and high density/low-rise building forms are needed.

Each bit of open land in the city will have to be looked at to see if it can be used, including the buffer strips around Langa and Guguletu. It has been estimated that between 3 520 and 51 280 units — 21 000 to 32 000

people could be accommodated in these buffer strips between the townships.

It is estimated that the present population of about a million people in the Cape Town municipality could be doubled by employing unused and relatively unnecessary vacant land and building to higher densities on under-utilised land.

## ...and can Cape Town beat it?

CAN Cape Town lick its housing problem? For Mr Neville Riley, who as Deputy City Planner is in the city's housing hotseat, the answer is straight "I have no major misgivings that by the year 2000 and given normal opportunities, we will be able to meet the challenge."

But he also makes no bones about "sacred cows" concerning the rigidity of present building and other regulations which may have to be sacrificed in the process.

When he speaks on Cape Town's housing problem, he refers specifically to coloured housing for the simple reason the City Council has no direct involvement for either the planning or provision of black housing.

Not that he would find that problem any more daunting, but rather believes the municipality could make a pretty good job in sorting that particular problem out, given the chance.

At the moment the City Council is committed to close on 3 000 housing units for Indian and coloured communities in the current financial year — although his personal ambition is to treble the output.

However, there are problems concerning the procurement of land close to the city which is available for coloured housing development and this represents one of the council's main challenges at the moment.

The way costs are escalating the municipality is

moving rapidly away from its target market — those who are earning below R1 000, and primarily those earning below R450 a month.

Taking a wage of R450 a month and the earner's ability to afford what is now basically being built, 75 percent of the people on the city's waiting list are precluded from owning a home. What is wanted is a more affordable alternative housing system.

Building costs have put even the most rudimentary conventional housing beyond the price range of those applying for state assisted housing.

The cheapest conventional house the city council can provide costs about R19 000 for the house and serviced land. This option of City Council self help at Steenberg is the latest attempt by the city to make housing cheaper.

This week's announcement that the council is to embark — among other things — on a 2 000 unit housing development on 109 hectares of duneland between Lavendar Hill and Rondevlei did not specifically say that it is very much part of an alternative system.

Part of the new scheme will provide houses at the cost of R8 000 to R9 000 each, which actually represents a nice bit of mutually beneficial negotiation between the municipality and the government's job-creation programme.

It is a combination of teaching unemployed people skills and persuading them to do so on part of the new development, constructing re-designed "stack sack" houses.

# Certainly not 'Comfy'

CP Correspondent

23/5/87  
over  
19/8/87  
2

THE new black suburb of Khayelitsha in Uitenhage has come under severe criticism from residents

Khayelitsha, known to most as "Comfy Homes" - renamed after Comfy Homes Property Consultants, the chief developers and architects - has been in construction for a year

and to date has accommodated close on 500 tenants

But tenants have threatened to demand their money back "There is no comfort at Comfy Homes," said a disgruntled resident

There is no electricity, some houses are cracked, the construction is bad and bricks and leftover building materials lie around

the houses

124

Daisy Kwayibo, a schoolteacher, moved into her house, which cost R40 000, in May

"When I moved in I was promised all sorts of things, none of which have been fulfilled. It has been three months and my roof is leaking. There are holes in the floors and my house

is always damp. There is no stoep and the rubbish from the construction is still lying outside."

Another resident, Nomsa Putuma, also a teacher, said "Since this project is new to us, Comfy Homes apparently saw it as an opportunity to exploit us."

Putuma complained of a leaking geyser and gutters which lead into her flowerbeds.

Norman Mongo accused the firm of dishonesty. "These people have their own inspectors so they cannot be objective in assessing their own work."

The houses in Khayelitsha are subsidised by the government as most of the residents are civil servants, teachers or in some sort of government employment.

Comfy Homes co-ordinator, Malcolm Gilmer, declined to comment.

**Mentally handicapped children: training centres**

\*2 Mr M J ELLIS asked the Minister of Education and Culture

Whether (a) teachers and (b) other members of the professional and administrative staff of education departments falling under his Department may (i) be nominated to serve on and (ii) serve on the governing bodies of training centres for mentally handicapped children and special schools, if not, why not?

**The MINISTER OF EDUCATION AND CULTURE**

(a) and (b)

(i) No it is not advisable to have members of a Department serve in a Body that has to decide on professional aspects of other members of the same Department

(a) and (b)

(ii) Yes in cases where appointments were made under the old dispensation and the incumbents' periods of office have not run out

**Severely handicapped children: training centres**

\*3 Mr M J ELLIS, asked the Minister of Education and Culture

Whether (a) training centres for severely handicapped children and (b) special schools will be represented on the regional councils or school boards in each of the provinces, if not, why not, if so, from what date?

**The MINISTER OF EDUCATION AND CULTURE**

(a) No, State training centres for severely handicapped children are not represented in these bodies since the provincial education ordinances do not provide for their inclusion. This matter will be attended to in the proposed Education Affairs Act

HOA

**Statistics on housing**

\*5 Mr K M ANDREW asked the Minister of Local Government, Housing and Works

- (1) Whether his Department keeps statistics on housing for Whites, if not, (a) why not and (b) who is responsible for keeping such statistics, if so.
- (2) whether there is a (a) shortage or (b) surplus of housing for Whites in the Cape Peninsula if so, what was the extent of the shortage or surplus as at the latest specified date for which information is available?

**The MINISTER OF LOCAL GOVERNMENT HOUSING AND WORKS**

(1) Yes

(a) Falls away

(b) With the co-operation of local authorities the Department maintains a housing data bank in so far as it concerns persons of the White population group

(2) Yes

(a) According to the computerised waiting list programme 1 479 persons have as at 24 August 1987 registered a housing need. The need survey is an ongoing process and it is envisaged that the shortage will come to some 2 000 as soon as the outstanding applications for housing assistance have been computerised

(b) Falls away

Mr K M ANDREW Mr Speaker arising from the hon the Minister's reply, may I ask him whether separate figures on shortages and surpluses are kept in respect of people who require subsidised housing and those who do not require subsidised housing or accommodation?

The MINISTER Mr Speaker, the survey that is being done is about income groups and age groups. I shall reply more fully to the question the hon member has just asked me

HOA

**Rondebosch Boys' Preparatory School**

\*6 Mr J J WALSH asked the Minister of Education and Culture

- (1) Whether his Department intends providing new school buildings for the Rondebosch Boys' Preparatory School if so, (a) what stage has the planning reached (b) when will the construction work (i) commence and (ii) be completed (c) when was it first decided that the school needed additional facilities and (d) what steps are envisaged in respect of (i) each of the buildings (ii) the sporting facilities and (iii) the grounds at the present school site,
- (2) whether there have been any delays in this regard, if so (a) what delays and (b) why?

**The MINISTER OF EDUCATION AND CULTURE**

(1) Yes

(a) Sketch plan stage

(b) (i) 1990, provided that funds will be available

(ii) 1992, provided that funds will be available

(c) 1980

(d) (i) (ii) and (iii) To be retained for educational purposes

- (2) Yes (a) and (b) Owing to representations received during 1980 it was decided to replace the existing school building with a new building on a more suitable site. A previously approved scheme for extensions to the existing buildings had to be discarded

The proposed new building was researched and designed in co-operation with the National Building Research Institute, which resulted in the planning stage being much longer than normal

In addition, there were protracted negotiations to obtain a suitable new site

**Teachers of Chinese descent**

\*4 Mr R M BURROWS asked the Minister of Education and Culture

- (1) Whether teachers of Chinese descent are permitted to teach in schools under the control of his Department if not, why not, if so,
- (2) whether such teachers are obliged to register with the Teachers' Federal Council,
- (3) whether the Teachers' Federal Council has undertaken the registration of such teachers, if not, why not?

**The MINISTER OF EDUCATION AND CULTURE**

(1) Yes, at certain schools at this stage,

(2) No, not at present. The registration of these teachers is receiving urgent attention

(3) Not yet, to my knowledge. Negotiations with the Teachers' Federal Council on this matter are at present under way

25/8/87

Answered

(ii) Local Authorities	Wards
Dipelaneng (Hobhouse)	6
Tikwana (Hoopstad)	6
Ratnang (Jacobsdal)	6
Inumeleng (Jagersfontein)	7
Tiholong (Kestell)	4
Ditlhake (Koffefontein)	6
Kwakwatsi (Koppies)	5
Maokeng (Kroonstad)	15
Manvatseng (Ladybrand)	7
Ntha (Lindley)	5
Moemaneng (Marquard)	6
Zamani (Memel)	4
Kutlwanoong (Odendaalsrus)	7
Metimaholo (Oranjeville)	4
Tumahole (Parys)	8
Fateng-Tse-Ntsho (Paul Roux)	6
Bohlokaranang (Petrusburg)	5
Mamafubedu (Petrus Steyn)	4
Ohwengeng (Reddersburg)	5
Petsana (Reitz)	5
Poding-Tse-Rolo (Philippolis)	6
Mauise (Rosendal)	6
Rweleleyathunya (Rouxville)	6
Matwabeng (Senekal)	6
Tshepanong (Smithfield)	6
Ikgomotseng (Soutpan)	5
Mophodi (Springfontein)	5
Marlwangtswang (Steynsrus)	6
Masilo (Theunissen)	6
Madikgetla (Trompsburg)	6
Mafahlaneng (Tweeling)	4
Borwa (Tweespruit)	6
Thapelang (Vanstadennrus)	5
Tswelangpele (Ventersburg)	6
Tshepong (Verkeerdevlei)	6
Rammulotsi (Viljoenskroon)	5
Oaiabotjha (Villiers)	4
Meloding (Virginia)	7
Thembalhle (Vrede)	7
Mokwallo (Vrededorp)	5
Ezenzeleni (Warden)	4
Thabong (Welkom)	9
Oibing (Wepener)	6
Monyakeng (Wesselsbron)	6
Makeleketla (Winburg)	6
Matlakeng (Zastron)	6

(2) No general elections have been held for these local authorities since their conversion from community councils and local committees to town committees and local authority committees respectively by section 2 (3) of

the Black Local Authorities Act, 1982 (Act 102 of 1982).

(3) Falls away.

HoA

## Cape Peninsula: housing units

280 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

*Howard*

- (1) (a) How many housing units for Black occupation were built in the Cape Peninsula in 1986 and (b) what is the number to be built in this area in 1987.
- (2) (a) what was the estimated shortage of housing for Black families in the Cape Peninsula at the end of 1986 and (b) when is it expected that the shortage of housing for Blacks in this area will be eliminated?

## THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(1) (a) 622

(b) 86 houses were built by the private sector up to 31/7/87. As the provision in general of housing as such is no longer the responsibility of the State it is not possible to indicate accurately the number of houses to be built during the remaining months of 1987.

(2) (a) 34 700

(b) A definite reply to this question cannot be furnished as it depends on the participation of the private sector and the availability of State funds for the purchase of land and installation of infrastructure.

Old/New Crossroads 25/8/87

281 Mr K M ANDREW asked the Minister of Constitutional Development and Planning:

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of (i) Old and New Crossroads, respectively, and (ii) each specified other township in the Cape Peninsula in respect of (aa) adult males and females, respectively, and (bb) children,

HoA

*Howard*

(2) how many persons in each category were (a) employed and (b) unemployed at the time the estimate was made,

(3) what is the date of this estimate?

## THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

- (1) (a) (b). (i), (ii), (aa) and (bb) As a result of recent riots and faction fighting many people have moved from these areas to other towns. No reliable population statistics are therefore available. The Black local authorities in collaboration with the CPA are at present busy conducting a population survey and final figures are not available yet.

(2) Figures are not available as Blacks are no longer required to register for employment

(3) 31 July 1987

## Express train services

292 Mr C J DERBY-LEWIS asked the Minister of Education and Development

Whether his Department has commissioned a study regarding the introduction of express train services between the self-governing territories and the White industrial areas, if so, (a) when and (b) what were the findings?

## THE MINISTER OF EDUCATION AND DEVELOPMENT AID

No

Television sets 25/8/87

295 Mr C J DERBY-LEWIS asked the Minister in the State President's Office entrusted with Administration and Broadcasting Services

Whether his Department conducts surveys on the estimated number of television sets in the Black urban areas of the Republic, if not, why not, if so, how many such sets (a) were there as at the latest specified date for which figures are available and (b) were unlicensed as at that date?

*Howard*



NR645 25/8/87

# Homes for nearly 32 000 in city's big housing thrust

By TYRONE SEALE  
Staff Reporter

NEARLY 32 000 people will be housed in new City Council-sponsored schemes by next year in the biggest homes thrust since housing slumped a decade ago

Even more houses could be provided if the Group Areas Act was scrapped and housing authorities and private enterprise worked together to solve the accommodation crisis, said deputy city planner Mr Neville Riley

Mr Riley said the Group Areas Act incorporated bureaucratic processes which complicated the allocation of land for housing and stunted the enthusiasm of officials in Parliament for alleviating the shortage

In the latest venture, the council plans accommodation for about 18 000 people in Mitchell's Plain by building 750 houses and servicing 2 800 plots for self-help schemes and private development

The other major development is Lavender Hill East, where about 10 000 people will be housed in a variety of building styles tailored for those earning below R1 000 and those earning below R450 a month

This area will eventually accommodate the nearby Vrygrond squatters

Housing authorities and community organisations are already involved in a unique project in Lavender Hill East which is intended to minimise unemployment and crime when the new community moves in

The council hopes to establish a community able to run its own affairs and combat the socio-economic problems which have beset many Cape Flats housing estates

## PEAK PERIOD

In new developments at Pelikan Park, the council hopes to house another 3 500 people by building homes and providing serviced erven

Mr Riley said the council wanted to return to a housing provision rate comparable with the peak period of the 1970s, when 7 000 units a year were being provided

In the early 1980s, the council hit an all-time low of 500 units a year

He said, "Our anticipated output in the current financial year is between 2 000 and 3 000 units. We would like to see that trebled if we are going to meet the housing need."

LOCAL authorities have found a novel way to evict the residents of Lukhanyiswa, a township at Philipstown, about 54 km from De Aar — lock them out, but leave their possessions inside.

The eviction of about 20 families — the local town clerk says five — followed the serving of summonses for rent arrears.

According to residents, a rent boycott began in 1985 because of poor housing conditions and high rent. Several representations were made to the municipality to improve the housing or to lower the rent, but nothing was done, they claim.

#### Tar road

On entering the township, which houses about 3 000 people, the tar road becomes a dirt road.

A few brightly-coloured houses enhances the drabness and unattractiveness of the rest of the township.

Greenflies patrol the streets. Their offices are situated at the entrance to the township.

Mr Johannes Nicholas said he recently received a summons for R981,59 for rent arrears.

#### Paid money

On August 10 the local community council sent the municipal police, known as "greenflies", to evict people who had been boycotting and were now in arrears, he said.

Nicholas said people were evicted and their houses locked with their belongings inside. They were not even allowed to take blankets or clothing.

He claimed some people were at work when their houses were locked.

"Some of the residents paid money to lawyers representing the community council to have their houses reopened."

Mrs Rina Madane, 32, said she had received a summons from the municipality on July 24, demanding payment of R700 arrears by August 3.

She was unable to pay as her husband had deserted her. Her only income was R12 a week from a training school where she learned to sew. Her rent is R33,22 a month.

When she got home on August 11, her house was locked, her clothes and furniture still inside.

"My house is still locked and I live with my mother now."

Mrs Lucy Gubula, a

THE collapse of black local authorities since 1984 was in many cases hastened by rent boycotts which persist in many rural parts of the Cape today.

The resurrection of these local authorities in recent months has gone hand in hand with the deployment of special constables

and municipal guards, known variously as "kitskonstabels", "greenflies" or "bloupakke".

Now priority has been given by black local authorities to restore its lifeblood — township rents — with the backing of its "forces of law and order".

Rural communities, left leaderless

by widespread detentions or the evasion of detention under the State of Emergency, now face what many call "reprisal action".

AYESHA ISMAIL this week visited townships in and around De Aar, in the "dust bowl" of the Northern Cape, which are bearing the brunt of this action.



Ayesha Ismail

## A police tail and dressing down in De Aar

BEING assigned a "tail" in the form of two security policemen during a three day stay in De Aar was somewhat bizarre.

In addition to my experience, two policemen searched my hotel room at breakfast and to top it all, I was summoned by the local police chief for a dressing down.

I was in De Aar to cover the rent evictions and housing situation in nearby Philipstown.

It was difficult to visit Philipstown unnoticed as the municipal police offices were at the only entrance to the township.

#### Eviction

Accompanied by a lawyer on a business trip in the township, I interviewed a family faced with eviction.

As we were driving off, a "white" policeman and four "greenflies" asked us to identify ourselves. I was told not to take photographs.

In the township to interview more evicted people, we were followed by "greenflies". As we left, we saw the police at the houses of the people we had visited.

The next day, while having breakfast, two members of the security police came to the hotel to search my room.

My wardrobe, personal belongings and notebook were searched. Notes were made of names and addresses of people I had interviewed. I was followed as I left the hotel.

#### Inciting

Later I was summoned to meet the local station commander, a Warrant Officer Gerber.

Gerber told me he would arrest me as I was inciting people politically. He claimed four parents of children I had spoken to came to see him that day to tell him I was "busy with politics" in the township.

As we left De Aar for home, the two policemen were predictably parked opposite the hotel to see us off.

Asked by SOUTH's editor to investigate, the police refused to comment on routine police duties. Later, they said the reporter should lodge a complaint should she feel any policeman acted incorrectly.

# Rents look out!



At the age 3 this child is already a victim of the rents lock out. Her parents left Philipstown to seek work elsewhere after being evicted for rent arrears - leaving their child in the care of neighbours.

pensioner who could not remember her age but said she "was around during World War One", received a summons from the municipality and was handed over to a firm of attorneys, Adnaan Venter and Associates.

Her arrears she said, had been R300 but increased to R400 after being handed over to the attorneys.

She claimed that she was told by the attorneys to pay R10 a month and her R33,22 rent to the municipality.

"I don't know how I am going to manage it," she said.

Gubula gets R117 for pension every second month. Her husband, Kleinbooi, is a gardener.

Gubula explained that her husband does not receive a pension because he has no identity document.

Mr Gubula pointed to a crack in the kitchen wall which was so deep you could see through to the outside. The houses are without electricity or running water. Houses do not have ceilings and many cracks are visible on the wall.

Residents claimed the houses have no proper foundations.

Mrs Gubula said "The water seeps through the walls, floors and ceilings when it rains."

There is a toilet outside, but the bucket system is still in use.

Mrs Lettie Jack said her house was locked while she was at work. She claimed the greenflies who locked the house put her children and grandchildren outside.

Jack has six children and two grandchildren. Two of her daughters and an 18 year-old son are serving a

three year jail sentence for public violence.

She earns R25 a month employed as a domestic worker for two spinsters in the white part of the town.

She said the day her house was locked one of her grandchildren came to tell her the "greenflies" had

# Boycotts still in force

THE RENT boycott which started in 1985 in the rural areas is still in force in most of the areas.

Areas where people are still boycotting rents are Beaufort West, Philipstown, De Aar, Victoria West, Graaff Reinet, and Prince Albert.

Residents in these areas have been served with summonses and threatened with evictions, and in some areas people have been evicted.

In Middelburg, Aberdeen, Dongoletso and many other rural towns people have stopped the rent boycott because they fear being detained or evicted.

In the Nonzwakazi location in Middelburg, a resident, Mrs Maria Moko, said they started paying rents last year after many people were detained under the State of Emergency.

She said the people feared the special constables as there had been many assaults and even shooting of residents by the special constables.

Moko said 80 percent of the people there were unemployed and therefore could not afford to pay the rents. She said many people were starving because they had to use the money for rents now.

In Graaff Reinet, residents also complained about the special constables. One resident, Mr Thamsanqu Qawata, 17, was allegedly shot dead by a special constable.

The police, however, said Qawata's name did not appear on their records, but said an unknown suspect was fatally wounded by police in Graaff Reinet on August 16, and had not been identified yet.

# 'Detainees' evicted in Nonzwakazi'

RESIDENTS of Nonzwakazi township at De Aar say many people have been evicted while in detention.

There is tension in the township, which houses about 4 000 people, with the "greenflies" on constant patrol.

Residents said the State of Emergency had prevented the community from resolving many of its problems.

A resident, Gladstone Matyo, 25, said "We are not allowed to have meetings, so we cannot discuss the rent and housing issues."

Another resident, Mrs Mina Mbekushu, said her house was taken away from her while she was being detained under the emergency.

"I still haven't got my house back even though my brother paid the municipality R10 to unlock the door."

Mbekushu, her husband and four children now live with relatives.

She said she had received a summons for R800 because she had not paid rent since 1985.

"How can we pay rents of R39,22 a month when most of us are unemployed? Our houses need to be repaired."

"The water seeps through the floors and walls when it rains and we do not have water and electricity inside the houses," she said.

The "greenflies", she said, were not welcome in the township and they assaulted residents for no reason.

Unemployment in the township was high. Residents said many people lost their jobs when they were detained. People were also dismissed because they took part in stayaways.

The town was small and it was difficult to find work.

Matyo said "If you have been detained for political reasons, then you can forget about finding a job here in De Aar."

"News spreads so fast in this small town, the one moment you have a job, the next you are without one."

Ms Nombutelo Hlithani complained that the toilet buckets only get collected once a week on Sunday evenings.

She said the community councillors "do not do anything for the community". They even help the "greenflies" to carry out the people's furniture.

There are no recreational facilities, except for an empty hall where the youth have discos at weekends and a gravel soccer field.

The Town Clerk for Nonzwakazi, Mr P J Struwig, denied that evictions had taken place. He said there had been cases where people were put out of their houses for not paying rent, but claimed they were reinstated the same day after negotiations.

He said two or three people were evicted while they were in detention, but were also reinstated.

In the case of Mbekushu, her brother had handed the house to the municipality because of rent arrears. He could not afford to maintain two houses.

Nonzwakazi had a serious housing problem and that vacated houses would be reoccupied immediately.

Struwig said he realised that the people had genuine problems and that "every effort was being made to solve them".

(124) whole page

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In the Nonzame location in Middelburg, a resident, Mrs Marla Mobo, said they started paying rents last year after many people were detained under the State of Emergency.

She said the people feared the special constables as there had been many assaults and even shooting of residents by the special constables.

Mobo said 80 percent of the people there were unemployed and therefore could not afford to pay the rents. She said many people were starving because they had to use the money for rents now.

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Another resident, Mrs Mina Mbekushu, said her house was taken away from her while she was being detained under the emergency.

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AGGUSZ/17/87  
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## Tenants urged to buy houses

Political Correspondent

AN urgent plea to coloured people to buy the houses they are living in has been made by Mr David Curry, Minister of Local Government and Housing in the House of Representatives

In a statement in the House Mr Curry referred to leaflets that were distributed in the Peninsula in which people were told not to pay rent following increases in municipal service charges and levies

He said his department was not responsible for these increases and had no control over them. It was realised that people were suffering and a new rent formula was recently announced

Payments were now based on income instead of the cost of a house, but the formula covered only the instalments being paid while service charges and other municipal costs remained unchanged

The new formula was based purely on a person's income and therefore it was necessary to have local authorities surveys of incomes. It was, how-

ever, up to individuals to decide if they wanted to make use of the rent formulas

On a R16 152 house where the instalment of a person with an income of R125 a month was at present R68,32 a month the payment would now be R6,25. A person with an income of R325 would now pay R35,75 a month instead of R87,65 and someone earning R425 a month would pay R59,50 instead of R107,89

Arrangements have also been made for the submission of further manuscripts and textbooks. Two manuscripts and two textbooks are presently being considered for inclusion in the quota of approved textbooks.

Mr K M ANDREW Mr Speaker, arising out of the hon the Minister's reply, may I ask him—and I am now referring to the preceding months, not to what is happening right now—whether he does not feel that once the attention of the department has been brought to the fact that there are a number of errors in a textbook, it is incumbent upon the department to allocate someone to go through that book with a fine-toothcomb to try to find all the errors themselves, and not simply to wait until other people report errors to them?

†The MINISTER Mr Speaker, I indicated very clearly in my reply that the responsibility basically lies with the publisher. I do, however, want to agree with the hon member that it is very unfortunate that situations such as these do arise. The fact of the matter is that only one book was submitted, and therefore this book was approved by the department, irrespective of the spelling errors in it. The department did its duty, however, by bringing it to the attention of the publisher. Normally one would expect the publisher to correct the spelling and grammatical errors etc that occur in the book.

In this case it did not happen and it was brought to the attention of the department. The department then, as I have indicated in my reply, took immediate action by explaining to the publisher that he should rectify it immediately. Apart from that everything possible was done by the department to identify further authors, who may submit new manuscripts so that there would not have to be only one book available. On the part of the department we have therefore done everything possible. I think in the Transvaal the department has also done everything in its power.

Mr K M ANDREW Mr Speaker, arising further from the reply given by the hon the Minister, in the light of this malperformance on the part of the publishers, could he inform the House whether his department was

able to get a discount or some refund in order to make up for the loss suffered as a result of those inadequate books?

†The MINISTER Mr Speaker, the hon member should have that question taken up in the Question Paper if he want me to reply to it.

*History Std 10, Higher Grade and Standard Grade*

\*4 Mr K M ANDREW asked the Minister of Education and Culture

(1) (a) What total number of copies of the 1986 edition of the textbook *History Std 10, Higher Grade and Standard Grade* was purchased by education departments under his control for use in schools, (b) by which education departments were they used and (c) what total amount was spent in purchasing these text-books,

(2) whether this text-book has been prescribed for use by any education departments for the 1988 academic year, if not, what history text-books will be used by pupils in Std 10, if so, (a) by which education departments and (b) why,

(3) whether any additional copies of this text-book have been or will be purchased, if so, why?

The MINISTER OF EDUCATION AND CULTURE

(1) (a) 9 900

(b) Transvaal  
Natal\*  
Cape\*  
OFS\*

(c) R118 589,62

(2) As far as Transvaal is concerned I wish to state that the Transvaal Education Department does not prescribe History textbooks for its schools. However, the Department does its best to select enough books so that schools have a choice of three text-books by various writers. As only one manuscript for Std 10 History was submitted, the Department has

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already obtained manuscripts of additional books for selection. These manuscripts are currently being evaluated,

(a) the book is approved for use during 1988,  
(b) the evaluation panel has evaluated the book as being suitable,

Natal  
no,  
History Alive  
Time Lines  
History/Geskiedenis Std 10  
History for Today  
History Std 10

Callaway (Shuter and Shooter)  
Lintvelt et al (Maskew Miller Longman)  
Lambrechts, Bennisson et al (NASOU)  
Graves, Eksteen et al (Juta)  
Breytenbach (Shuter and Shooter)

(a) and (b) fall away,  
Cape  
no,  
History Std 10  
Timeliness Std 10

Lambrechts, Bennisson et al (NASOU)  
Lintvelt, et al Smit (Maskew Miller Longman)  
Callaway et al (Shuter and Shooter)

(a) and (b) fall away,  
OFS  
no  
History Std 10

Lambrechts, Bennisson et al (NASOU)

(a) and (b) fall away,

(3) yes, there are schools who currently make use of the book in question and who have indicated that they find parts of the book acceptable because, in spite of the errors that occur, the book meets some of their requirements

†The MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS

(a) No because it is expected of welfare organisations to contribute at least 10% of the cost

(b) Yes

(i) and (ii) 130 single rooms for 130 persons, 50 double flats for 100 persons and two-bed, four-bed and six-bed wards for 80 persons in Bellville

59 single flats for 59 persons and 81 single rooms for 81 persons in Muzenbergs

70 single rooms for 70 persons in Vis-hoek

33 single rooms for 33 persons, 11 double flats for 22 persons and two-bed, four-bed and six-bed wards for 95 persons in Plumstead

Aged persons' accommodation units

\*5 Mr K M ANDREW asked the Minister of Local Government, Housing and Works

Whether any accommodation units for aged White persons were built in the Cape Peninsula in 1986 which were (a) fully paid by the State and (b) built with financial assistance from the State, if not, why not, if so, (i) how many, and (ii) where are they situated, in each case?

HOA

H. van der Merwe

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1/9/87

# Call for help for evicted farm workers

Daily Dispatch Reporter

EAST LONDON — The Black Sash has appealed to the government to pay urgent attention to the plight of the families of labourers evicted from farms after they have resigned or are dismissed

A spokesman for the Border region of the Black Sash, Mrs Sue Power, said yesterday it was the responsibility of the government to "provide suitable land within the borders of South Africa for displaced persons to start a secure life without the fear of future eviction"

She was responding to the eviction of a family of 11 from a farm in the Kidd's Beach area this weekend. They were transported off the property with all their possessions by the farmer and left on the side of the road, where they remained for two nights

Mrs Nopindile Kethe said her husband, Kolela, had been a labourer on the farm before his death.

She said she was told to pay the farmer R800, to cover losses caused by two of her sons who had since left the area, or she and her family would be evicted

She had refused to take responsibility for the actions of her adult children and now she and her family had nowhere to turn, Mrs Kethe said

Mrs Power said many such families had been resident on a farm for generations before they were evicted and had no other home to go to

This put both the farmer and the farm labourer in an impossible position as the worker was "left vulnerable to exploitation by the farmer and will put up with unsatisfactory terms of employment rather than resign and risk losing his home"

"On the other hand the farmer, who may have legitimate reasons for dismissing an employee, will be placed in the unenviable position of either having to evict a whole family or allow them to remain on his farm, occupying premises he requires for new staff members," Mrs Power said

The farmer, Mr Norman Laaks, said Mrs Kethe's sons had refused employment on his farm after the death of Mr Kethe and had assaulted him, "ran amock" in the area and stole cash and agricultural equipment worth about R800

A complaint had been made to the police but the two could not be found, Mr Laaks said

He said he had offered to allow the rest of the family to remain on the farm if they paid him the R800 as he had felt sorry for them "but some time people must start to feel sorry for me too".

He said the family had been given four to five months warning before they were evicted and had been reminded every few weeks but had done nothing to find alternative accommodation

A spokesman for the Cape Provincial Administration declined to comment on the situation yesterday, saying the matter would have to be fully investigated first

He said that if the family members were South African citizens, accommodation would be provided for them until they could find a new home

# Ghost town of hell

By CHRIS GUTUZA

A FEW streets away from the Saldanha Bay home of Labour Party MP, Mr Abe Williams, exist living conditions of the worst kind.

The outside of the houses in Bloedrivier seem deserted, depicting a little ghost town from which residents have long fled, a grim contrast to the middle class section of White City, where Williams resides

Some houses look no different on the inside. It is ominously dark, cobwebs hang from the roofs and walls, and a stale, musty smell fills the houses.

Some asbestos roofs threaten to cave in with the slightest breeze. Beams supporting the roof are rotten and warped.

## Signs of life

The only signs of life are a half-built modern house, a heap of bricks, smoke spiralling from a hooded chimney and dogs and chickens in the backyard.

Only when we round the corner of one house do we see housewives chatting lazily in the sun, while children play nearby.

Without hesitation the women lament the living conditions they have to endure — because they have nowhere else to go.

"These ruins are called Bloedrivier," says newcomer Mrs Charlotte Petersen.

"We will have to stay here until the municipality gives us the houses we have been asking. We dread staying here. We have not paid rent for a couple of months. We would prefer to pay rent to live in a decent council house."

## Did not charge

The previous owner of the plot on which the houses stand says the houses were in such bad condition he did not charge inhabitants any rent.

He believes the new owner started building to prevent losing a loan on the house.

A spokesperson for the Saldanha municipality says it is unlikely that houses would be available for Bloedrivier residents in the near future.

But an extension to the "coloured" township, Diazville, will accommodate at least 418 more families after completion

He blames the housing problem on rural people streaming to the coast.

## Overpopulated

"At the moment Saldanha is overpopulated and the community is poor," he says.

"We also do not have sufficient job opportunities for people coming to live here."

He emphasises that those who have been on the waiting list for many years will get first privilege

Residents are even dependent on middle class neighbours for water

"We help neighbours with their water bills because they are our only source of water. We also have no electricity," say residents

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*[Handwritten signature]*



An overcrowded room - Mr K Siyela has nowhere else to sit besides his bed

A toddler's playground - streets strewn with dirt and rubble

# Living like animals

HEAPS of rubble and dirt mark the backstreets of Khayamandi, about 3km from Stellenbosch

The stench of rotten human excretion - coming from outside toilets used by men, women and children - fills the air

The rows of pre-fabricated buildings are called the men's single quarters, but women from the "homelands" also stay there with their husbands.

The hostels accommodate hundreds of men who work in Stellenbosch and surrounding areas. They pay R9,60 a month rent.

Residents say the mayor, Mr Victor Mayatasa, whose recent "secret" inauguration caused a community protest, gave the women permission to stay in the hostels.

The interiors of the buildings are so dark that lights remain on throughout the day.

The ceilingless asbestos roofs are cracked and leak when it rains.

Each overcrowded room of about 21 square metres accommodates at least 64 workers, wives and children. Sections between double-bunks are partitioned by skimpy curtains ruling out any privacy. Makeshift cupboards and shelves occupy small spaces and serve as additional partitioning.

## Share bed

Labourer's wife, Ms Nozukile Skampula, says she and her youngest child moved in about six months ago.

"The three of us share a bed hardly big enough for one person," says Skampula.

Another wife and mother of four, Ms Nonceba Lambiso, says, "We have no privacy here. Everybody knows when we are doing it."

"The first day I came here, about three months ago, I asked my husband whether we could not move to a more private place. But the men told me they had already applied for family residences through members of the town council."

An unmarried contract worker, Mr K Siyela, says workers have complained to the town council since 1985 to improve conditions.

"We live like animals

here. At night we see families making children in front of other children," says Siyela.

All the buildings consist of two long similar rooms separated by the kitchen. The kitchen door is the only exit.

Residents complain of the "filthy kitchen" where things are out of control

"We have to wait turns to cook. Sometimes we get to cook our food hours after we return from work," says Mr Elhoi Dyakuphu, 60, a Corobrik worker.

There are no taps inside the hostel and no bathrooms in the entire section of the men's single hostels. About four taps outside the open air communal toilets are the only means of water.

The toilets are little more than doorless asbestos shacks which residents say give no protection from rain

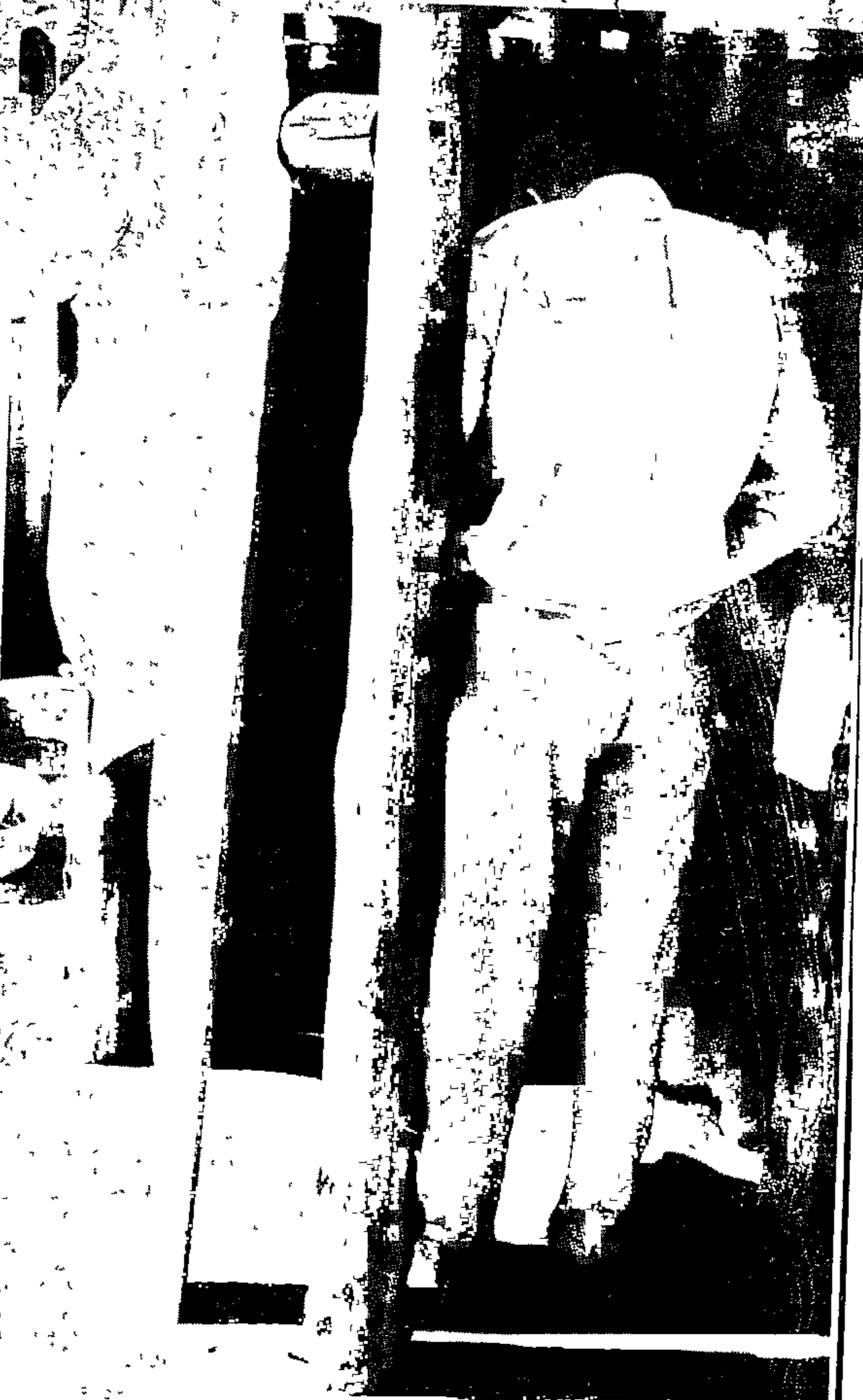
The secretary for the local administration board offices, Mr Tokkie Human, said he was aware of the filth and overcrowding

at the single quarters. Plans were being made to upgrade the hostels

He could not comment on residents' claims that mayor Mayatasa gave their wives permission to stay at the quarters. There was nothing on record

"I only know that the women started moving in after influx control was abolished," said Human.

SOUTH made several unsuccessful attempts to reach Mayatasa to confirm this permission.



Makeshift asbestos and wood structure - an excuse for a toilet.



# City house

# prices 'set to rise 15%'

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Cape Times 3/9/87

By PETER DENNEHY and  
AUDREY D'ANGELO

**HOUSE prices are set to rise by up to 15% in the coming year — along with an anticipated inflation rate of 16%, according to a United Building Society national survey on the housing scene.**

In other market developments yesterday, it was announced that R10 million worth of property in Parow goes under the auctioneer's hammer in two weeks' time, and the Good Hope Bank announced a half-percent cut in interest rates on new housing loans to 13,5%.

Commenting on the housing survey, Dr Ockie Stuart, director of Stellenbosch University's Bureau for Economic Research, said the price increases were to be expected.

"House prices usually move in tandem with activity in the building sector, so it's a good indication — in a perverse sort of way," Dr Stuart said.

City estate agents reacting to the UBS survey agreed that an increase of up to 15% in house prices in the city over the next 12 months "would be realistic".

Mr Gavin Durr, a director of Durr Estates, said prices would be pushed up by ever-increasing building costs since cement, brick and paint prices had risen by about 12%.

## Shortage of houses

"In the northern (areas), prices are starting to harden in the middle and upper brackets, and sellers are getting what they are asking."

Recovery in prices was even visible in the lower price range, where older houses had been battling against stiff competition from new homes which attracted away many subsidized first-time homeowners.

In the developed areas, there was a shortage of houses for sale, he added.

"In the southern suburbs there are almost boom conditions," he said.

Mr Peter Ludwig, southern suburbs manager for Pam Golding Properties, confirmed that there was a shortage of houses for sale in the southern suburbs, and he believed supply and demand would push prices up there.

"I don't know whether there will be a 15% increase in the forthcoming year, but prices should go up between five and 15%."

The UBS survey said increases in building costs and prospects of an improvement in the financial position of the average South African were the main factors contributing towards the upward trend.

The price of a medium-sized house currently stood at about R77 000, reflecting an improvement of about 8% on the corresponding period in 1986 and a 3% increase compared with the previous quarter.

Larger houses (221-350m<sup>2</sup>) now cost R108 000 on average, while smaller dwellings (80-140m<sup>2</sup>) traded at about R61 800 — respectively 10% and 3% higher than a year ago.

Mr Jonathan Smiedt, joint managing director of Claremart, announced yesterday that R10 million worth of Parow residential plots would be sold by public auction in two weeks.

This was confirmed by Mr J B Barnard, the town clerk of Parow.

Mr Smiedt said most of the more than 300 serviced plots were in Welgelegen Extension Three, and 17 were at De Tijger.

Topping all this activity, the Good Hope Bank — which is making a determined effort to increase its share of the mortgage bond market in the Western Cape — yesterday announced a cut in interest rates on new housing loans by half a percentage point to 13,5%.

The assistant general manager, Mr P J Raubenheimer, said "We want to be seen in the market as competitive. Bonds have always been a large part of our business and we want to expand this."

# Holidays in PE homes becoming popular

By DEBBIE MARCH

HOLIDAY accommodation in private homes in Port Elizabeth is growing.

As the price of hotel tariffs continued to rise, more and more people are turning to private homes as an alternative, according to a local agent for such holidays who has had 14 years in the business

"In the beginning it was a very small business. Now we see at least 50 homes filled by visitors to PE during the summer holidays," Mrs Sybil van Wyk said.

The introduction of bed and breakfast value-for-money accommodation to the city last year also highlighted this growing preference for private accommodation

Mrs Van Wyk said apart from an increase in the number of people opting to spend their holidays in a private house, more people in the city were willing to let their homes.

"House owners would often rather have people stay in their house than fear its being burglaried while they're away," she said.

Others let their houses solely because they did not want to put their pets into kennels. Holiday tenants were then required to feed animals as part of the deal, Mrs Van Wyk said.

She said prices varied from R35 a day for a bachelor flat to R70 for other flats and from R45 to R80 a day for a house.

The agent was awarded a small fee for her services. She also took charge of a deposit in case of damages.

All payment was made in advance and the accommodation was checked to ensure that standards were kept high.

Mrs Van Wyk said she already had bookings from both holidaymakers and tenants for the forthcoming season.

Similar agencies operated in Cape Town, East London and Durban.

Bookings for bed and breakfast accommodation in the PE area for December had been made, but vacancies still existed, local franchise holder Mrs Liz Young said.

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## Coloured housing called unfit

By PAM AGNEW

EAST LONDON — The city council here has been blamed for conditions in the Windy Ridge Flats housing scheme in Parkside, which has been labelled "unfit for human habitation"

A member of the Coloured Management Committee (CMC), Mr Johannes Temmers, described the scheme, where residents pay a minimum of R60,50 for one-roomed shells, as "an eye-sore"

"Our biggest concern is to relocate the residents somewhere else," he said

"We have often squealed about the situation. The scheme is not really fit for human habitation"

"But what can we do? We need to provide alternative accommodation. I blame the council. They do not have their priorities right"

"The issue has been dragging on and on and attempts to find land for alternative schemes go on endlessly. Something must be done. There is a large backlog of people waiting for other houses too," Mr Temmers said

Residents at the scheme pay R60,50 a

month for rent, which includes lights and water

One problem for the residents is that the payment for lights and water is worked out as an average among residents and not on individual consumption

"The rent does include lights and water — and this is different to other housing schemes, where lights and water are charged separately per individual home," Mr Temmers said

"All the people living there have one common meter, which the municipality reads periodi-

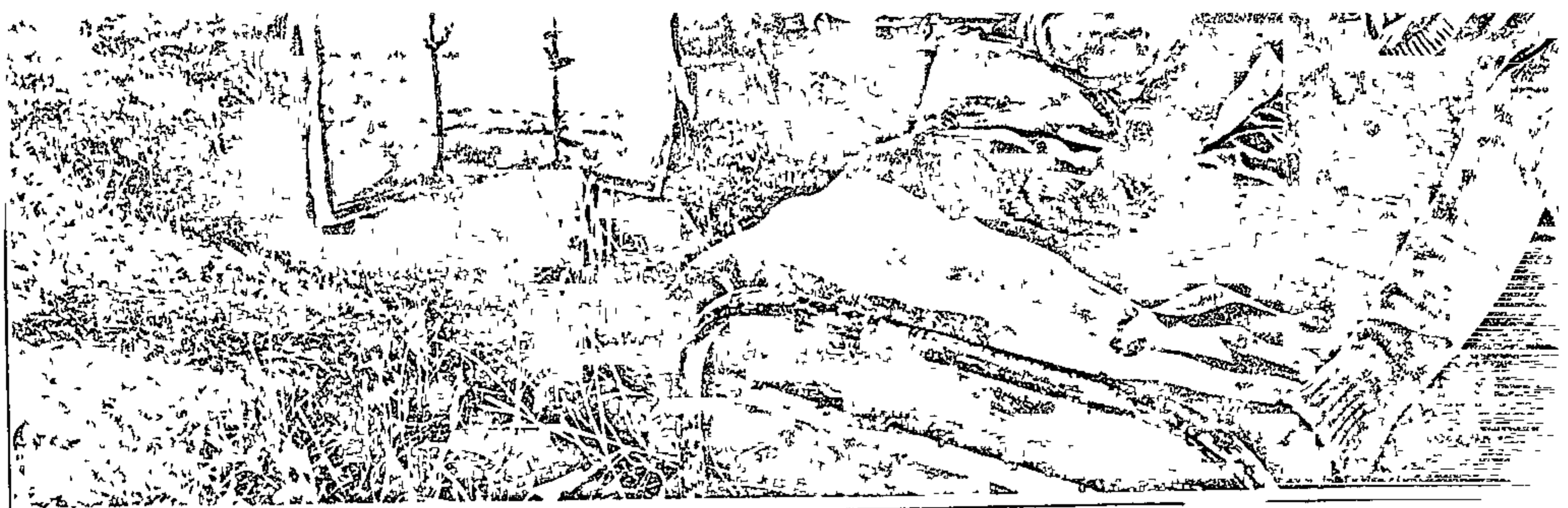
cally and then determines an average

"None of the residents are charged individually. So if there are 60 houses, the amount of electricity used by the whole lot is divided and equal parts are added on to each of the rentals"

"This is quite unsatisfactory and results in huge disparities, but when we have raised the issue with the council they have said that to provide individual meters for each room would result in the rentals being increased"

"It is a no-win situation"

See also page 12



Some of the Potsdam residents who fled their homes with their possessions after claiming they were the victims of attacks by "vigilantes". They are squatting on South African land near Mdantsane.

## Squatters claim vigilante attacks

Daily Dispatch Reporter

EAST LONDON — A number of Potsdam residents who fled their homes overnight and were squatting near a farm on the way to Mdantsane yesterday said they had left their homes because of attacks on them

A spokesman for the group, which is squatting on South African land, said yesterday that most of them had left their homes and had been moving from place to place until they found the area where they were building their shacks

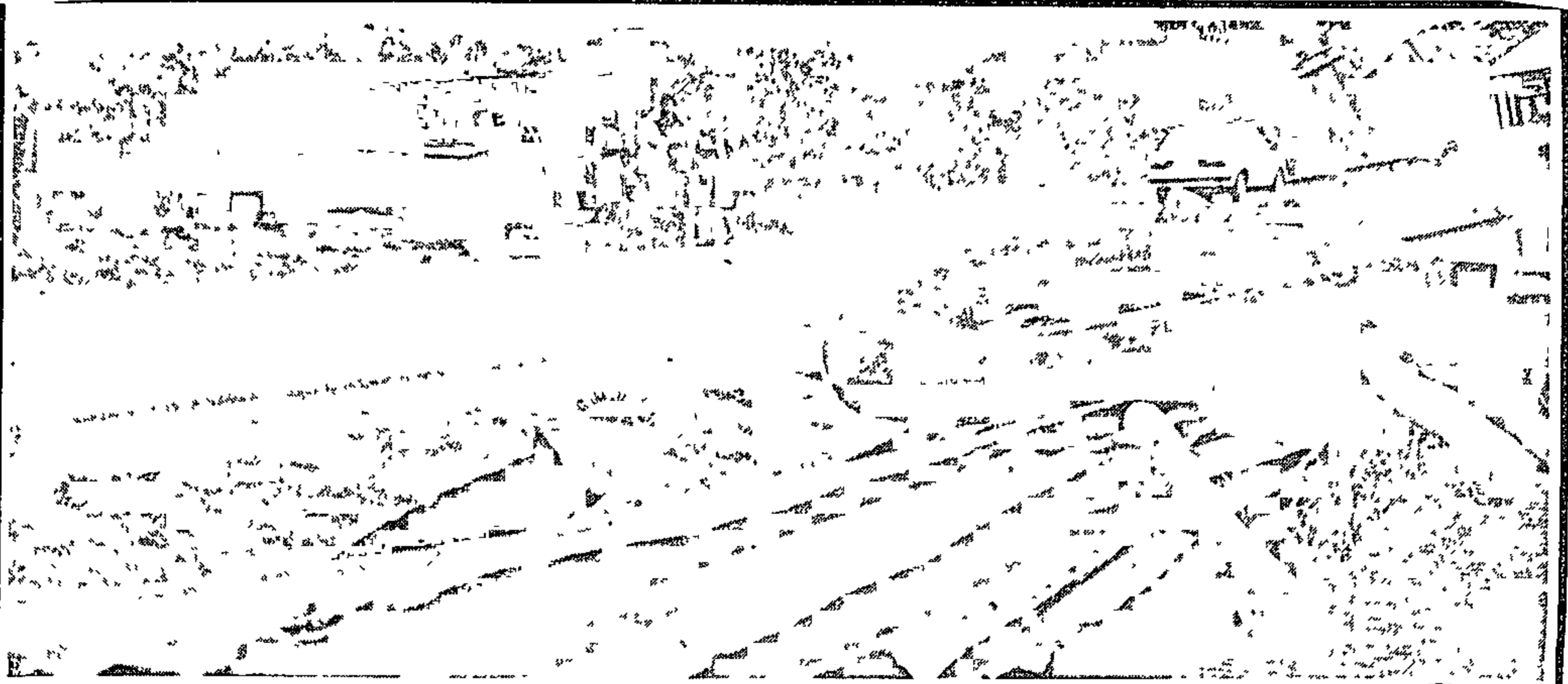
He said they had been attacked by "vigilantes", one of whom had stabbed two people, killing one of them, about a month ago

He said the vigilantes went around beating up men, women and children without provocation

The deputy director-general of foreign affairs and information in Ciskei, Mr Headman Somtunzi, said yesterday he was "still investigating the matter" and had no comment to make

Yesterday afternoon the owner of a nearby farm told the squatters to move from the area where they were building their shacks as they were "illegally" on South African land.

The South African Embassy could not be contacted for comment yesterday evening



What now? Members of the Kethe family stand outside the crude roadside shelter they erected after being evicted from a farm a week ago.

## Evicted family camp on roadside

by DAVE MARRS  
and SIMON LLOYD

EAST LONDON —The family evicted from a farm near Kayser's Beach and dumped on the side of the road a week ago have erected a temporary shelter and have little prospect of finding permanent accommodation

The head of the family, Mrs Nopindile Kethe, six of her adult children and five grandchildren were evicted from the farm where the family has lived for more than 50 years, after a confrontation with the owner of the farm

They were left near the Kayser's Beach turn-off with their belongings

Mrs Kethe said her husband, Mr Kolela Kethe, had been a labourer on the farm until his death several months ago

The farmer, Mr Norman Laaks, told the Daily Dispatch last week the family were "trouble makers" and

two of the sons had stolen from his farm and assaulted him after the death of their father

He said he had offered the family employment and accommodation if Mrs Kethe would pay R800 for the stolen equipment, but was turned down

The family are now living in a half-built, crudely constructed tin-and-wood shack within metres of the main East London/(ho)Port Alfred highway with their belongings strewn for 50-metres on either side of the road

A spokesman for the Cape Provincial Administration (CPA) said yesterday his department was aware of the situation and had sent a social worker attached to the department to speak to Mrs Kethe and give her a food package

Since the squatters were citizens of South Africa, the responsibility for finding a permanent home for

them lay with black local authorities in the area

The Gompo town council had indicated that they were experiencing an acute shortage of housing and could not assist the family

The situation would be monitored by the Regional Squatter Committee, a body created to cater for these situations, the spokesman said

Meanwhile, a distressed Buffalo Flats man, Mr George Adams, said he was delivering furniture to Chalumna on Thursday when he saw the family sitting at the roadside with all their belongings

Mr Adams said he asked them what they were doing there and was told they had been evicted from their home by a farmer

"I live in a dilapidated old house in Buffalo Flats, but at least I've got a roof

over my head," he said

Mr Adams returned to the spot at 7 pm and took the family some bread

He said it was raining slightly when he returned

"They were all trying to sleep in a shelter made of iron and wood. It didn't even have a roof"

A tearful Mr Adams explained how he and his son helped the family erect a roof for the shelter

He said one of the children, a teenage boy, was an epileptic and lay wrapped up in sacks while they were helping construct the shack

"After helping them we sat down and offered them a prayer," he said

Mr Adams said he went to the mayor's parlour here on Thursday where he spoke to the mayor's secretary in connection with the family's

plight

He offered to take them into his own home to ensure that they would have food and adequate shelter, he said

"They would not leave their belongings because they were scared of losing everything they owned to thieves

"The children were too afraid of parting from their parents to come with me," he explained

A spokesman for the National Committee Against Removals, an organisation based in Cape Town which monitors and records the position of displaced persons in Southern Africa, said farm labourers were the group of people worst hit by forced removals

The Land Act of 1910 had set the pattern of black dispossession which culminated in the forced removal of over 3,5 million people

DD 5/9/87 (124)

# Demand for PE flats has doubled

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8/9/87

## Post Reporter

THE demand for flats in Port Elizabeth has doubled in the past six months.

Real estate and letting agents, many of whom battled to find tenants last year, have ascribed this trend to several factors.

The general economic upswing had created more confidence in the stability of the job market, said some

The improvement of work opportunities in Port Elizabeth, plus the creation of new jobs like the introduction of a regional services council and an influx of people to the city had created a general optimism. People now felt they could afford to rent flats or move into townhouses.

Spokesmen for several estate agencies FSPA and Old Mutual all agreed that the demand for flats in the city had improved dramatically in the past six months

Estate agent spokesmen said the demand was strong and that five calls a day, "for houses, flats, anything", was the average daily demand

A spokesman for Syfrets Real Estate said "There's a

big demand, which has certainly doubled in the last six months

"Rents have been increased only slightly, by about R5 to R10, because it's better to keep a block full than half-empty. We receive about 50 calls a day"

Estate agents agreed that bachelor and one-bedroomed flats were mainly in demand, especially by the young singles and young married group with no children, and students

Another reason for the increased demand was that some landlords had reduced rentals by about 10% since the beginning of the year and these had not been increased very much since

They agreed that, for the size of the city and with no new buildings, the market was very limited, but there was still a "lot of movement"

A spokesman for Old Mutual said that because of the shortage of houses, more people were tending to find flats or townhouses, for which demand had also increased

In some cases demand was fast exceeding the supply

A spokesman for Syfrets said she expected the demand to increase next year and cited the Mosgas project as one of the reasons

INCREASING demand from first-time home buyers is one of the reasons Disa Development Corporation — the Cape-based residential project management group seeking a main board listing in the "Banks and Financial Services" sector of the JSE — predicts an increase of nearly 200% in after-tax profits for the current financial year

It forecasts taxed profits of R2,5m (R850 000) for the year to August 1988. Turnover is expected to rise by 130% from R10m to R23,2m in the same period.

The directors base their forecast on the increase in consumer spending, resulting from an improved economy. This, they believe, has led to a

# Disa forecast 200% increase in profits

growing demand for high-quality, low-cost housing

They say almost 300 new building contracts have been accepted in the first month of the new financial year

The proceeds from the listing will be used to extend Disa's services to the project management of mass-housing schemes for the lower-income sector and commercial devel-

opments. The group has recently been awarded two multi-million rand project management contracts

They say Disa's management team has developed sound marketing strategy to design modern homes in the R25 000 to R65 000 bracket and with increasing financial assistance from the government and private sectors, these homes will

be easily affordable to first-time homeowners

The listing of the Disa Development Corporation, which takes the form of a private placing of 3 600 000 shares and a public offer of 2 400 000 shares, closes on October 8

The sponsoring brokers are Fergusson Bros, Hall Stewart & Co Incorporated

A total of 30m shares will be in issue when Disa is listed. The group is forecasting earnings of 8,7c a share for the year ending August 1988, giving an earnings yield of 10,5%. Dividend yield is expected to be 4,7%. The directors intend maintaining a cover of 2,1 times

# New scheme for cheaper council homes

CARL TINKS 8/9/87 124

By PETER DENNEHY  
Municipal Reporter

TENANTS and buyers of council houses are to be given a choice on whether they want to continue paying rents and instalments on the present system, or change to a new system especially designed to help the poor

Seventy-eight thousand tenants or buyers in the city council area will be given a choice which will affect their monthly housing payments. However, having chosen one system they will not be able to change.

Now, monthly payments are based mainly on the cost of the house, while in the new scheme the income of the occupier will be a major factor.

The House of Representatives has approved the new scheme, but the city council will have to conduct income surveys before it can implement it. The first survey forms will be sent out this week.

The survey will begin in the areas where houses have been built most recently.

"Under the new scheme, many householders will pay less, but there are those, particularly in the older housing estates, who could pay more," the council said.

"This new scheme comes in response to requests made over many

years by the city council and others to meet the needs of people who earn under R450 per month."

According to a circular from the House of Representatives, income surveys must be conducted annually and rentals adjusted accordingly.

Where the new formula results in increased payments, these will be phased in slowly from July 1 next year by R5, R10 or R15 a month based on earnings of below R450 a month, between R450 and R800, or over R800.

One example shows that the purchaser of a 1968 house built at a cost of R5 384, earning R125 a month, will have repayments dropped from R68,32 at present to R6,25 under the new formula.

Yet a R775-a-month earner buying the same house will pay R193,75 a month under the new formula, compared with R157,32.

The income percentage to be paid varies from 3% for the lowest earners to 25% for those with an income of R800 a month.

A tenant or buyer of a house with a higher "rent value" than the one associated with his or her income group, will pay the percentage of income applying to someone deemed able to afford a dwelling of that value.

But if the house has a lower value than deemed affordable, payment will be according to actual income.



# Job-creation funds 'used to house councillors

CARE TOURS  
9/9/87

2016 123 124

## Political Staff

**HOUSE OF ASSEMBLY** — Allegations that R268 000 earmarked for job creation had been used to build nine houses for Ibhayi town councillors were revealed yesterday by Mr John Malcomess, the Progressive Federal Party MP for Port Elizabeth Central

The rent for each of the R33 000 houses was put at R4,24 a month

And confidential minutes of the executive committee of the Ibhayi Town Council in the hands of our correspondent in Port Elizabeth show that on August 26 last year it was recommended that "approval be granted" for such action and that the "actions of the mayor and the then acting town clerk be condoned"

They had earlier called for tenders for the nine houses

Speaking during committee stage of the Budget, Mr Malcomess said the Minister of Constitutional Development and Planning, Mr Chris Heunis, had supplied an answer to the House in connection with the houses which was "not correct"

## Advocate General

He said evidence of the use of the job-creation funds as well as other documentation relating to a "considerable degree of malpractice in the Ibhayi Town Council" had been forwarded to the Advocate General

Mr Malcomess said the minister had stated in reply to questions that neither the mayor of Ibhayi nor town councillors received housing or transport benefits, neither had they received loans to build houses

He said that subsequent to these replies being reported he had been visited by a person "who believed the answer given to me was not correct and he produced evidence to support his contention"

"He also produced other evidence relating to a considerable degree of malpractice within the Ibhayi Town Council"

Quoting from council minutes Mr Malcomess said it had been recommended that nine houses be erected at KwaMagxaki and that quotes be called for

## Petrol bomb

Further recommendations were that the monthly rental and instalment payment on the capital amount of R33 000 would be

- R4,24 a month rental
- R352 monthly instalment over 20 years if the house was purchased

Mr Malcomess said the minutes also recorded that during April 1986 councillor Ncama's house had been destroyed by fire following a petrol bomb attack and that the council had had no option but to provide hotel accommodation for him as the guest house was occupied by councillor Petela

The request that alternative accommodation be found had come from the Minister of Constitutional Development and Planning, who had advised that it "is placing him in a very embarrassing position in Parliament"

Mr Malcomess said it appeared that the minister had been advised of the situation and it would be "somewhat surprising if he did not know that money had been spent on providing these nine houses"

"If the allegations are correct, then certainly the rental of R4,24 for a month for a R33 000 house is subsidization of housing for councillors on a massive scale and the answer supplied by the minister in this House was not correct."

# Welcome home



## TRISH HANDLEY

WHEN the first residents move in to the Forest Village suburb at the massive Blue Downs housing project near DF Malan airport, Hazel Gohl will be there to welcome them

And she's very excited about her new appointment

AS PRO for a construction company, Hazel is to help new residents of Forest Village by providing a service — be it advice on placing a stove or arranging courses on gardening — that extends beyond handing over keys of new homes

She intends to cut a lot of red tape along the way to meeting residents' cultural and community needs, like establishing creches and churches. And her aim is to "knit the community"

The Blue Downs development east of the airport is a private-ownership "coloured" housing scheme, being developed by various companies

Forest Village, of about 1 000 houses, will be one of the first schemes to get off the ground. It's a "nice" village, in Hazel's words, in a wooded area

Homes will be one to three-bedroomed. Show houses will be ready by the end of October, and selling begins in a week or two

Her past experience includes being PRO (Housing) for the Cape Town City Council when the sprawling Mitchell's Plain was a fledgling on the Cape Flats

But she quickly points out a difference "There won't be any rented housing at Forest Village. It's all privately, not council, owned"

The average price of the houses at

Forest Village is expected to be between R35 000 and R45 000

And hers will not be welfare work, Hazel insists "It's a very positive PRO exercise"

For ten years she helped build Mitchell's Plain into a community. A regular newsletter with a circulation of 38 000 kept touch with the residents, she organised talks and garden competitions — "anything to help people learn to cope with being home owners" And to manage on their budgets

There was a great need for cultural development in Mitchell's Plain. Hazel even established a horticultural society "And it's still going now"

Being privately developed homes, there will be no authority such as a municipality for home-owners at Forest Village to approach, says Hazel (The area falls under a divisional council) This is where Hazel hopes to help cut red tape

### Advice

Already she has made calls to churches and Grassroots Education Trust, preparing the groundwork for establishing a creche

She wants to welcome each new resident, and if necessary help advise what school their children should go to, or where to pay electricity accounts

She has also worked on house renovation and kitchen design — and is ready to advise in this area too

She is involved in designing the show house — ensuring it's furnished with fittings prospective home-owners can afford "No gimmicky things either"

Hazel wants residents who move in to have social contact with one another, to establish a "sort of neighbourly feeling"



Hazel Gohl, PRO, aims to help "knit" new residents of Forest Downs at the massive Blue Downs housing project.

Councillors' rent put at R4,24/month

# Money meant to create jobs 'used to build houses'

124 b/day 9/9/87

CAPE TOWN — Allegations that R268 000, earmarked for job creation, had been used to build nine houses for Ibhayi town councillors were revealed yesterday by John Malcomess, PFP MP for Port Elizabeth Central.

The rent for each of the R33 000 houses was put at R4,24 a month

And confidential minutes of the executive committee of the eastern Cape council, in the hands of the Eastern Province Herald, show that on August 26 last year it was recommended that "approval be granted" for such action and that the "actions of the mayor and the then acting town clerk be condoned".

Speaking during the committee stage of the Budget, Malcomess said Constitutional Development and Planning Minister Chris Heunis had supplied an answer, which was "not correct", to the House in connection with the houses

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## Political Staff

"considerable degree of malpractice in the Ibhayi town council" had been forwarded to the Advocate-General.

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He said that subsequent to these replies being reported he had been visited by a person "who believed the answer given to me was not correct and he produced evidence to support his contention. He also produced other evidence relating to a considerable degree of malpractice within the Ibhayi town council."

Quoting from council minutes, he said it had been recommended that nine houses be erected at KwaMagxaki and that quotes be called for. Further recommendations were that the monthly rental and instalment payment on the capital amount of R33 000 would be R4,24 a month and a R352 monthly instalment over 20 years if the house was bought.

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Cape Times 10/9/87

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# Council housing: New sale scheme

## Municipal Reporter

LOW-INCOME white, coloured and Indian wage-earners are all eligible to buy their rented council houses in terms of a new government scheme — but blacks are still in the process of receiving this dispensation and there are slightly different provisions attached to the various groups

Almost identical circulars have been sent out to local authorities by the Houses of Assembly, Representatives and Delegates

A spokesman for the Department of Community Development and Planning said yesterday that the same formula would soon also apply to black housing — at present blacks do not yet have freehold property rights outside the homelands.

Cape Town's city administration department suggested this week that two "differences in emphasis" in the three circulars should be clarified

One difference was

## New bill to speed up black housing

### Political Staff

A NEW amendment bill aimed at speeding up black housing development was tabled in Parliament yesterday

The Housing Amendment Bill provides for exemption from "certain measures with regard to the erection of a building and the usage of materials in the erection of such a building"

A statement released yesterday by the Minister of Constitutional Development and Planning, Mr Chris Heunis, said amendments in the bill were aimed at expediting decision-

making regarding housing and the provision of infrastructure services for black communities

He said the provisions of the 1966 Housing Act have already been repealed for white, coloured and Indian communities, but still apply to black communities. Powers, duties and functions under these provisions were transferred to his department in May

Certain powers would now be delegated to the Provincial Administrators, to facilitate the establishment of regional committees that could finalize housing matters, he said

that whites may have property transfer costs included in the loan amount if the local authority agrees, while coloured people may have these costs included "in certain instances" which are not specified

The other difference was that while everyone may get a discount of 65% of the purchase price of a house with structural defects, Indians will be granted this only subject to the recommendation of the Housing Development Board

The Houses of Assembly and Representatives leave this to the discretion of the local authorities concerned

Only those who have an income of under R1 000 qualify for this scheme, and the maximum cost of the houses they buy is R30 000, including the cost of the land. Deposits may be waived or paid in instalments

The government resolved in 1983 to sell the existing 500 000 housing

units erected with National Housing Funds "on favourable terms to existing residents"

Progress had been gratifying, according to one of the circular minutes from the government, but the new scheme had been introduced to promote sales even further

In the Cape Town municipal area latest statistics indicate that 11 755 of the 29 539 "saleable dwellings" had been sold so far

South  
10-16/9/87

By SAHM VENTER

A KRAAIFONTEIN mother and her four children have been told to leave the house they have rented for 10 years — for no apparent reason.

"We will have to go and sleep under the trees, if we can't stay," said Mrs Sarah Philander. "We have nowhere else to go."

It is believed that the eviction was ordered on the advice of the Management Committee, which according to the Regional Services Council "doesn't have to give reasons".

A spokesperson for the Management Committee in Scotsdene confirmed that the Management Committee had recommended the eviction. He also confirmed that the Management Committee did not have to give reasons.

The Philander family said they were told that somebody paid R160 to the rent office because "he wanted a corner house".

The mystery began in April when the family received a letter from the Scotsdene rent office, telling them to leave. No reasons were given.

She said a Mr Mohamed Sahe of the rent office told her there was "no reason" but that they just wanted the house vacated. He advised her to engage an attorney.

The same suggestion was made when she went to the Division Council

# Evicted mother 'will live under the trees . . .

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From left Mrs Sarah Philander with her daughters, Julie-Anne, 4, Audrey, 15, Esmeralda, 22, and Bernadette, 18, in front

Picture SAHM VENTER

(now Regional Services Council) head office in Stellenbosch. "They knew nothing about it," Philander said.

When approached for comment, Sahe referred SOUTH to the RSC in Stellenbosch. There Mr F H Stevens a press liaison officer said he could not comment as the matter had been handed to their attorneys.

Philander has continued paying rent since April. "We have never been in arrears with our rent," she said. She has proof that September's rent of R61 71 has been paid.

She said another woman was eight months in arrears with her rent and was still in her house.

On September 1, the family received a summons ordering them to leave the house within three days. Three days later people "from the court" removed all their furniture and closed the front door. Later that day they returned.

"I feel very sad. I can't concentrate at work because I'm always thinking about the house," Philander said.

"There is no reason for me to leave this place. I don't know why they want me out. They can't even give me a reason," she said.

Philander said a family had lived under the trees in Scotsdene for four years after they were evicted from their house.

"Our father died under the trees."

# New rents shock

10-16/9/87

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South

RENTS in former Divisional Council areas are to be increased by an average of 12 percent from next month

The increases, which vary from R7 to R25, affect areas like Belhar, Atlantis, Oceanview and Lotus River and come into effect on October 4

Housewives from Chestnut Place, Belhar, marched on their local rent office today to protest.

The women demanded to speak to housing manager John Cornelius who referred them to the Labour Party

He told them to accept the increase as the rents would be decreased next year.

The women petitioned against high rents and the increases as well as a replacement for the manager

Shocked residents said they received letters from the Regional Services Council this week informing them of the increases

"This is absolutely ridiculous," an irate housewife, Mrs L Cassiem, said Her rent had been increased by R16 from R106 to R122 a month

"I refuse to pay so much money on a two-bedroomed flat. We have no privacy outside our flats because we're so cramped," said Mrs Cassiem

"Where am I going to get the money from," Mrs F Martin asked Her rent of R137 had been increased to R152

Mrs Sadia Brnk said they only moved into the flat three months ago and paid R101 Now she would have to pay R113

# Highrise exodus bringing landlords down to earth

CAPE TOWN 12/9/87

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THE message in one developer's advertisement "If you can afford to rent, you can afford to buy" has made sense to a lot of people. Young couples and singles who would formerly have been happy to stay in a one or two-bedroomed flat are taking advantage of developers' packages making it possible to buy new houses with little or no deposit.

Present low interest rates charged by banks and building societies and the first-time home-buyer's subsidy, under which 33,5% of the bond interest for the first five years is paid by the Government mean that monthly instalments are

**THERE is a growing over-supply of flats to rent all over Cape Town and letting agents said this week rents had stabilized as a result. AUDREY D'ANGELO found out why.**

often not much more than rent would have been. And the buyers, instead of putting money into a landlord's pocket, are getting an appreciating asset. As a result of this situation rents have stabilized and even come down in some cases and



An exodus of tenants to become first-time home buyers is keeping builders busy — and rents down. This is Park Gate, Table View. Picture Aska

the columns of advertisements show there are plenty of flats and houses to choose from. Sea Point, a popular environment — particularly in summer — with the advantage of being near the centre of town, has been less hard-hit by

the exodus of tenants than other areas but even here two agents said that landlords hesitated to put rents up, preferring to keep their property occupied. This situation does not apply to flats for sale. Agents

say there is now too little stock to meet demand and prices are rising. Mrs Naomi Sadman, a director of Propmark Estate Agents, explained "It is a different market from the young people who are moving into the first-time-home buyers' developments. There is a good demand for flats from people who have moved out of big houses now that their families have left home and want to live somewhere secure and convenient. As a result, sellers are getting about 10% more than they would have done a few months ago."

But Mr Lutz Breitenstein, a partner in Faber Holland B & B, said: "It has become more difficult to rent flats now that young people find they can buy a house for a deposit of about R750 and instalments of about R400 a month. One has to be careful in raising rents in case it encourages settled tenants to move out but one of the reasons it is now so cheap to buy is that interest rates are so low. They are bound to rise and then the situation may change." A spokesman for letting agents H Lewis Sybrets said: "There is an over-supply of

flats to rent, particularly in the southern suburbs. In a few cases this has led to rents coming down but in most cases it means they have stabilized. Rents have become static because landlords would rather have the building full than some empty flats. Sea Point is to some extent an exception because people like to live there, particularly in summer. And travelling costs are an important item nowadays. Sea Point has the advantage of being very near town. I believe most of the tenants who have moved out of flats we manage have bought in Table View, Bothasig or Edgemead. Noordhoek and Fish Hoek seem less popular and I cannot recall hearing of one who has gone to the northern municipalities." Tony Clarke of Aska Homes, one of the pioneers of developing for the first time home buyer in Table View, said "We are now marketing the eighth village in our Park Gate development, which is group housing — town houses not on sectional title. The first seven villages were two and three-bedroomed houses on sectional title and they are just about sold out. The first phase of 13 free-standing houses is not being marketed yet but we have already sold eight to buyers who heard about them by word of mouth. Selling is going ahead like a steamroller. I have never known anything like it. Business is usually not so good in winter but we have just had our strongest-selling months ever." Clarke said most buyers told him they had realized they would not be paying much more to buy than to rent. In some cases they would pay less. "A rented house would cost about R600 a month but a two-bedroomed house can be bought for R400 a month. Building costs, however, are rising and Clarke admitted that it was becoming more difficult to build houses for R40 000 excluding the cost of the land. "Costs are bound to go up again soon, because of rising wages. These are due to be re-negotiated in November."

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Highrise exodus 124

# Owners of 30-year-lease houses gain big savings

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12/9/87

By MIKE MABUSELA

THE sale of houses in Port Elizabeth's African townships bought under the 30-year leasehold system is bringing big benefits for the owners

A simple four-roomed house in Kwazakele built in 1956 can cost the buyer up to R10 000, while a house in Kwaford township, New Brighton, costs between R20 000 and R35 000

Prices quoted to residents by township officials in 1975 for 30-year leasehold of a simple four-roomed house were R800 in Kwazakele, R1 200 in New Brighton and

R6 000 in Kwaford

Many of the people now living in Kwamagxaki and Kwadwesi raised deposits on their new houses in these elite townships from the sale of their old houses in Kwazakele and New Brighton

Kwamagxaki and Kwadwesi houses cost anything between R20 000 and R60 000.

In May, 1975, Bantu Administration and Development Minister M C Botha announced in Parliament that Africans qualifying to live in the urban areas of South Africa would be able

to own their houses in urban areas under a 30-year leasehold system

They were allowed the buy the right of occupying the houses, but got no title to the land

They could build a house on land owned by the then administration board, buy a house from the board (either for cash or on terms) or buy a house from another African who owned the leasehold

Previously a couple had to produce a marriage certificate to get a house after their names had been approved from the long waiting list

An example of the kind of sale is that of a man who bought my four-roomed house in Kwazakele in June, 1979 for R571. He had to pay the balance of R271,29 by instalments of R2,48 a month. This did not include service charges.

The Town Clerk of Ibhayi, Mr E I Pullen, was not available to comment on the number of houses that had been sold under the 30-year leasehold system.



# State housing: rents out soon

By RAYMOND HILL

THE new Government rental and instalment formula for tenants and buyers of houses built with State funds by the Port Elizabeth Municipality will come into effect once income surveys are completed

Municipal officials have promised that home owners would benefit from the drastic cuts to be made in payments once the arithmetic has been done

Decreases of as much as 52% are possible in some cases

About 20 000 questionnaires, to be completed by tenants and home owners, are being printed

But there is still a "tremendous" amount of work to be done, says PE's Housing Director, Mr Andrew Gibbon, who hopes to implement the new rentals on January 1, 1988

The Cape Town City Treasurer's Department employed consultants to write computer programmes for this task because of a staff shortage in the department

The Cape Town Municipality hopes to implement the rentals based on the Government's new formula before the end of the year

Rents and instalments are being adjusted to en-

courage more tenants to become home owners

The formula will mean that monthly instalments for home owners are to be drastically cut

Questionnaires, about income and other household aspects, will be sent to tenants this month to be completed and returned to the Housing Department within four weeks

A spokesman for the City Treasury said staff was going "flat out" with the programming of the "complicated" new formula, the first change since 1981

He said home owners would benefit more than those paying rent

"My department is working on the instalment situation at present," he said

"The new figure will be calculated as a percentage of the purchaser's income. The emphasis is on affordability"

He gave the example of a house in Booysen Park where monthly instalments would be reduced from R157,63 to R75,48 — a reduction of 52% — if the purchaser earned R425 a month

A tenant with the same income and paying rent would in future only pay R169,97 a month instead of R261,39 — a drop of 34%

# Operation Upgrades

12/9/87

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By FRANS ESTERHUYSE, Political Staff

THE Group Areas Act will have to go if dying city centres are to be revived economically, says Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives

A repeal of the act would make it possible for land now lying vacant near central Cape Town to be used for housing all races, he said in an interview this week

Such a development could go hand in hand with urban renewal schemes now changing the face of the Cape Flats from sordid, undeveloped townships into modern residential areas

## Land in Milnerton

Housing development on vacant land near the core of the city would help the city's economic development by bringing more people closer to their places of work. Land suitable for such development — with services already available — was lying vacant in white areas such as Milnerton

Mr Curry said the continued upgrading of Cape Flats townships in years to come would help to eliminate bad social conditions, reduce the crime rate and unrest, and bring about more political stability

"Cape Town is known as the crime capital of the world. To improve this situation, we must improve the quality of life of the people living here."

He also envisaged the building of more and better road and rail links between the Cape Flats residential areas and industrial areas to enable people to travel more easily to and from their work. The idea was to encourage home ownership by improving the physical environment

Not only coloured townships but also black townships had to be upgraded so that living conditions could be on a par with those of any community in Cape Town

A spokesman in Mr Curry's department said the Cape Flats development was part of a multi-million rand project to upgrade coloured areas after 30 years of neglect. Road-building machines and teams of workers

## Group Areas Act must go to keep city alive — Curry

have moved in to clear up slum-like conditions in areas overgrown with weeds, strewn with rubble, and without proper streets, pavements, pedestrian paths, sports fields and other amenities

In some areas new tarred roads, parking areas, drainage systems, tarred pavements, playgrounds, fencing, lighting, and pedestrian paths have already been provided or planned

The first projects were launched in Heideveld and Bonteheuwel under a R4-million development project financed by the department for the 1986-87 financial year

### Sports fields, parks

Another 40-odd projects financed by the Cape Town City Council were implemented last year. These ranged from drainage of sports fields, pavements and parking areas to landscaping of parks and open areas

A further R3-million was made available for the 1987-88 financial year for Kensington, Manenberg, Hanover Park and Kalksteentfontein

The development projects are being implemented on a partnership basis between the department and Cape Town City Council. The department provides funds for capital works, while the City Council has taken responsibility for the implementation, administration and maintenance of projects

The spokesman said the Bonteheuwel projects alone included the development of open spaces at a cost of R540 000, development of the town centre at a cost of R100 000 and the building of storm-water systems in six roads at a cost of R180 000

Heideveld projects included street upgrading (R800 000), storm water systems (R425 000), upgrading of playgrounds, sportsfields and other amenities (R325 000) and the building of low walls and parking areas (R100 000)

Landscaping and the upgrading of the central recreational area in Kensington will cost another R100 000

The effect of these projects is that parts of the Cape Flats are being changed beyond recognition

The spokesman for the department said that many of the residential areas of the Cape Flats had been established in the 1950s under the Government's policy of residential separation

These residential areas, including Heideveld, Bonteheuwel, Manenberg, Kalksteentfontein and Kensington, had been developed by local authorities with loans from State funds

Initially only street blocks were demarcated, but not individual erven because houses were not to be sold. At that time the policy was not to sell houses but only to let them on a subsidised basis

Because up to 80 percent of the residents were very poor and State funds were limited, only basic infrastructures and community facilities could be provided

Over the years not enough funds were generated in the area to bring services up to standard or even to maintain them. Total urban renewal without State aid would have meant an excessive increase in tariffs which the residents could not afford

The area therefore deteriorated physically over a period of about 30 years. The lack of home-ownership contributed largely to this

To uplift the communities from an atmosphere of poverty and neglect, the Government launched a home-ownership scheme. The first step was to sub-divide blocks into residential erven, to be sold under separate title

### Unmade streets

This plan, however, was hampered by the poor conditions in the areas, such as unmade streets, pavements and overgrown open spaces. People did not want to invest their savings in such areas

Because of this situation, a committee for the up-grading of the Cape Flats was established last year

Among the aims of the committee were to identify up-grading projects by involving local communities and to determine priorities

This up-grading scheme is now well under way and is to continue as a long-term project

## SALT RIVER ATTENTION RENOVATORS AND SPECULATORS

JULIUS BUCHINSKY The Organisation with the

# R312 000

*97/10 Tervis 15/9/87*

# KTC 'test case' today

By **SHAUNA WESTCOTT**  
Supreme Court Reporter

A R312 000 damages action against the Minister of Law and Order, which turns on the police role in the destruction of most of KTC squatter camp last year, begins in the Supreme Court today

The case involves the Methodist Church in Africa, which lost a church building, and 21 families who lost their homes during a "witdoek" attack between June 9 and 11

More than 3 000 other damages actions against the minister — arising from the destruction of KTC and the earlier razing of the three satellite camps of Portland Cement, Nyanga Bush and Nyanga Extension — are pending in both the Supreme Court and magistrate's courts, with claims totalling more than R5 million

Attorneys for the minister and for the plaintiffs have agreed that the 3 198 other suits — which involve whole families, not individuals — will await the outcome of the hearing which begins today

## Witdoek rampage

At the heart of all these court actions is the allegation that police actively helped witdoeke damage and destroy the homes and belongings of the people living in KTC and the other three areas

At the very least, it is alleged, police unlawfully failed to take steps to prevent the witdoek rampage that resulted in an estimated 60 000 people losing their homes

One of the grounds for this allegation is that after the three satellite camps were destroyed between May 17 and 22, leaders of KTC and the destroyed camps brought an urgent application to the Supreme Court for an order compelling police, soldiers and witdoeke to refrain from attacking KTC

A temporary interdict was granted on May 26 by Mr Justice C T Howie, which further ordered the Minister of Law and Order and the Minister of Defence to take all reasonable steps to ensure that KTC was protected from harm

Despite this, KTC was attacked and largely destroyed two weeks later

Thus, it is claimed, not only did police have warning of the impending destruction which they failed to prevent, they also failed to obey a court order

When the KTC suit came before court for the second time last year, as temporary orders must do, the judge, confronted by two conflicting versions of events, ordered a full trial where evidence of witnesses could be heard and tested in cross-examination

Minutes before the trial was due to start on August 8, an affidavit from the Minister of Law and Order was handed in saying he did not wish to contest the matter any further and consenting to pay costs

## Separate summons

Within days, representatives of the destroyed squatter communities, who felt cheated of a chance to state their case in open court, instructed the Legal Resources Centre to launch civil actions for damages against the minister

Today's case is the first of these

It follows an immense battle against time, since a separate summons against the minister had to be issued within six months by each of a possible 60 000 plaintiffs

The Institute of Criminology at the University of Cape Town offered to help and volunteers using mobile legal clinics collected about 3 300 statements, wrote the same number of letters of demand and then summonses before time ran out

It is expected that this test case could last well into next year, with each side calling more than 100 witnesses

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## Cape Flats rents to be based on income

Staff Reporter

A NEW method of determining rents and instalments for Cape Flats residents earning less than R450 a month should mean substantial reductions on new homes, a spokesman for the Cape Town City Council, Mr Ted Doman, said

About 1 200 income survey forms sent out last week will form the basis for determining the reductions, which will be based on the income of the occupier and no longer on the cost of the building

Mr Doman said the scheme would take some time to implement because revised payments would have to be worked out individually

The council had employed outside consultants to assist with computer programming

Mr Doman said the scheme was aimed particularly at those with lower incomes who were moving into newly-built homes

### COSTS DOUBLED

He said "Because rents were always based on the cost of building the house, the resident of a Bonteheuwel house built in 1960 would be paying substantially less than his Mitchell's Plain counterpart whose home was built in 1980, even though their incomes were the same"

For example, a house in Westridge which cost R12 300 in 1976 now cost R29 000 to build — more than twice as much

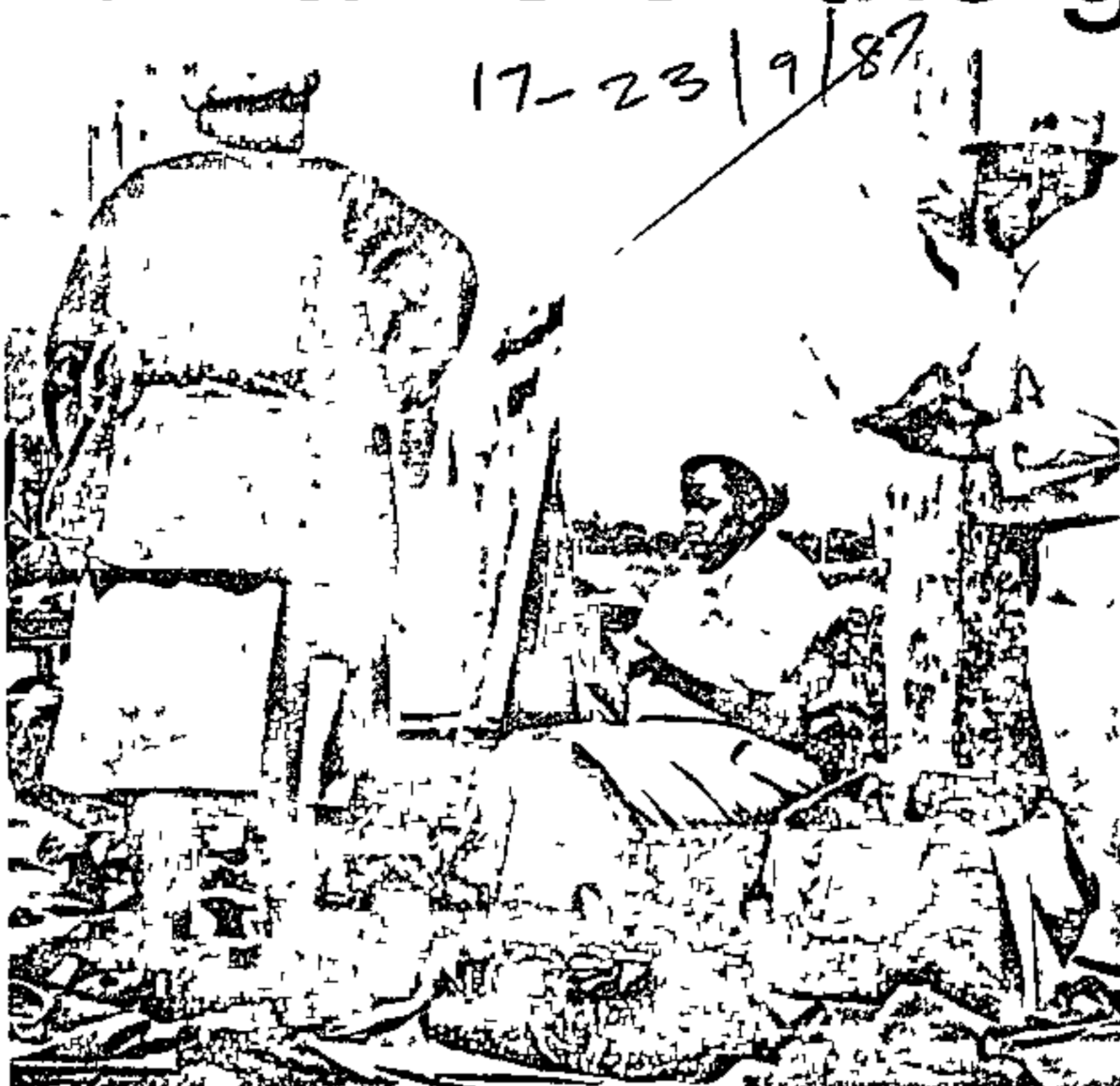
The scheme was being subsidised by the State and was not compulsory, although those who decided to participate would not be able to withdraw

Mr Doman said the rental or instalment paid by householders included interest and redemption and a contribution towards administration, services and insurance

# Survival's the name of the game at the



Gwebityala Junqu sells offal to make a living



Several residents sell second-hand clothing to fellow dwellers



Joshua Ncabisa earns a living as a barber

# 'Sea' of squalor

By VUYO BAVUMA

THE Government is dragging its heels on the fate of Lwandle the 'black spot' in the Strand area.

Will the hostel community there be forced to go? Or will the community survive to see the upgrading of their 'appalling and overcrowded' living conditions?

The complex, about 2km from The Strand, accommodates more than 2 400 dwellers who mostly work at nearby factories. Lwandle, the Xhosa word for sea, was built in 1960.

In August, Mr Chris Heunis, Minister of Constitutional Development and Planning, promised to upgrade the hostels, contradicting the Government's earlier decision to move the community to Khayelitsha.

### Fights for rights

Last week the Western Cape Hostel Dwellers Association, which fights for the rights of migrant labourers, handed in a report on the numbers at the hostels.

Christopher Ngundze, branch secretary of WCHDA, said a big issue was dwellers wanting to live with their families.

"This is also supported by our employers who do not want us moved to Khayelitsha," he said, adding that employers had lent dwellers wheelbarrows and spades to enable them to clean up the complex.

Dwellers interviewed said they wanted the right to live with their families without being harassed.

Women with children spoke of their desperate

search for better accommodation. Most rooms accommodate about 16 workers. The rooms have electricity, but dwellers are not allowed to plug in appliances.

Many complained of the cold — the rooms have no ceilings.

Toilets attached to the hostel blocks are in a filthy state. Most are cesspools. The stench from the soil-buckets inevitably filters through to the hostel rooms. There are no doors in the toilets. Both women and men use the same toilets.

The ablution facilities are inadequate. There is no privacy and bathroom windows are broken. Some hostels are built with corrugated iron.

### No privacy

In one such hostel where it was stifling hot and stuffy, workers ensure privacy with pieces of old clothing suspended from the roof.

Their clothing is piled at the foot of their beds. There are no cupboards. As in other hostels there is no ceiling in the room.

The local WCHDA runs a creche for about 300 children.

The only recreational facility in the hostel complex is a large hall where the dwellers have parties.

Some people at the complex are unemployed, but have their own means of survival.

Gwebityala Junqu, a father of five from Johannesburg, has been selling offal for a living since 1973.

"I was working at a Lemoenkloof factory where I earned R6 a week," he said.

"I left the factory as I could not support my family on those wages. I then started my own business with two other men."

His business seemed to have prospered judging from the number of customers.

Joshua Ncabisa, a father of two from Transkei, makes a living as a barber. Others sell second hand clothing.

### Upgraded

The Minister of Constitutional Development and Planning, Mr Chris Heunis, has announced that the hostel complex in Strand will be upgraded.

Replying to a question in Parliament, Heunis explained that the existing 124 dormitories will be converted into 248 flats. Each will consist of three bedrooms, a shower, a wash basin with hot water and a water closet. Ceilings will also be installed.

The question of turning the accommodation into family houses was being investigated, pending representations from the Lwandle residents, Heunis said.

The municipality of Somerset West was in favour of the provision of family housing, while Gordons Bay and Strand objected to the idea.



A resident finds "privacy" in his corner

PICS RASHID LOMBARD



Dwellers basking in the sun in front of their corrugated iron hostel

# Soldiers selling houses to blacks to beat boycott

POLITICAL STAFF

CAPE TOWN — The SADF is helping to sell houses to blacks as part of the strategy to contain the total onslaught — and help beat the rent boycott.

The entry of troopies into the great housing sale, first launched two years ago, has been confirmed by a spokesman for the SADF.

The use of SADF personnel by other government departments is not new — they help out in black education, in hospitals, game conservation, the police, and even in the offices of the Receiver of Revenue.

The spokesmen said the soldiers would not be receiving any commission over their normal military pay.

He pointed out that Minister of Defence General Magnus Malan had insisted that various areas had to be addressed as a matter of urgency to counter the total onslaught.

Housing, particularly black housing, was one of the areas.

He said the houses being sold were those owned by the National Housing Commission.

Most of the soldiers involved in selling had been transferred because they needed to be in a particular area for "welfare reasons".

Often there were no military duties for them. However, the selling was being done on a voluntary basis and people had been chosen on the basis of education, experience and interest.

The number involved was "very limited".

The sale of homes would also help break the rent boycott, he said.

RECUS 24/9/87 124

ECONOMY

# City property sales up 29 per

By TOM HOOD, Business Editor

THE property market's upturn has brought a 29 percent jump in sales in Cape Town for the 12 months to end-August

A total of 11 340 freehold properties changed hands in the municipal area, a rise of 2 551 on the 8 789 recorded for the previous 12 months

Official figures put the value of city sales at R618-million, up R98-million or 19 percent on the previous 12 months's R520-million

Biggest upturn in sales and prices has been in the residential market, which began to recover last September after two years of static or falling prices

## SHOW HOUSES

Many companies have doubled their turnover since then, says Mr Reg van Selm, chairman of the Cape and Western branch of the Institute of Estate Agents

"Properties sometimes took three months to sell a year ago — this is down to possibly a week or 10 days

"Show houses are beginning to sell on the day of the show again, which certainly didn't happen last year"

The steady reduction in home loan rates gave a boost to house

sales and the current bonds war between the country's two largest banks could only improve the market, he said

"Prices are definitely firming and buyers are making offers close to asking price. In many cases sellers are getting their full asking price

"Stock shortages are becoming a problem in high demand areas such as the southern suburbs and the Atlantic coast. Estate agents are battling to find enough stock"

Mr van Selm, speaking after returning from the institute's national convention at Sun City, said there was no doubt business was improving throughout the country

A consensus showed estate agents expected prices to rise between 15 and 20 percent in the next 12 months but he personally believed the increase could be higher

There was still hesitancy as far as confidence went. Some money was coming out of the stock market and when confidence levels returned a lot more would be transferred. Investors could sell shares quickly and come back easily into the property market

Sales of commercial property were picking up but the industrial

market was still lagging, possibly through the confidence factor

Letting of residential property had improved and the amount of vacant flats had dropped. Rents were beginning to harden

Rentals of business premises were expected to rise "very strongly"

Large investors, however, were still hesitant about investing in new buildings in the central business district because of the city's high rates — "sometimes seven or eight times more than Pretoria", he added

## GROUP AREAS ACT

"That has precluded the heavyweights from investing. The moment we get that sorted out we will see more investors coming into Cape Town"

The sectional title market for flats was almost dead a year ago but many more sales were now taking place

Many property agents were optimistic about options proposed in the President's Council report on the Group Areas Act

If there was any relaxation, the up-market areas would probably be affected and there would be a firming of prices

COMPARISON

Handwritten scribble

Video cassette industry: inquiry

\*26 Mr M J ELLIS asked the Minister of Economic Affairs and Technology

- (1) Whether he or any member of his Department recently received a request from a certain association the name of which has been furnished to the Minister's Department for the purpose of his reply, to conduct an inquiry into the video cassette industry, if so, (a) when, (b) what reasons were given by the association for requesting this inquiry and (c) what is the name of the association.
- (2) whether he has reached a decision regarding this request, if so, (a) what is the decision and (b) what action has been taken to implement it if not (i) why not and (ii) when is it anticipated that a decision will be reached?

The DEPUTY MINISTER OF ECONOMIC AFFAIRS AND TECHNOLOGY (Dr T G Alan)

- (1) Yes
  - (a) During the period July to September 1987
  - (b) It is alleged that the provisions of certain legislation inhibits the activities of the industry
  - (c) South African Video Retailers Association
- (2) No
  - (a) and (b) Fall away

(1) The Association requested the Registrar of Patents, Trade Marks and Models as well as the Competition Board that the Registration of Copyright in Cinematograph Films Act, 1977 (Act 62 of 1977) and Sections 27 (1) (b) to (f) of the Copyright Act, 1978 (Act 98 of 1978), be repealed. It was further suggested that the form of trade agreements should be enacted by statute and that certain

conditions should be provided for. The Registrar of Patents Trade Marks and Models referred the request to the Advisory Committee on Copyright for comment while the Competition Board is also investigating the matter

(ii) As soon as comments have been received from the Advisory Committee on Copyright and the Competition Board has finalised its investigation

Social-security pensions

\*27 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

Whether, with reference to his reply to Question No 17 on 4 August 1987, any social old-age pensions to Black persons are being paid (a) on a monthly basis and (b) by way of transfers into savings accounts at banks and building societies if so (i) how many and (ii) in respect of what categories of persons, in each case, if not, (aa) why not (bb) when will the first such pensions be paid in this manner and (cc) what categories of persons will be the first to benefit, in each case?

The DEPUTY MINISTER OF DEVELOPMENT PLANNING

- (a) No, not at this stage, but it is so intended
- (b) No, not at this stage, but it is so intended

(aa) Although important objectives have been phased in to effect monthly payments, the Provincial Administrations must, however, establish well equipped pay-out structures where cash payments of social pensions can be dealt with effectively. Arrangements for the transfer of pensions into savings bank accounts have not been finalized as certain technicalities viz, the correctness of the bank and build-

ing societies account numbers as well as the minimum balance requirements, in terms of building society policy, have yet to be clarified with the recipients

(bb) As soon as the Provincial Administrations have successfully implemented their pay-out structures and the necessary communication with the applicants in respect of account numbers and minimum balances have been finalized

(cc) Beneficiaries, who already are in possession of bank or building society accounts and who prefer their pension benefits to be paid into these accounts

Lwandle, Strand: family housing

\*28 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) Whether with reference to his reply to Question No 23 on 11 August 1987 renewed consideration has been given to the provision of family housing in Lwandle, Strand, if not why not, if so what further decisions have been made.
- (2) whether his Department has received copies of any independent investigations into Black housing in this area, if so, (a) what investigations, (b) when did his Department receive copies of such investigations, (c) by whom were they conducted, (d) what were their conclusions or recommendations in respect of family housing at Lwandle, (e) what was his Department's response to such conclusions or recommendations and (f) what were his Department's reasons for (i) agreeing or (ii) disagreeing with each of these conclusions or recommendations.

(3) whether there is family accommodation available at present at (a) Khayelitsha and (b) Mfuleni, if so, (i) what type of accommodation, and (ii) how many families can be accommodated, in each case, if not what alternative accommodation is available to families from Lwandle?

The DEPUTY MINISTER OF DEVELOPMENT PLANNING

(1) Yes, pursuant to my discussions with residents of Lwandle on 6 August 1987, additional information has been received and is being considered by the Department of Development Planning

(2) (a), (b) and (c) Yes, a report compiled by the Urban Foundation at the request of the Municipality of Somerset-West has been received on 31 July 1987 and is at present being studied by the Department of Development Planning

(d), (e) and (f) In view of the above-mentioned particulars it is not possible to supply further information at this stage

(3) (a) and (b) The question of providing housing to families from Lwandle at Khayelitsha and Mfuleni is in an advanced stage of planning by the Cape Provincial Administration. The matter is therefore receiving attention

Own Affairs

Questions standing over from Tuesday, 22 September 1987

Graskop: anti-semitism at veld school

\*1 Mr D J DALLING asked the Minister of Education and Culture

- (1) Whether a certain school, particulars of which have been furnished to the Minister's Department for the purpose of his reply, attended a veld school at Graskop in the Transvaal recently, if so, (a) on what dates and (b) what is the name of this school;
- (2) whether any incidents allegedly involving violence and anti-semitism occurred at this veld school, if so, (a) what incidents, (b) what were the circumstances surrounding these incidents and (c) what other schools were involved,



*Cape Times 12/9/87*

# Rent hike protests pre-empt Oct rises

Municipal Reporter *124*

PROTESTS against rent increases in former Cape Divisional Council areas have already taken place, although the increases only come into effect on October 4

Mr C H Mocke, chief executive officer of the Western Cape Regional Services Council, revealed this week that the annual increase, usually implemented from July 1, had been postponed until October 4

He was responding by telex to questions about rent protests by dozens of women at the Belhar housing offices on three successive days last week.

Residents had been notified several days ago of the coming increases, and some days after they were notified, a group of women protested

Tonight a rent protest meeting will be held by the Belhar Flats Committee — an affiliate of the Federation of Civics — in the NG Sendingkerk Hall at the corner of Suikerbossie and Watsonia Avenues, according to an advice office worker

Mr Mocke said in his telex the rent increases in Belhar varied between R6 and R16 a month

Tenants there were placed in three categories 75 tenants had to pay between R6,01 and R8 more a month, 355 others would pay between R8,01 and R13,00 a month more, and 289 tenants would pay between R13,01 and R16 extra a month

Ms Dorothy Kumalo, of the Belhar Advice Office, said tenants generally paid their rents weekly, with most rents between R15 and R30 a week.

# Protests block rent increase

RENT increases in all Divisional Council areas have been withdrawn following the protest action of Belhar residents.

Scores of Belhar women marched to their local rent offices after the increases were announced about two weeks ago. The women also petitioned for increases to be scrapped and held protest meetings.

The increases, which were to have come into effect on October 4, have been suspended, according to Mr David Curry, the Minister of Local Government and Housing.

"We are looking into the matter and tenants will pay their old rents in the meantime," Curry said.

He said the increases had been withdrawn after representations had been made to him.

Mr C H Mocke of the Regional Services Council said the increases were under review.

The increases range from R7 to R25 and affect areas such as Belhar, Atlantis, Oceanview and Lotus River.

*South (124)*

*24-30/9/87*

# Schools bar detainee pupils

SEVERAL pupils have been refused readmission to schools after being detained under the State of Emergency.

SOUTH has a list of 18 pupils who have been barred by principals and the education authorities.

Former detainees in rural areas appear to be most affected, but cases have also been reported in the Cape Town area.

Strict conditions have been laid down for those detainees who have been re-admitted to schools.

These include re-registration and undertakings from parents that their children would not take part in political activities. The former detainees were also barred from belonging to SRCs.

A pupil from the Nonzwakazi township in De Aar, Nombulelo Hletani, said she was detained on June 12 last year and released on June 14 this year.

She went back to school to complete Standard Nine at the Monwabisi High school in the township.

Turn to page 2

*24-30/9/87*

*South*

Cape Times 24/9/87 (124)

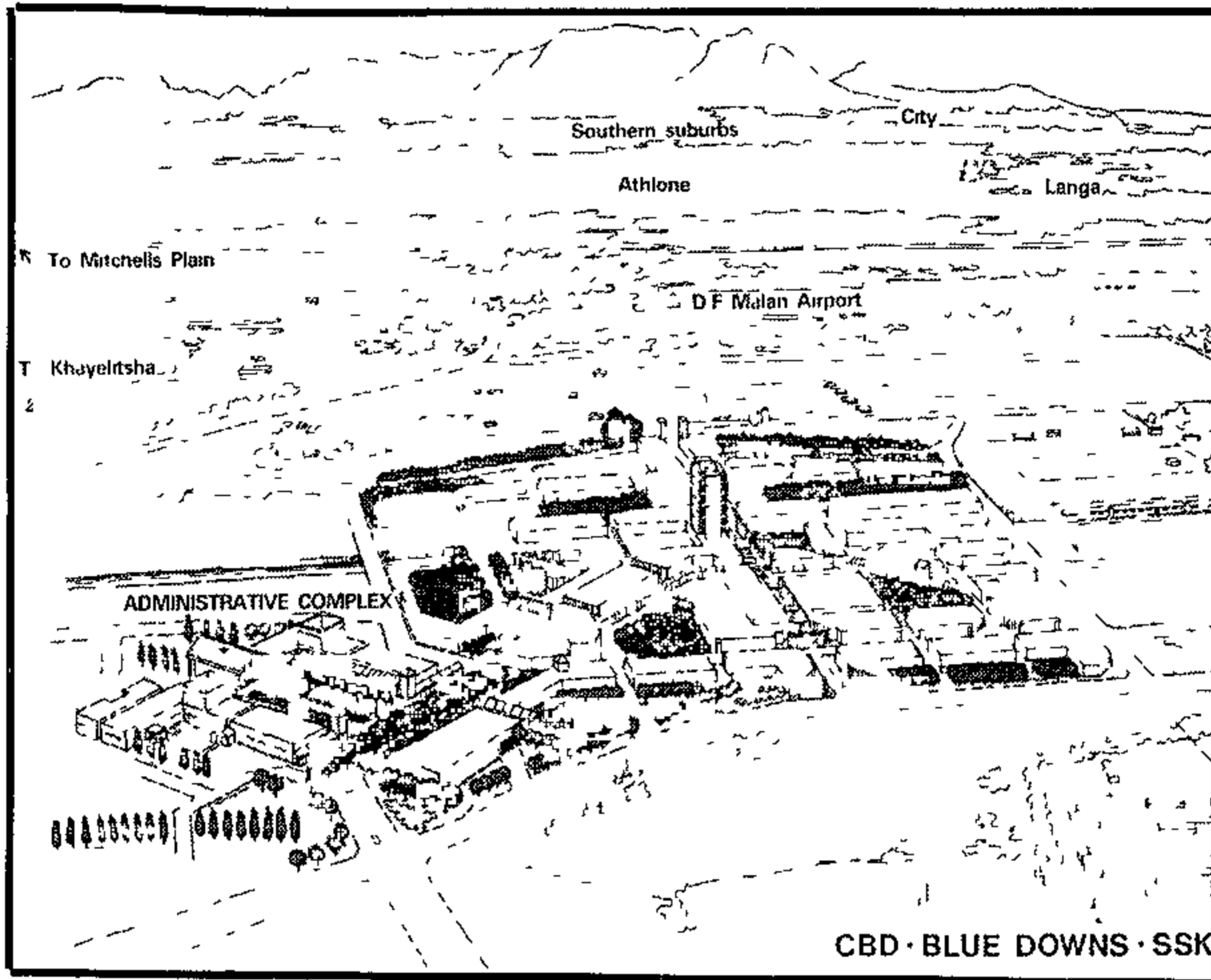
# 'Marked interest' in Blue Downs project

## Municipal Reporter

PRIVATE developers have shown marked interest in the development of a R100-million Blue Downs Town Centre, according to Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives

Mr Curry announced at a press conference yesterday that a development plan for the new business centre to the east of D F Malan Airport had already been drawn up by a team of professional consultants

"It is anticipated that this centre will develop into one of the major business centres in the metropolitan area of Cape Town," he said "It will serve in the vicinity of 250 000 people and it will be like the business centres at Claremont or



Kenilworth"

It would be the first business centre in the Peninsula area developed as an "open trade area" from its very

inception Steps had already been taken to declare it an open trade area, Mr Curry said

Development of the first 4.5ha of the 20ha

complex would begin "as soon as possible", and it was hoped that this phase would be completed by the end of 1988

All potential developers would soon be able to submit proposals for the R10m first phase

Mr Curry's department would provide first-phase infrastructure at a cost of between R4m and R5m, he said

Housing development in the Blue Downs area was under way, and the first houses would be occupied by December 1

One of the six developers building houses there had already sold 190 houses, according to project director Mr Carel Marais

Mr Curry could not say when the railway, which is planned to go right through the business centre, would be completed

"We are pushing to get it done as soon as possible The road traffic systems in that area are already overloaded"

It was possible that the railway would be sunk below the town centre, according to Mr C O du Preez, chief director of the department

# Builder warns of 20% new-home price rise

By TOM HOOD, Business Editor

A LEADING builder has warned that prices of new houses in the Peninsula could rise by 20 percent in the next 12 months.

With Blue Downs and Town II of Khayelitsha coming on stream in 1988, the spare capacity in the Cape home-building industry was likely to be taken up, said Mr John Clark, managing director of Bellandia Homes.

"Already suppliers and sub-contractors are tending to move up their prices," he said.

## Order book

The company, which builds in all areas of the market from Khayelitsha to Constantia, had an order book exceeding 500 homes going well into the first half of 1988, he said.

Turnover for this year would rise by 25 percent to a record R45-million — a high figure for a home-building company.

Profits had more than kept pace with increased sales.

But in contrast to the booming home-buyer's market, the general low-rise contracting market was "exceptionally tight" and some prices being tendered by opposition building companies were "suicidal", he said.

Estate agents say prices of existing houses could rise between 15 and 20 percent next year. They report a shortage of homes for sale in popular areas.

## Lower rates

Sales have risen 29 percent in a year, according to City Council figures, while some property companies report that they have doubled their turnovers.


The housing boom is fuelled by banks and building societies lowering their home-loan rates to well below the country's inflation rate.

Builders have also offered generous financial packages.

Some sell without a deposit and, like banks, allow a repayments-free "honeymoon" period of three months.

The Argus ATKINSON'S TOYOTA


## Stick-a-Pic



HERE is today's piece of the picture puzzle in The Argus/Atkinson's Stick-a-Pic competition — the second-last. It fits in one of the two remaining squares marked with a question mark. You must decide which square. The last clue will be published tomorrow.

The first correct entry to be drawn early in October will win a Toyota Corolla sedan from Atkinson's Toyota more than R18 000. There are also five consolation prizes of R1000 each.

If you have missed any of the series, back copies of The Argus are on sale in the Newspaper House foyer at 122 St George's Street, Cape Town.



# Non-strikers' deaths: NUM rejects allegation

The Argus Correspondent

JOHANNESBURG — The National Union of Mineworkers (NUM) has rejected as "wild and unsubstantiated" an allegation made by Mr Ken Maxwell of JCI that at least 33 men who defied the miners' strike have been murdered.

The list of mines where the alleged deaths were included many mines at which no strike action took place, making the allegations even more questionable, said Mr Marcel Golding, the NUM's assistant general secretary, last night.

dung, the NUM's assistant general secretary, last night

According to Mr Maxwell, chairman of JCI's gold and uranium division, mine owners had information that 20 of those killed died because they had ignored the strike call, and suspected that this was the motive for the others as well.

Mr Golding said the NUM was unaware of the deaths of the 33 miners and would be seeking more details.

FRIDAY, 25 SEPTEMBER 1987

+Indicates translated version

For written reply  
General Affairs

## Housing schemes

355 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) How many housing schemes for Blacks are at present being developed in the Western Cape by the (a) State and (b) private sector,
- (2) (a) when (i) was each of these schemes initiated and (ii) is it anticipated that each of them will be completed and (b) how many housing units are involved in each case,
- (3) whether any housing schemes for lower-income groups are under construction in the Western Cape, if so, (a) (i) how many and (ii) how many housing units are involved in each case and (b) in respect of what date is this information furnished?

## The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(1)	(a)	(i)	(ii)	(b)
(1)	(a)	(i)	(ii)	(b)
	Number of schemes	(a) (i)	(ii)	(b)
1		1985 May 1988		101
2		1986 June 1987	(Already completed)	51
1		1986 November 1987		11
5		1986 December 1987		247
1		1986 June 1988		31
1		1987 May 1988		81
1		1987 December 1988		23

(3) No

HoA

- (a) (i) and (ii) Fall away  
(b) 28 August 1987

## Annual reports

377 Mr K M ANDREW asked the Minister of Finance

- (1) (a) (i) How many annual reports were produced in 1986 by the Office of the Auditor-General and/or statutory bodies falling under this Office and (ii) in respect of what bodies were these reports produced, (b) what was the cost of producing each such report, (c) how many copies of each report were printed and (d) who undertook the printing of each report,
- (2) whether the printing of these reports was put out to tender, if not, why not, if so, (a) what was the (i) lowest and (ii) highest tender submitted, and (b) what was the amount of the successful tender, in each case,
- (3) whether any copies of these reports were sold, if so, (a) how many, (b) to whom, and (c) at what price, in respect of each report,
- (4) in respect of each of the latest specified five years for which information is available, (a) what was the total cost to this Office of these annual reports, (b) how many copies were printed, (c) how many of these reports contained (i) full colour and (ii) black and white pictures, (d) on what quality paper were the annual reports printed and (e) (i) how many of these reports contained a photograph or drawing of the (aa) political head and (bb) top official of this Office and/or the statutory bodies in question and (ii) how many of these pictures were in (aa) colour and (bb) black and white in each case?

## The MINISTER OF FINANCE.

- (1) (a) (i) A total of 47 annual reports were produced by the Office of the Auditor-General during 1986

(ii) Body	(b) Cost R	(c) Copies printed	(d) Printed by
General Affairs including 63 Statutory Bodies	55 074,38	1 000	Government Printer
Administration House of Assembly including 8 Statutory Bodies	12 865,83	775	Cape & Transvaal Printers (Pty) Ltd
Administration House of Representatives	4 042,94	775	Cape & Transvaal Printers (Pty) Ltd
Administration House of Delegates	3 944,91	775	Cape & Transvaal Printers (Pty) Ltd
South African Transport Services	5 728,21	925	Government Printer
Department of Posts and Telecommunications	2 754,72	900	Government Printer
Land and Agricultural Bank of South Africa	638,70	700	Government Printer
Potato Board	751,48	700	Government Printer
Dry Bean Board	603,77	700	Government Printer
Dried Fruit Board	1 182,08	700	Government Printer
Egg Board	573,67	700	Government Printer
Cotton Board	552,98	700	Government Printer
Wheat Board	572,38	700	Government Printer
Lucerne Seed Board	612,47	690	Government Printer
Maize Board	766,16	685	Government Printer
Oilseeds Board	793,62	690	Government Printer
Banana Board	582,16	690	Government Printer
Canning Fruit Board	614,64	690	Government Printer
Rooibos Tea Control Board	628,43	750	Government Printer
Deciduous Fruit Board and the SA Plant Improvement Organisation	916,56	700	Government Printer
Chicory Board	729,28	700	Government Printer
Citrus Board	582,49	700	Government Printer
Dairy Board	743,20	700	Government Printer
SA Karakul Board	644,29	700	Government Printer
Wool Board	606,40	700	Government Printer
Mohar Board	589,20	700	Government Printer
Tobacco Board	658,69	700	Government Printer
Meat Board	923,18	700	Government Printer
Highveld Area Development Board	1 121,36	690	Government Printer
Natalia Area Development Board	772,89	685	Government Printer
Northern Cape Area Development Board	637,98	680	Government Printer
Northern Transvaal Area Development Board	552,60	700	Government Printer
Eastern Cape Area Development Board	651,88	700	Government Printer
East Rand Area Development Board	775,26	695	Government Printer
Eastern Transvaal Area Development Board	615,07	690	Government Printer

HoA

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# Mosgas people face housing shortage in PE

Weekend Post Reporters

CONTRACTORS of the Mosgas project have come up against a shortage of accommodation for their staff in Port Elizabeth

Four of the potential contractors have started scouting around for rented accommodation in the city for their staff, who are expected to move here between January and March, 1987

No indication has been given of how many houses, flats and townhouses are needed, but they have already come up against the shortage

Property administrators in the city confirmed there was a dire shortage of accommodation and the city's Development Officer, Mr André Crouse, has appealed to property owners in the city to make accommodation available

"What they're looking for is houses, flats or townhouses with two or three bedrooms. They are particularly looking for furnished accommodation, but it seems there is very little available"

He said the initial period of rental would be for one year, with leases renewable on a monthly basis after that

A number of contracts on the Mosgas projects are expected to be awarded by December 15

In interviews, spokesman for letting agents confirmed the shortage

Mrs Fae Brewin, leasing manager for one of the big agencies, said the shortage was due to more people selling their properties

There was an upswing in the property market

The position was particularly bad in places like Mill Park and the beachfront, area where most of the best facilities were

"The shortage of rented flats and houses started during the past four to six months and is steadily getting worse," she said

A spokesman for a firm of property administrators also agreed that rented accommodation — flats and houses — was at a premium, although he could not pinpoint the reason

Mr B Trehaven, general manager, property, of a bank that administers a large number of properties, confirmed that there was a shortage of rented accommodation in this city

"There are very few houses available for renting because of an improvement in the property market," he said.

vious financial year It is identified as Operating Costs and is an inclusive amount

The following figures can however be furnished in respect of amounts which local authorities requested in their 1986/87 draft estimates and those amounts which the Administration was able to allocate to them from the funds which could be utilised for ambulance services

Financial year 1986/87

- (a) (i) R174 750
- (ii) R377 140
- (iii) R150 160
- (b) (i) R142 260
- (ii) R405 630
- (iii) R150 160

Annual reports

379 Mr K M ANDREW asked the Minister of Water Affairs

- (1) (a) (i) How many annual reports were produced in 1986 by his Department and/or statutory bodies falling under his Department and (ii) in respect of what bodies were these re-

The MINISTER OF WATER AFFAIRS

- (1) (a) (i) Two

(ii) The Department of Water Affairs and the Water Research Commission

Department of Water Affairs

- (b) R38 439,69

- (c) 1 200

- (d) Cape and Transvaal Printers (Pty) Ltd

- (2) No, the printing of the annual report is arranged by the Government Printer per contract

- (a) (i) (ii) and (b) Fall away

Water Research Commission

R25 600,00

2 300

Heer Printers (Pretoria)

No, not for 1986 In 1985 Heer Printers (Pretoria) quoted the lowest price

Department of Water Affairs

- (3) No

- (a), (b) and (c) Fall away

- (4) (a) The Department of Water Affairs was reinstated as from 1 September 1984 and was prior to that date part of the Department of Environment Affairs As the reply to Question 378 contains the aforementioned Department's particulars, particulars in respect of only the following years are provided

1984-85 — R38 439,69  
1985-86 — Approximately R52 000,00, invoice not yet available

- (b) 1984-85 — 1 000  
1985-86 — 1 000

- (c) (i) Two  
(ii) Two

- (d) White dukuza matt

- (e) (i) (aa) None

- (bb) Two
- (ii) (aa) None
- (bb) Two

Water Research Commission

No cost as far as the Department of Water Affairs is concerned, as all expenses are financed by the Water Research Commission

- 1982 — 2 100
- 1983 — 2 100
- 1984 — 2 200
- 1985 — 2 300
- 1986 — 2 300

Five (only the cover page)

Five

1982-1985 Dukuza gloss  
1986 — Shaka matt

Two A photo of the Minister together with other persons at a presentation ceremony appeared in the 1982 and 1983 reports

- One
- None
- Three

Langa/Nyanga/Guguletu: hostels/family units

460 Mr P G SOAL asked the Minister of Constitutional Development and Planning

- (1) Whether, with reference to his reply to Question No 29 on 6 May 1986, any single-quarter hostels in Langa, Nyanga and Guguletu have been converted into family units, if not, why not, if so, (a) how many (i) single-quarter units have been converted

- (2) and (ii) family units have been created and (b) where are they situated,
- (3) whether any single-quarter hostels are still being used, if so, (a) how many and (b) where are they situated,
- (4) whether these hostels are to be converted into family units, if so, when, if not, why not,
- (5) whether the policy of his Department

Howard

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regarding the construction and utilisation of single-quarter hostel accommodation has changed since his reply to the above-mentioned question, if so, (a) when, (b) why and (c) what is his present policy regarding the provision of family accommodation.

(5) in respect of what date is the above information furnished?

**The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (1) No Funds not available
- (a) (i), (ii) and (b) Fall away
- (2) Yes
  - (a) 650 hostel units
  - (b) Langa—111 hostel units  
Nyanga—326 hostel units  
Guguletu—213 hostel units
- (3) Yes As soon as funds can be made available
- (4) No But the Government is prepared to consider well motivated applications on merit
  - (a), (b) and (c) Fall away
- (5) As at 9 September 1987

**Trespass**

461 Mr K M ANDREW asked the Minister of Law and Order

How many (a) Whites, (b) Coloureds, (c) Indians and (d) Blacks were arrested for trespass during the period (i) 1 July 1984 to 30 June 1985, (ii) 1 July 1985 to 30 June 1986 and (iii) 1 July 1986 to 30 June 1987 in (aa) each of the main urban centres and (bb) the Republic?

**The MINISTER OF LAW AND ORDER**

(a) to (d) Because the work involved in compiling these statistics would be so voluminous and time-consuming, it is not practically feasible to furnish this information

HQA

**Aged Whites murdered**

469 Mr J J S PRINSLOO asked the Minister of Law and Order +

How many Whites over the age of 60 years were murdered in White residential areas in each province during (a) 1985, (b) 1986 and (c) the period 1 January to 31 August 1987?

**The MINISTER OF LAW AND ORDER**

	(a)	(b)	(c)
Cape Province	30	35	26
Natal	6	10	7
Orange-Free State	5	7	0
Transvaal	45	47	31

**TUESDAY, 29 SEPTEMBER 1987**

+Indicates translated version  
For written reply  
General Affairs

**Annual reports**

373 Mr K M ANDREW asked the Minister of Economic Affairs and Technology

- (1) (a) (i) How many annual reports were produced in 1986 by the Department of Trade and Industry and/or statutory bodies falling under this Department and (ii) in respect of what bodies were these reports produced (b) what was the cost of producing each such report, (c) how many copies of each report were printed and (d) who undertook the printing of each report,
- (2) whether the printing of these reports was put out to tender, if not, why not, if so, (a) what was the (i) lowest and (ii) highest tender submitted, and (b) what was the amount of the successful tender, in each case,
- (3) whether any copies of these reports were sold, if so, (a) how many, (b) to whom, and (c) at what price, in respect of each report,

*(Handwritten signature)*

HQA

whom, and (c) at what price, in respect of each report,

**The MINISTER OF ECONOMIC AFFAIRS AND TECHNOLOGY**

- (4) in respect of each of the latest specified five years for which information is available, (a) what was the total cost to this Department of these annual reports, (b) how many copies were printed, (c) how many of these reports contained (i) full colour and (ii) black and white pictures, (d) on what quality paper were the annual reports printed and (e) (i) how many of these reports contained a photograph or drawing of the (aa) political head and (bb) top official of this Department and/or the statutory bodies in question and (ii) how many of these pictures were in (aa) colour and (bb) black and white in each case?

- (b) Department of Trade and Industry  
Registrar of Companies  
Board of Trade and Industry  
Competition Board  
Estate Agents Board  
SABS  
CSIR  
Travel Agents Board

(c) Department of Trade and Industry

	(1)	(a)	(i)	(ii)	(b)	(c)	(d)
Department of Trade and Industry	1 500	Aurora, Pretoria for Government Printer					
Registrar of Companies	20	Produced internally					
Board of Trade and Industry	1 200	Government Printer					
Competition Board	1 500	Government Printer					
Estate Agents Board	25	Produced internally					
SABS	4 500	Heer Printers					
CSIR	5 750	Produced internally					
Travel Agents Board	50	Pro-Print					

- (2) Department of Trade and Industry

Registrar of Companies  
Board of Trade and Industry  
Competition Board  
Estate Agents Board  
SABS  
CSIR  
Travel Agents Board

	(a) (i)	(a) (ii)	(b)
Registrar of Companies	No Produced internally		
Board of Trade and Industry	No Produced internally		
Competition Board	No Printed by Government Printer		
Estate Agents Board	No Produced internally		
SABS	Yes		
CSIR	No Produced internally		
Travel Agents Board	Yes		
SABS	R11 857	R16 240	R11 857
Travel Agents Board	R 1 568 <sup>1)</sup>	R11 000 <sup>2)</sup>	R 1 568

- 1) For 50 copies
- 2) For 600 copies

*(Handwritten signature)*

HQA



Parliament and Politics

# Conversion of 'single' hostels is 'still policy'

By BARRY STREEK  
Political Staff

THE government's policy of phasing out single-sex hostels and turning them into family housing units had not changed, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday

He also said that none of the single-quarter hostels in Langa, Nyanga and Guguletu in Cape Town had been converted into family units since last year because funds were "not available"

Mr Heunis, who was replying to a question tabled in Parliament by Mr Peter Soal (PFP, Johannesburg North), was asked whether the policy of his department regarding the construction and utilization of single-quarter hostel accommodation had changed since May 6 last year

He replied "No — but the government is prepared to consider well-motivated applications on merit"

On May 6 last year, Mr Heunis said

his department did "not consider conditions in the single-quarter accommodation to be satisfactory

"As a result of the impending repeal of the influx control system it is envisaged that all single quarters in the townships will eventually be altered into family units and that employers who insist on housing employees in single quarters will be requested to erect hostels themselves"

However, the Cape Provincial Administration recently announced that the single-sex hostels at Lwandle, near Somerset West and Strand, would be upgraded at a cost of R3,78 million and that families at Lwandle would be rehoused at Khayelitsha and Mfuleni

Mr Heunis yesterday said the hostels at Langa, Guguletu and Nyanga would be converted into family units "as soon as funds can be made available"

At present 650 single-quarter hostel units were being used in these townships, Mr Heunis said

THE GOVERNMENT'S POLICY OF PHASING OUT SINGLE-SEX HOSTELS AND TURNING THEM INTO FAMILY HOUSING UNITS HAD NOT CHANGED, THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING, MR CHRIS HEUNIS, SAID YESTERDAY

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## Open day for pupils

MANY pupils in Mitchells Plam go to school without lunch because their parents are unemployed or cannot afford to buy food.

Now, the Mitchells Plam Students Congress (Mipsco) have decided to start a school feeding scheme in an attempt to alleviate this problem. They want to provide the affected pupils with soup at school.

Mipsco will start their fundraising towards this project with an Open Day at the Mondale Senior Secondary School on Saturday.

The day will start off at 8am with a fun run from Mondale to Bluewaters and back.

Activities will continue throughout the day. Schools affiliated to Mipsco and community organisations will be having stalls where food, clothes, books "and everything else" will be sold.

Other attractions include a Battle of the DJ's competition, to see who has the best sound and rap in the Plam, and sporting activities which should go on through the day.

The pupils also hope to make a donation towards the dismissed Spekenam workers.

People who want to have a stall or take part in the fun run can contact Walleen Mostert at 371200.

1-11/10/87  
Soup (124)

# Rents: Red tape delays suspended increases <sup>124</sup>

MANY Divisional Council tenants this week paid new rents in spite of increases having been withdrawn — apparently because of a bureaucratic delay

A spokesperson at the Lotus River rent office, Mr Brian Ford, said they had not been officially informed that increases had been withdrawn

"People will be credited once we are told"

They were obliged to take the new rentals from people until the Department of Local Government and Housing had informed them, he said.

But one Lotus River resident has refused to pay

Mr J W Botha, of

Peach Court, said he read in SOUTH that the increases were withdrawn and then phoned the local rent office who said they had not been informed.

Meanwhile, a spokesperson for the Belhar advice office said the protests which led to the rent increases being suspended, would continue

The office refused to return the blue forms with their new incomes and called for a meeting with the Regional Services Council (RSC)

RSC officials declined to attend a meeting with residents and told them to send a delegation of five people. The residents refused to do so.

N

# Mitchells Plain not a model township

1-7/1987  
Scrap  
124

POVERTY, overcrowding, the high cost of transport, poorly-built houses and the absence of a general hospital are the major complaints of Mitchells Plain residents

Mr Willie Simmers, chairperson of the

Rocklands Ratepayers' Association (RRA), said residents were angered by the glorification of Mitchells Plain for propoganga purposes

"This is not a happy, well-ordered model township Most people are here because they were forced here "

"The transport system is a mess, and getting worse The train service is hopelessly overcrowded already, and more people are still moving into the area Train fares have risen twice this year and busfares have also gone up People can't afford these prices We didn't ask to be dumped so far away from our places of work," Simmers said

### Death traps

"Roads are very wide, very long and very straight, and have become death traps, especially for our children At present we are negotiating with the City Council for more robots to be installed "

Most people did not want to buy their houses, but merely wanted to rent it

Overcrowding, with as many as 12 people in one house, is seen as a major cause of the area's high crime rate Incidences of murder, rape, incest, wife-beating and child abuse are distressingly high

"The presence of Nicro and other social workers indicates that something is very wrong here

"There aren't enough creches in the area, and with both parents having to work, there are several cases of children being locked inside their houses during the day," according to Simmers



Basil Coetsee

*American Swiss*  
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**MAKE THIS SPECIAL OCCASION AN UNFORGETTABLE ONE BY TAKING ADVANTAGE OF OUR AMAZING SPECIAL OFFERS WHICH LAST UNTIL OCTOBER 31.**



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*American Swiss*  
JEWELLERS. TRUSTED SINCE 1896

# Bigger than Bloem

124

South 2-7/10/87

ELEVEN years ago this month the first houses were built in Mitchells Plain. Today, houses cover more than 3 100 hectares of land — an area larger than Bloemfontein.

This city-within-a-city was first conceived in 1965, in response to the demand for "coloured" housing. The Group Areas Act, rather than economic realities, dictated the location of the township.

The City Council, in collaboration with the Department of Community Development, acquired the land in 1965 from a syndicate of farmers, one of whom was a Mr Mitchell. It was his farm, "Mitchell se Vlakte", that gave the township its name.

Five years later at the Old Schweppes Building in Observatory, people were invited to inspect a full-sized mock-up of a typical Mitchells Plain house.

The first state-subsidised suburb, Westridge, was completed in April 1976.

Residents were offered the option of buying immediately, or renting for a year before deciding to buy. At present, 10 000 families are renting their houses.

In the next few years the suburbs of Portlands, Rocklands, Lentegour, Beacon Valley, Tafelsig, Eastridge and Strandfontein were built. Development is still continuing, but has now been taken over by the private sector.

## Home to 400 000

TODAY Mitchells Plain consists of approximately 40 000 housing units with an official population of 250 000.

This figure, based on an average of six people living in a house, is considered unrealistic even by the City Council itself.

"Many units house more than one family and a more realistic figure is about 400 000," a spokesperson said.

There are 44 primary schools and thirteen senior secondary schools in the area, and three suburban centres — Westridge, Rocklands and Lentegour.

Each centre consists of a civic hall, a library, a polyclinic and a housing office. The Town Centre consists of several supermarkets, a Magistrate's Court, a police station, a polyclinic and a day hospital which handles between 500 and 700 patients a day.

A private hospital opened in the Town Centre on July 1. A State-run mental hospital is located in Lentegour.

Mitchells Plain has three railway stations: Kapteinsklip, Mitchells Plain, the main CBD stop, and Lentegour.

There are 31 churches built on church-acquired property, but according to the Ministers' Fraternal, there are almost a thousand different denominations — break-aways from the established churches — who worship in school rooms, houses and tents.

fontein

City bids to avert housing, population crisis

w/c ARGUS 3/10/87- (2/2) (124)

# UCT man may take hot seat

by IRVING STEYN  
Weekend Argus News Editor  
A UNIVERSITY of Cape Town consultant sociologist has been offered the hot seat in a plan aimed at steering the city away from a predicted crisis which includes galloping population growth, poverty and unemployment.

Mr Ray Hartman, who describes himself as a "radical sociologist", was chosen by the City Council this week as the spearhead of a bold plan to meet the mounting problems facing the city by the turn of the century.

He was chosen because the council felt it had to go to someone who had no clearly-vested city interests and would be acceptable by as broad a cross-section of the community as possible.

## Formidable

Mr Hartman has not decided whether to accept the challenge, but if he does, he will face formidable problems as the man who will be largely responsible for what Cape Town may become in the 15 years' time.

He is adamant the task must be tackled at grassroots level if it is to succeed.

What he faces — and the individuals and bodies who will react to his report — is the prospect of a Cape Town double its present population, younger and relatively unskilled, rising unemployment and falling living standards.

wide-ranging discussions with Cape Town's residents

Because the matter is seen as urgent, a time limit of three months is foreseen, although this can be extended if the job cannot be done thoroughly in that time.

The purpose is to get as complete a picture as to what people want of the city in the next 25 years.

His synopsis will be put to a seminar of leading Capetonians, who will break up into smaller interest groups to discuss ways in which the various issues can be taken further and be built into a strategic programme to guide Cape Town into the next century.

In the next 13 years Cape Town will need 220 000 more homes — roughly the number it has now — and 35 000 extra jobs a year will have to be created.

Because the City Council is relying heavily on the participation of the city's residents for the success of their corporate plan, a major stumbling block will be to eliminate a tradition of suspicion and cynicism among the majority of coloured and black people.

## Suspicion

Mr Clive Keegan, chairman of the council's town planning committee, said Mr Hartman's principal problem was "to try to break through that veil of suspicion".

"The whole question of public participation in the planning process is a relatively new one throughout the world. In Cape Town it is a problem, but without public participation, the plan is simply not going to work."

Mr Keegan said the council had experienced the problem when Dr Van Zyl Slabbert was retained two years ago to explore a way towards a local political option, and the establishment of a blueprint for non-racial democratic local government in the Western Cape.

That had to be abandoned because of the declaration of the state of emergency and the detention of community leaders.

Mr Hartman's task will be to compile a synopsis report on

CAM. Trip 3/10/27

# Growth seen in black housing

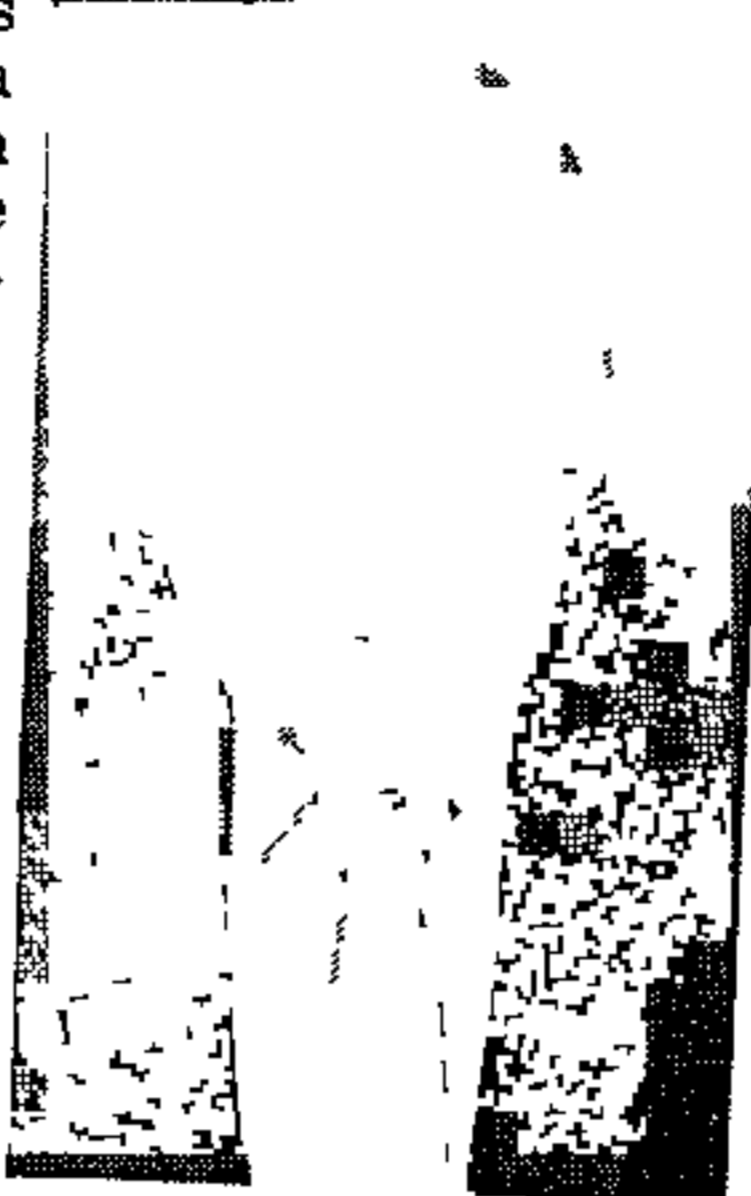
121 22

Financial Staff

KHAYELITSHA is seen as a major growth area by Disa Development Corporation CE Theo Stergianos, whose company is headed for a listing on the main board of the JSE by way of a public offer of 2,4m shares and a private placing of 3,6m

It is already involved in middle income black housing projects at Mbekweni and Guguletu and is negotiating for some vacant land at Langa

It recently entered into an agreement with three other firms to develop 360 plots in the Port Elizabeth township of Motherwell



Theo Stergianos

Stergianos says that so far all the black buyers in the Disa housing projects have been government-subsidized

The houses in his projects have been two, three or four bedroomed but all have been constructed so that they can be expanded later

The Disa share offer, at 85c a share, closes on Thursday. Stergianos says the private placing has already been several times oversubscribed and the public response has been gratifying

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cap 3/10/87  
124

# Mfuleni housing freeze ends

Staff Reporter

THE government has lifted a freeze on further development at Mfuleni township near Stellenbosch, Mr. Koos Theron, member of the Provincial Administration's executive committee, announced yesterday.

"Since the government decided in March 1983 to freeze further development at Mfuleni, no development in that area took place," he said.

Yet "with due regard to the need for blacks in the Cape metropole", further development had now been approved.

The Cape needed an area where "blacks in the higher income bracket" could settle, and the cabinet had approved that Mfuleni could be used for this.

He did not say how much land would be made available, or how many houses it would accommodate.

Participation of the private sector was "of the utmost importance". It was part of the government's urbanization strategy.



# Selling a place in the sun

By Peter Schafer

SOUTH AFRICA'S only uninhabited residential island — Woodbridge Island off Milnerton, outside Cape Town — went on sale this weekend with 340 sectional title townhouses, part of a unique R50-million development by Murray and Roberts and Rabie Property Developers.

Pre-launch sales are already approaching R1-million, with some 100 units sold, and MD John Rabie expects the first occupants to move into their new homes by March.

The townhouses, designed for water and seaside living, are priced between R85 000 and R159 000 for a three-bedroom duplex on the seafront.

The houses feature asbestos slate roofs in various shades, pastel exterior walls and a variety of roof pitches which create a distinctive island landscape different to any other Cape Town suburb.

Some R10-million has been spent on landscaping the island, which includes hundreds of shade trees, giant palm trees and indigenous flowering bushes. Jetties have been built for small craft and the lagoon has been dredged to allow for sailing and windsurfing.

## Views

Mr Rabie says the designs have been chosen to maximise the island's environment. "Individual buyers can decide whether to position their living rooms upstairs or downstairs to take best advantage of the amazing views of Table Mountain and Table Bay. And most houses have two patios for year-round outdoor living."

A new bridge links the island with the mainland, which will put residents within a few minutes of shops, supermarkets, schools and highways. The island will be protected by 24-hour security with manned gates at the main entrance.

The old Herbert Baker manor house on the island, formerly the seaside home of the Graaff family, has been bought as a corporate residence by Malbak Ltd.

120

ST

Cape

CAPC Terms 7/10/87  
House rent: R1,88 (3000) (12x) a month

**Municipal Reporter**

SQUATTERS who are to be rehoused in Lavender Hill East will have to pay as little as R1,88 a month for their housing.

But, according to a report that the City Council's housing committee adopted yesterday, they will have to build the houses themselves.

The report says the squatters will be provided with eight prefabricated wood-and-iron panels and instructions on how to assemble them to form a 3m-by-3m basic structure.

Each plot will also be provided with a tap and a flush-toilet inside a wood-and-iron structure.

Deputy City Planner Mr Neville Riley suggested in his report that provision should be made for about 300 such sites for squatters who would otherwise "do nothing about building a permanent home".

The cost of providing a toilet and tap was R1 000 a family, and the prefabricated panels cost a further R1 000. With the cost of the serviced land, the total loan for a family could be kept below R5 000.

In terms of the government's new rental formula, those earning between R100 and R150 a month would have to pay only R1,88 a month on a loan of this size, Mr Riley said.

# Council holds on to coloured housing

CME Times  
7/10/87  
By PETER DENNEHY  
Municipal Reporter

AN ATTEMPT to get Cape Town City Council to abandon its responsibility for coloured and Indian housing to "own affairs" government departments has been staved off — for the moment

In January this year the council's executive committee asked for a report from its senior officials on the implications of transferring the housing function, which is costing more and more, to the administrations of the Houses of Representatives and Delegates

By May, the city's powerful and influential corporate management team (which includes the heads of all six council departments) was of the view that "council could not continue to remain responsible for the administration of housing and the financial responsibility which goes with it".

According to a report before the Housing Committee yesterday, "it was anticipated that the present political circumstances would lead to an increase in the problems of housing administration and that this would become an area of greater politicization, criticism and anti-authority activity"

Housing account deficits had grown steadily from R198 000 in 1981 to R2,9-million in 1986/7, the report said. Arrear rentals had also cost the council an estimated R159 500 last year.

These losses were "partly the result of the council's own policies", in that rents were kept down below their "objective level", and houses were given better finishes "than those permitted by the government"

In August the housing committee itself voted 4-3 that the government be told to take over responsibility for housing, and recommended that the council should plan and construct new housing schemes purely on an agency basis

By AVESHA ALLIE

THE housewives of Chestnut Place, Belhar have muscle

They discovered this recently when they protested a rent increase by marching on the local rent office

Their actions led to the increase, due to have come into effect on October 4, being suspended, according to Mr David Curry, Minister of Local Government and Housing in the House of Representatives

"We are looking into the matter and tenants will pay their old rents in the meantime," Curry said

On September 9, residents received letters from the Regional Services Council, (RSC) informing them of a 12 percent increase from October 4

Thirty residents met that same evening at a house where it was decided to march on the local rent office. The women also formed a "Flats" committee, according to advice office worker Andre Jetha

**March**

They decided to march without the men or youth mainly because of concern over possible police action. The first march to the housing office, under the slogan "First Food Then Rent", did not draw an official response as the housing manager was absent

Undaunted, the women returned later the same day and demanded reasons for the increases

The housing manager told them he could do nothing about the increases, but that the housewives' "message" would be passed on to the RSC

The following day another group of women marched to the housing office "just to remind" the authorities about their complaints

"The residents' spirits were quite high by now as more and more women joined the protest," Jetha said

"They learnt that marching to the housing offices in a group definitely put pressure on authorities. Posters were put up at every block of flats to inform people about the marches and house meetings," he said

Jetha said the house meetings played an important role as working residents also wanted to be kept informed

# Belhar women flex their muscle

124

Last week, after holding a house meeting where it was decided to call for the scrapping, and not merely the suspension of rent increases, about 70 residents marched to the housing office where they held a "sit in"

Their demands included the transfer of the housing manager, that the present rent structure be changed and that the RSC meet with residents.

**RSC response**

They took with them incomplete "blue forms" on which they were required by the authorities to give details of their present income

The RSC responded by asking five people representing the "Flats

Committee" to meet with it.

Residents, however, rejected this and insisted the RSC speak to all the people and explain the reasons for the increase

They claimed the RSC wanted residents "to forget about the increases" and the increases would be quietly introduced in two or three months time

They said the fight against high rents would continue

"We did not ask for the increases to be suspended, we want them scrapped," said Mrs Kyna Figaro

Many of the women said they often "felt too scared" to go to the housing office to talk about their problems. They preferred presenting their

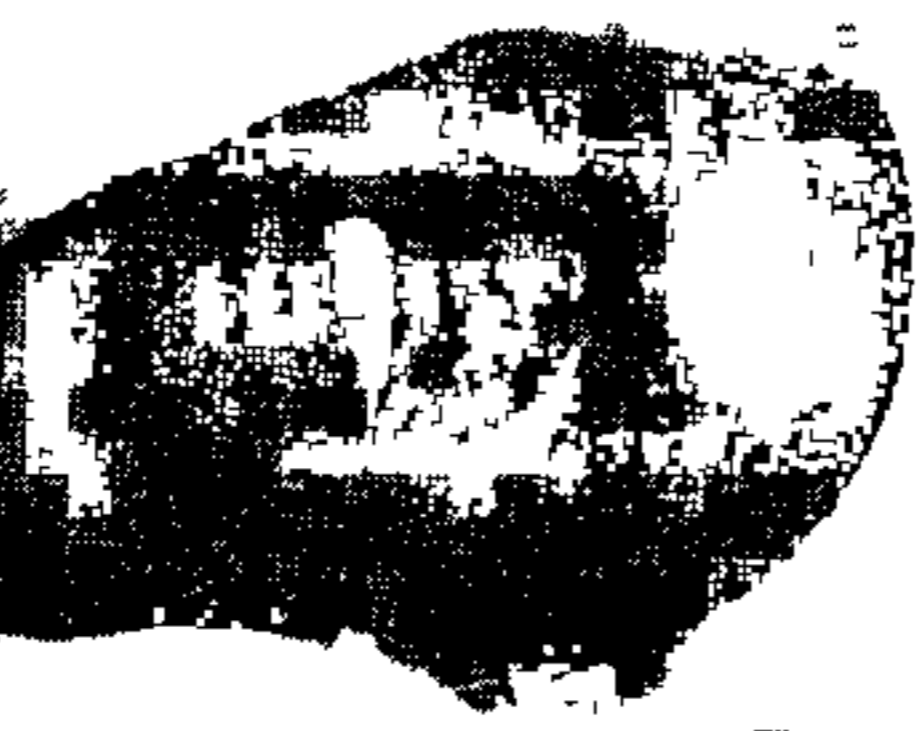
demands together with other residents to avoid intimidation

"People feel they have, in the Flats committee, something going in the community and there's no way they'll allow it to disintegrate," said Mrs Susan Gopie

"Even after the rents campaign, we will to take up other issues in the community," Gopie explained

The petition, calling for the scrapping of the increases and the lowering of the existing rent structure, also involved other residents in the area who were forming similar "Flats" committees

The secretary of the RSC, Mr C H Moeke, said in a previous statement that the increases were under review



Mrs Susan Gopie



Mrs Kyna Figaro

*Cape Times. 8/10/87*

# Cheap housing is not that cheap

*124*  
Municipal Reporter

PART of a report dealing with proposed ultra-cheap housing in Lavender Hill East for squatters was not accepted at the Housing Committee meeting this week, committee chairman Mrs Eulalie Stott said yesterday.

Instead, that section of the report was referred back for further comment by city council officials, while other parts of the report were accepted.

Mrs Stott was commenting on an article in yesterday's Cape Times quoting a report which said some low earners in the Lavender Hill scheme would have to pay only R1,88 a month each, in terms of the government's new formula, on housing loans of under R5 000.

She said that even if interest and redemption charges were R1,88 a month, rent could not be that low. The costs of removal and treatment of sewage, removal of refuse and administration charges have to be added in to the rental.

An official indicated yesterday that this would bring the total rental to over R20 a month.

Asked why the section of the Lavender Hill report dealing with housing for squatters had not been passed, Mrs Stott said some councillors had reservations about using the land for squatters when so many others were also in desperate need of accommodation.

Another reason was that councillors believed it was unwise to place the poorest housing so close to the Rondevlei Bird Sanctuary.

# City Council to retain housing function despite losses

ARGUS  
8/10/87  
124

By JOHN YELD, Municipal Reporter

THE Cape Town City Council appears set to retain its housing function, despite substantial annual losses on the housing account which will cost ratepayers an estimated R3-million this year

This follows an intense, behind-closed-doors debate which has lasted most of the year

Certain councillors and officials have argued that the city can no longer afford to provide and administer housing, and that this should be the State's responsibility

The housing committee — by a narrow 4-3 majority — initially agreed, and recommended that the government's "own affairs" departments be asked to assume full responsibility for housing administration, with the council involved only in the planning and construction of housing schemes on an agency basis

But this week it changed its mind — again by 4-3 — and voted to support a recommendation by the executive committee that the present policy be continued

The debate started in earnest in January when the council adopted a motion asking the housing committee to consider the issue "in the light of the recent developments brought about by the implementation of the tricameral constitution and the increased participation in council's housing activities by the Department of Local Government, Housing and Agriculture (House of Representatives)"

Staff reported to the executive committee that the rate fund would have to subsidise the housing account by an estimated R2,98-million this year — up from R198 919 in 1981

This excluded provision for potential losses on foreign loans raised for the Blue Downs project when the city was still involved in that project

## Losses

Losses were partly the result of the council's own "voluntarily-assumed" policies which departed from government norms, the report said

These included keeping rent increases below objective levels, employing 50 staff at a cost of R1-million to maintain a comprehensive waiting list, subsidising the cost of housing maintenance, and funding higher standard finishes in houses than permitted by government

Legally, there were four options open to the council, the report said

- Continuing with the present housing policy,
- Negotiating with the "own affairs" ministries to take over the provision and administration of housing completely,

- Negotiating with these ministries to assume full responsibility for existing and future housing, but with the council acting as agent for the planning, construction and administration of housing schemes; or

- "Own affairs" ministries accepting full responsibility with the council acting as agent only for the planning and construction of future housing schemes

In May the city's corporate management team — headed by town clerk Dr Stan Evans and including the six heads of department — resolved that the council could not continue to be responsible for the administration of housing and the accompanying financial responsibility

"It was anticipated that the present political circumstances would lead to an increase in the problems of housing administration and that this would become an area of greater politicisation, criticism and anti-authority activity," the report said

The team believed "this burden should rest where it belongs — namely, with those who make the policy in housing administration"

However, as the council would be responsible for services, it had to ensure these were adequately planned and constructed

"Accordingly, it was essential that the council continue to plan and to oversee the construction of housing schemes"

## Option four

The corporate management team therefore supported option four, and in July recommended to both the housing and executive committees that the council negotiate with the various "own affairs" ministries to assume "full and complete" responsibility for housing administration, but that the council continue to be fully involved in the planning and construction of housing schemes on an agency basis

In August the housing committee supported this recommendation 4-3

In September the executive committee called a special meeting to discuss the issue, which was attended by most councillors

The meeting was told the Cape Town Municipal Workers Association had indicated that its members were "totally opposed" to the transfer of housing branch staff to the state. In addition, the corporate management team had also changed its mind

The executive committee then recommended that the housing committee rescind its previous decision, and that council agree to maintain the status quo in the planning, construction and administration of housing

## R101 000 to park!

The Argus Foreign Service  
LONDON — A 4,6m by 2,4m space in an underground car park in Hampstead, London, has just been sold — for R101 000

"This is the first time we have sold an empty space for this kind of money," said a spokesman for an estate agency



Dr Stan Evans

# Langa hostel eviction order delayed

Political Staff

11645 17/10/87 (124) 106  
INTERVENTION by the township Hostel Dwellers' Association and by Mr Jan van Eck, independent MP for Claremont, has secured a temporary stay for about 40 hostel occupants in Langa who are threatened with eviction

Mr van Eck and the association asked for an urgent meeting with officials of the Provincial Administration Community Services following a report that eight men and their families occupying single quarters in Zone 17, Langa had been moved early on Monday

Other families on the premises, totalling about 40 people, were told they would be also be moved, Mr Clarence Mahamba, president of the association, said

The residents had no idea why



Mr Jan van Eck

they had been moved but there was talk that the block was to be "upgraded" into family quarters, he said

The same residents had previously been told to move to "new flats" in Langa where there was "a lot of space" On arrival, however, they found no beds available.

Mr van Eck got in touch with Community Services and was told that the hostels now fell under the authority of the town committees.

"I emphasised the problem that the community does not view these town committees as representative because they are not elected by the people," Mr van Eck said

Community Services arranged an urgent meeting yesterday with the association and the secretary of the town committee, Mr B J Mafunga, and it was agreed to delay all evictions until the problem had been discussed at a further meeting to be held tonight.

The serious housing problem facing blacks in the Western Cape was highlighted this week when workers in Grabouw called for the establishment of a black township in the area, reports DALE LAUTENBACH of the Political Staff.

# 'Let us live like human beings'

**A** COMMUNITY of black workers in Grabouw, including men who have lived in strictly policed single quarters for about 30 years, has called for the establishment of a black township in the area where they could live "like human beings" with their families

"There is no doubt that the issue brought to light by the Grabouw community is just the tip of the iceberg of the housing problem blacks face in Western Cape towns," said Mr Jan van Eck, independent MP for Claremont

"This is the sad hangover of the government's 'coloured' preference policy in the Western Cape and Grabouw is just one of many towns where there is no provision for family-based black housing. The recent problems in Kraaifontein are just one more example"

## Make their voices heard

Mr van Eck visited Grabouw this week where members of the black community still live exactly as migrant labourers and have been attempting to make their voices and the nature of their problem heard since the abolition of influx control last year

"This is the terrible irony," said Mr van Eck "The government claims reform on the one hand with the repeal of legislation like influx control but the people don't begin to experience that reform

"These men have wives with whom, after all these years, they might live a natural, normal family life following the scrapping of the pass laws. But there is nowhere for their wives and families to live in or even near Grabouw"

In 1962, according to the Grabouw town clerk, Mr V Dudley, plans for a black township had to be set aside following the announcement of the "coloured" preference area policy. The site that was to have been developed into a township for blacks is now part of Grabouw's "coloured" township

## "Just no land available"

Mr Dudley said there was "just no land available" for a black township in the Grabouw municipal area. The majority of black workers lived and worked beyond the municipal boundaries and on land which falls under the control of the Caldeon Divisional Council

They too had no land available, said Mr Dudley and the best place he could think of for a black township was on land east of Grabouw which would have to be negotiated with forestry or local farmers

Mr Dudley suggested the matter be taken up in January next year when the Overberg Regional Services Council comes into operation

The Argus accompanied Mr van Eck to an interview with Mr Simon Molefe who has worked at the same sawmill in the Grabouw valley for 29 years. His younger brother Mr Thompson Molefe has worked at the mill for 12 years

Over the years their wives have travelled from the Transkei to visit them "once, sometimes twice a year" Before the abolition of the pass laws they sought accommodation on surrounding farms for the duration of their visits and risked arrest to see their husbands

## Strict singles-only rule

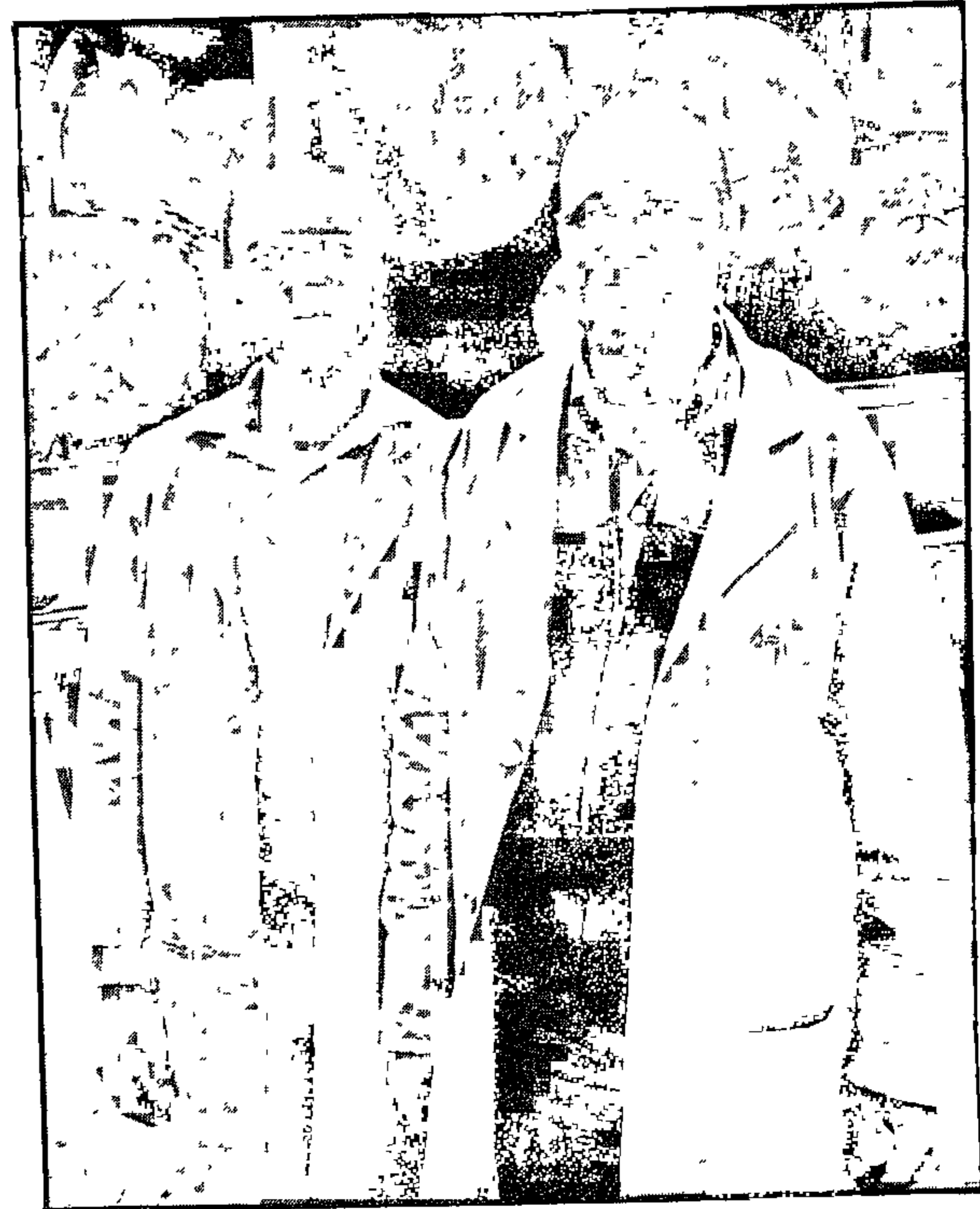
Now the women are compelled to find shelter in Khayelitsha or Crossroads as the singles-only rule at the sawmills compound is strictly enforced and no woman or wife may spend a night on the property

"But the problem is that we want a township which is our own, where we can be free and pay rent," said Mr Molefe senior. He points out that allowing wives into the compound is not a solution and that he and his fellow workers in the valley are seeking the security of their own township

Mr Molefe says there are "many" black men in the valley who support this call and who have wives living either in the townships of the Cape Flats or who make the trip from Transkei to visit their husbands

Mr van Eck suggested that Mr Molefe organise a committee comprising representatives of all blacks in the valley behind the push for a township. Mr van Eck would arrange an interview with relevant local authorities and the farmer's associations in the area once it was established just how many blacks were in need of township accommodation for themselves and their families

"Yes, I will talk to him," said Mr Molefe "If he is a man he will understand what it is we want just to



Picture DALE LAUTENBACH

**Mr Thompson Molefe, left, and Mr Simon Molefe are among the Grabouw workers calling for a black township.**

live with our wives and families in our own place"

Mr Molefe and about 80 fellow workers at the mill all live in the singles-only compound on the property. They are all members of the Paper Wood and Allied Workers' Union. Though this body is not officially involved in the call for a black township, through Mr Molefe's status as shop steward he has become the spokesperson for his colleagues

Involving the unions would be complicated, he said, because the black community in Grabouw is variously represented depending at which fac-

tory or co-operative or in which industry they work

Mr Molefe said his employers reportedly approached the local authority with the request for a township and were told that there was no land available in or near Grabouw

Black workers in this area would have to commute to the black township near Hermanus or Lwandle near the Strand

"It's too far," said Mr Molefe "And in any case we cannot move into someone else's township and take houses. We want to live here, near our work in our own township"



# Plans to borrow billions overseas for cheaper houses

By TOM HOOD, *ARGUS*  
Business Editor 15/10/87

A LEADING house builder, Ileo Homes, aims to borrow billions of rands from overseas and to cut the cost of building houses drastically.

"If we can get cheaper money, we won't pay as much interest and many more people will be able to afford cheaper houses," says the company's Mr Jos Demmers.

He plans to visit the United States in January and says that in spite of sanctions against South Africa it is still possible to borrow money for non-white housing.

"Enormous savings will also result from bringing money through financial rand channels. We will effectively double the money."

Only a fifth of the money borrowed

was used for housing, the other four-fifths went on interest, he said.

"Interest rates will be as low as 2,5 to 3 percent because of the financial rand."

Lowest bond rates at present are 12 percent from a local commercial bank but Mr Demmers said: "We will be looking at below 5 percent to home-buyers."

In one respect, "alarming" housing shortages were developing in the cities because of the influx of people.

But in another sense, the home-building industry had a market "that does not exist anywhere else. We are talking about billions needed, not millions."

It was calculated that R250-billion at a zero rate of inflation would be needed to produce all the houses needed by the year 2000, he added.

# Rents

## Boycott in second year

# crackdown

By SIPHO VANGA

THE State is planning a crackdown on rent defaulters at New Crossroads where most residents have not paid rent for more than two years.

The rent boycott arose from a decision in 1985 when residents protested against "gradual" rent increases introduced by the now-defunct Administration Board.

An official of the CPA's Community Services also confirmed that there had been no rent increases in Langa and Guguletu for more than 20 years.

A New Crossroads resident, who is a pensioner, said: "I have not paid rent since 1985.

"I used to pay R23 a month but when the board decided to increase the rent by R6 in 1985, we stopped paying," she said.

Residents said several attempts to mediate with the board had failed.

Another resident said

she paid rent of R41,51 for a house that "leaked through the walls".

She had asked her employer to report the matter to the board on her behalf.

"The board promised to send repairmen to look at the walls but they never came.

"The only thing the board did was to increase rent every year."

### Backdated

In June this year residents received water accounts backdated to 1985.

Attached to the account was a pamphlet issued by the Town Committee informing residents that it was "concerned about housing" and wanted residents to own their own homes.

It said officials would inspect houses for broken doors, frames and fences.

According to the pamphlet the "official will then go back to his office

and work out a reduced price for your house".

Residents said, however, no officials had visited since the pamphlet was issued.

Rents for houses at new Crossroads range from R18 to R41,51.

Guguletu residents pay R18,61 for a four-roomed house, Langa residents pay R33,84 for a four-roomed and R17,60 for a three-roomed house.

The public relations officer for the CPA, Mr Sampie Steenkamp, said the Town Committee was "handling the matter".

"As far as I know, no eviction orders have been issued. There are people who are paying rent at New Crossroads. Those who are not paying will face the consequences," he said.

Mr Boy Mafunga, the Town Committee secretary, said: "The Town Committee is still busy with the issue. We are

waiting for documentation from the administration to be transferred to us

"We have some administrative technicalities to sort out but once that is done we'll discuss the matter with residents."

A Western Cape Civic Association spokesperson confirmed that the matter was being handled by lawyers since the boycott began in 1985.

### Still busy

"We are waiting for a response from the board," she said.

A senior official of Community Services said because Langa and Guguletu were declared townships under a 1927 act, promulgating increases for these townships were "cumbersome".

He said rent increases for newer townships could be declared "at the spur of a moment".

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ARGUS 16/10/82

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## Talks ease tension over 'evictions' at hostel

### Political Staff

TENSION over the 3am removal of Langa hostel-dwellers this week has eased after Community Services officials and the town committee agreed to consult the Hostel Dwellers' Association in future

Association vice-chairman Mr Welcome Zenzile said his association was satisfied there would be no further evictions and that an upgrading project it had proposed would be investigated by Community Services

Independent MP for Claremont Mr Jan van Eck was asked by the hostel-dwellers to intervene after people were moved at 3am from a hostel in Zone 17

This year control of hostels in Cape Town's black townships was transferred from Community Services to town committees

### "REALLOCATIONS"

Mr Zenzile said that because the town committees was not recognised as representative of the people, the association would negotiate directly only with provincial authorities

Mr J G Mafunga, town committee secretary for Nyanga, Langa, Guguletu and Khayelitsha, said he was satisfied with the outcome of the meetings

He said the Langa moves were not evictions but "reallocations of accommodation" and people had been moved at 3am because "people sleep all over the show" and attempts to "negotiate" with them over the past two months had not been successful

Mr Mafunga said he would put the association's upgrading proposals to his committee

# Louw outlines plan to solve housing problem

Municipal Reporter

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SOUTH AFRICA had a housing backlog of 500 000 and "real co-operation" between the public and private sectors was required to solve the problem, the Administrator of the Cape, Mr Gene Louw, said today

He was delivering the opening address at the biennial congress of the Institute for Housing at the Cape Sun hotel

Mr Louw said the backlog included 40 000 units in black residential areas in the Western Cape

His administration, which assumed responsibility for black urban areas last October, was "firmly committed" to improving housing in these areas and, "more specifically", to eliminating the disparity in community development between blacks and other population groups

## HOSTELS

In the Western Cape only 21 961 black families occupied "acceptable conventional housing", while 98 730 were either in hostels or in informal hous-

ing

1986/87 20/10/87

It was estimated that more than 4 000 hectares of additional land were needed for black housing, while only 3 000 were available. The estimated cost of infrastructure for dwelling units was R8 000 to R9 000, representing an outlay of R860-million

"It goes without saying that the State alone cannot be expected to bear the cost. Clearly, it cannot be emphasised enough that real co-operation between the public and

private sectors is required to solve the housing problem," said Mr Louw

He announced the formation of a special committee to investigate all aspects of present and future development in Khayelitsha and the Old Crossroads area

Apart from about 3 700 sites in Old Crossroads, 218 hectares of land along Lansdowne Road would be developed soon for the people of Old Crossroads and other squatter groups

# Motherwell evictions halted

PORT ELIZABETH - An order by the Cape Provincial Administration (CPA) instructing residents of Port Elizabeth's Motherwell township to demolish their shacks, was withdrawn last Friday, after representatives of the Legal Resources Centre (LRC) and PE Anti-Removals Committee (PARC) intervened.

CPA officials, under military escort, recently made announcements with a loudhailer for the residents to demolish their shacks and rebuild them in another area of Motherwell.

Residents said a man travelling in the South African police mini-bus, escorted by a hippo, announced in Xhosa that residents should leave the area before the next Monday otherwise the council would remove them.

The removal was stopped last Friday after a lawyer, acting on behalf of the residents, contacted the superintendent of the area, Mr Des Foreman.

He gave an undertaking to the LCR and PARC that no further steps would be taken against residents who did not move and the instructions for the removal would be cancelled. —PEN

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22-28/10/87 (124)

23/10/87 C. Times

# Mancom chief 'should have been in dock'

Staff Reporter

THE chairman of the Cravenby Management Committee, Mr Basil Sagathevan, "should have been in the dock" in a fraud case involving alleged payments for preferential allocation of council houses, a Parow Regional Court magistrate said this week.

Mr PJ le Roux said this in summing up before acquitting Mr Sulaiman Moosa Vallie on a charge of fraud, alternatively theft, of R3 000.

Mr Vallie's defence had been that he was "only the middleman" between people who were prepared to pay to get houses and Mr Sagathevan was "the main guy who received all the money".

He claimed he obtained a council house after paying Mr Sagathevan a R600 "asking fee", and a friend of his had been allocated a house "on the same basis".

Mr Sagathevan was called as a witness for the state, and he denied Mr Vallie's allegations.

Under cross-examination by Mr George Bellingan, who appeared for Mr Vallie, Mr Sagathevan described Mr Vallie's allegation as "a deliberate lie".

## Desperate

The matter arose after Belhar hawker Mr Mogaamat Jappie laid charges of fraud and theft against Mr Vallie. He told the court he had been introduced to Mr Vallie at a time when he had been desperate for a house.

Mr Jappie had been required to produce R2 000 in "asking money".

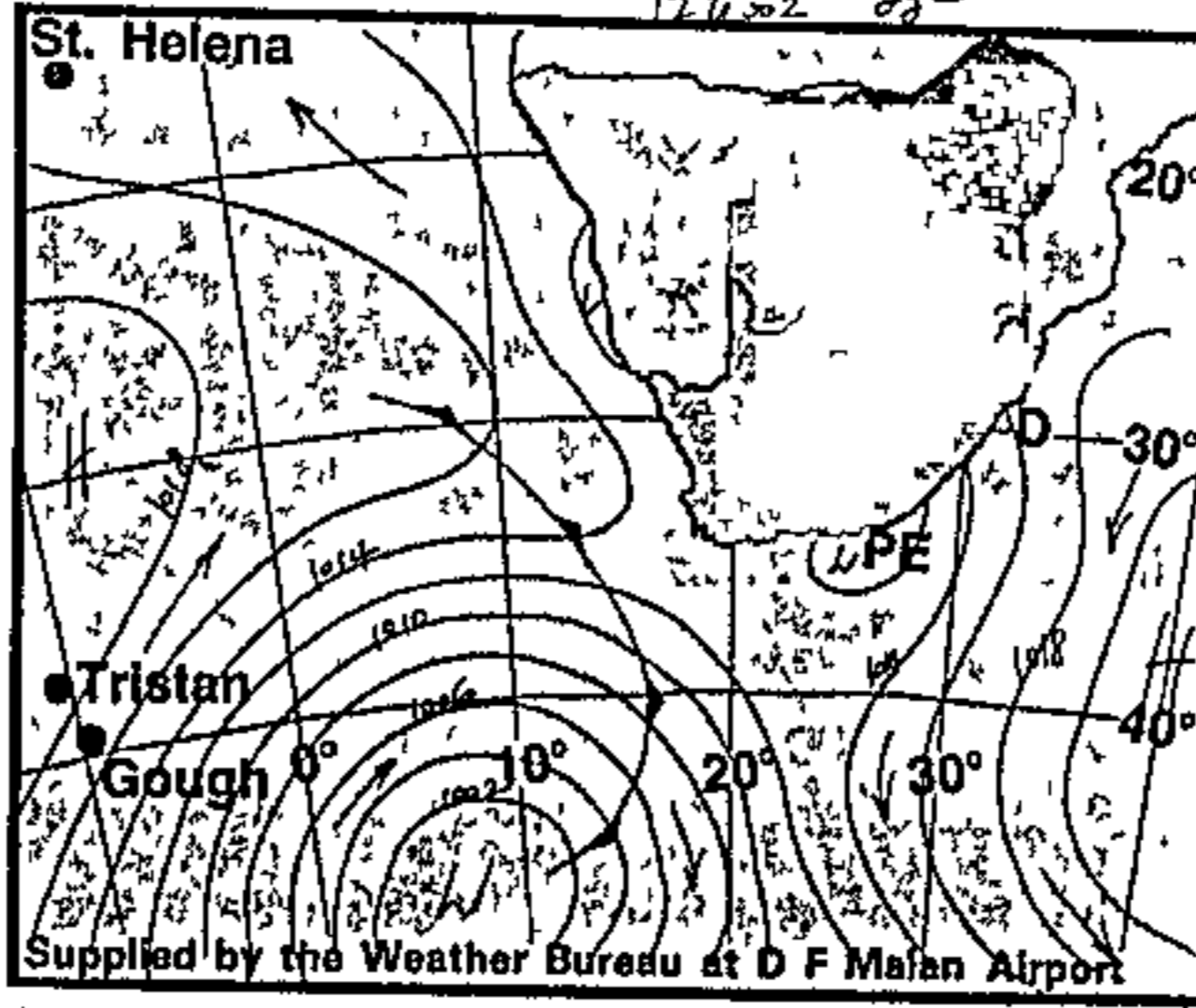
The cash had been put in a brown envelope and Mr Jappie and Mr Vallie drove to Mr Sagathevan's house. Only Mr Vallie went in, and he returned without the money.

When Mr Jappie decided he wanted another council house instead, the "asking fee" was increased by R1 000.

Mr Jappie did not get a house and became disillusioned.

Mr Le Roux said evidence indicated Mr Sagathevan was "a liar" with an interest in the case.

Mr Gerald Hattingh, the prosecutor, has recommended that a transcript of the proceedings be sent to the senior prosecutor at Bellville for a decision as to whether Mr Sagathevan should be prosecuted.



## Partly cloudy, mild

CAPE PENINSULA and vicinity and Western Cape coastal belt Partly cloudy and mild becoming cloudy overnight with rain. Wind moderate north-westerly. The minimum and maximum temperature will be between 11 and 20 deg C.

Coastal belt Cape Infanta to Plettenberg Bay Cloudy and cool.

Coastal belt Plettenberg Bay to Port Alfred Partly cloudy and cool clearing partially.

Coastal belt Port Alfred to Port Edward Fine and warm.

Namaqualand and the south west em Cape Interior Partly cloudy becoming cloudy with rain.

Pretoria, Witwatersrand and the eastern Highveld Partly cloudy and warm but hot over the Pretoria/Rustenburg area.

Transvaal Partly cloudy and warm but hot over the northern parts.

Free State Fine and warm becoming cloudy.

Natal Partly cloudy and warm becoming mild in the north.

Namibia Fine and hot but very hot over Gordonia.

Botswana Fine and hot.

### YESTERDAY'S READINGS

	noon	8pm
Barometer	1013.5	1012.8
Humidity	61.0	85.0
Temperature	19.0	15.4

max 21.3 min 12.9  
(At D F Malan 24 hours to 8pm)

Hours of sunshine 9.1  
Wind (D F Malan) 8 pm Calm

TIDES (TABLE BAY) TODAY  
High 0321 1526

Low 0915 2142

Sun sets 1905 rises 0555

Moon rises 0604 sets 2007

### TIDES (TABLE BAY) TOMORROW

High 0354 1559

Low 0948 2215

Sun sets 1906 rises 0554

Moon rises 0638 sets 2116

### PHASES OF THE MOON

First Quarter, Oct 29

Full Moon Nov 5

Last Quarter, Nov 13

New Moon, Nov 21

### POOL, SEA TEMPERATURES

Mulzenberg Pool 20.6, Sea 18.5

Sea Point Pool 19, Sea 12

Newlands 20

Long Street 24

### WEATHER ELSEWHERE

	min	max	
Athens	14	15	clear
Brussels	05	15	rain
Buenos A	15	20	rain
Geneva	09	13	rain
Hong Kong	25	28	cloudy
Jerusalem	14	20	rain
Lisbon	10	16	rain
London	09	14	cloudy
Los Angeles	16	26	cloudy
Madrid	05	14	cloudy
Miami	24	28	cloudy
Moscow	-02	03	cloudy
New York	10	15	cloudy
Paris	08	16	clear
Perth	11	19	cloudy
Rio	16	21	cloudy
Rome	10	23	rain
Taipei	23	30	cloudy
Tel Aviv	18	24	rain
Tokyo	14	18	cloudy
Toronto	03	07	cloudy

# television

TV schedules, supplied by the SABC, may be changed without notice.

### TV1

- 6 00-8 00 Good Morning SA
- 3 30 Take a Break
- 4 00 The Raccoons Opportunity Knocks.
- 4 30 Hand in Hand
- 4.35 Santa Barbara
- 5 00 Fast Forward "Something Real" by Mister Mister, "Honey" by Well Red, "Nothing's Gonna Stop Me Now" by Samantha Fox, "Hold On" by the Passengers, "Loving You Again" by Chris Rea, "Steel Monkey" by Jethro Tull
- 5.30 Sportsview 1 Wavesking Spur Steak Ranch SA Open Championship held recently in Cape Town 2 Weekend preview
- 6 00 News
- 6 15 Sundowner
- 7 00 MacGyver
- 8 00 Network
- 8 45 Police File
- 9 05 Die Strate van San Francisco (Simulcast, English)
- 10 00 Twee Soorte Reg (Simulcast, English).
- 11 30 Spies en Plessie
- 0 15 Oordenking
- 0.20 Transmission Ends

### TV2

- 5 00 Tao Tao (Simulcast, English)
- 5.26 Ezemidlalo Sport 1 Live transmission golf tournament at Rumsig Rodepoort 2 Adidas Golden Club Competition 3 Castle League Competition
- 7 00 Public Affairs
- 7 18 News
- 7 39 Jikelele
- 8 28 Ziyaduma
- 8 57 Epilogue

### TV4

# White plots half the price — economist

By PETER DENNEHY

WHITES can buy plots in areas such as Table View for half the price of comparable stands in a coloured area, according to Dr T B de Vos, chief economist for the National Building Research Institute.

Dr De Vos, an authority on housing, delivered a comprehensively-researched paper entitled "Affordable housing in the Western Cape" at the Institute for Housing Congress yesterday.

He said the housing situation in the Western Cape was characterized by "severe problems for the coloured and black groups".

The cost of residential land for these groups was "significantly higher" than that of land available to the white population.

Whites in the Peninsula metropolitan area enjoyed a surplus of "approximately 5 100 homes in 1985", he said.

Despite this surplus, a number of lower-income whites were inadequately housed. At the beginning of this year, Cape Town City Council had more than 900 white families on its waiting list for housing, while the Divisional Council had 84 on its list.

If all local authorities in the West-

ern Cape were taken into account, there were more than 73 000 coloured families on housing waiting lists at the end of July last year, Dr De Vos said.

An estimated 60% of all coloured homes in the City Council area were overcrowded, he added.

"The annual growth in the housing requirement for the million or so coloureds should, according to a rough international rule-of-thumb, be about 10 000 units.

"Only 2 230 units for coloureds were completed in the Cape metropolitan area during 1985, and 2 980 during 1986.

"The backlog would appear to be worsening year by year."

Dr De Vos said that about 50% of coloured households living in Cape Divisional Council (now Regional Services Council) housing schemes were in arrears with their rentals, and half the homeowners in Mitchells Plain were in arrears with housing payments in 1985.

According to his tables, a white household earning R650 a month could afford a R22 477 mortgage loan without being subsidized, provided it paid 40% of its income (R262 a month) on repayments.

If the "25% of income" maximum were adhered to, the same household could afford only a R13 914 mortgage loan.

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# Black tenants to get equal leasehold terms

By PETER DENNEHY

TENANTS of some 17 000 council houses in Langa, Nyanga, Guguletu and Khayelitsha may now obtain 99-year leaseholds on their homes on the same favourable terms as those on which people of all other races may buy them

This was announced by black affairs officials yesterday at a press conference at the Fezeka Building in Guguletu, the headquarters of the Cape Town Town Committee

Mr Graham Lawrence, the Office for Community Service's director of housing, said yesterday that black people could now also get the benefit of the government's new scheme to help people of low

income to pay for their housing

He believed 99-year leaseholds would be convertible to full freehold ownership soon, and he doubted whether additional costs would be involved

Another housing official of the Cape Provincial Administration said transfer costs may have to be added on when 99-year leaseholds are converted into freehold titles

Freehold was not yet available for black people because the necessary preliminary property surveys and the registration of servitudes had not yet been completed, the official said

The new housing payments scheme allows tenants to pay for housing largely according to their income

The lowest earners have to pay as little

as 3% of their income a month

The 17 000 houses made available to black people in terms of this scheme were old and so were expected to be bought for an average of about R1 000 each, including the cost of the plots, one of the officials said

Houses which have structural defects will be made available at a 65% discount

No deposit is required from those who have paid rent regularly for several years

In certain circumstances, a local authority may waive the need for a deposit even if rent has not been paid regularly for years

Outstanding rent may also be paid off as if it were part of the purchase price

Only those with incomes below R1 000 a month may participate in the scheme



# Plan to upgrade hostel dwellings

**A** PLAN to provide the "very minimum in acceptable accommodation" for the Langa, Nyanga and Gugulethu hostel residents means providing 6,4 times the existing accommodation, according to the planners of a hostel upgrade scheme.

"We're not talking about three-bedroomed homes and we're not talking about accommodation for whatever future population figures you might project for this area," says Mr Julian Cooke, senior lecturer in the architecture faculty at the University of Cape Town and one of the professionals involved in the scheme.

"We're talking about providing the very minimum for people who are already living there. That we need 6,4 times more than what exists now gives you a good idea of what the present conditions and accommodation densities are like."

The initiator of the upgrade scheme is the Western Cape Hostel Dwellers Association, a body formed in June 1985 with the aim of attempting to bring about improvements in the living conditions of migrant workers. The association has about 14 000 signed up members of the official total of 25 000 migrant workers in the Western Cape.

## Family life

This official figure though is blind to the actual population and reflects only the number of adult males who, in terms of the Black Urban Areas Consolidation Act of 1945, should be in the singles-only hostels.

The legislation does not accord "migrant workers" the right to a family life in the city of their employment and the provision of accommodation is made on this basis. In reality though, many of these men have been joined by their families from the "homelands" or have established families here in an attempt to pursue a normal lifestyle. The result is gross overcrowding and no privacy.

The professional planners approached by the association for assistance have found that an average of two families occupy the smaller rooms in a typical hostel block with three

By  
**DALE LAUTENBACH**  
Political Staff

families in the larger rooms. Up to 20 families share a single shower, toilet, urinal and wash basin facility.

"The attitude of the hostel dwellers is 'We're not temporary here,'" says Mr Cooke. "And that's borne out in a recent report from the SA Labour Development and Research Unit at UCT which found that the average length of time these people had been in Cape Town was seven years. That is quite high by any usual standards of residential stability."

## Objectives

(By way of just one human example, the secretary of the Hostel Dwellers Association has lived in the same singles-only hostel room for 26 years.)

The upgrade scheme recognises the de facto figure of people occupying the hostels now as being upward of 65 000. And the demand that the family drives of migrant labourers be recognised is fundamental to the thinking of association members. Basic to any upgrade scheme, apart from improving conditions and quality of life, is that it should create family living units.

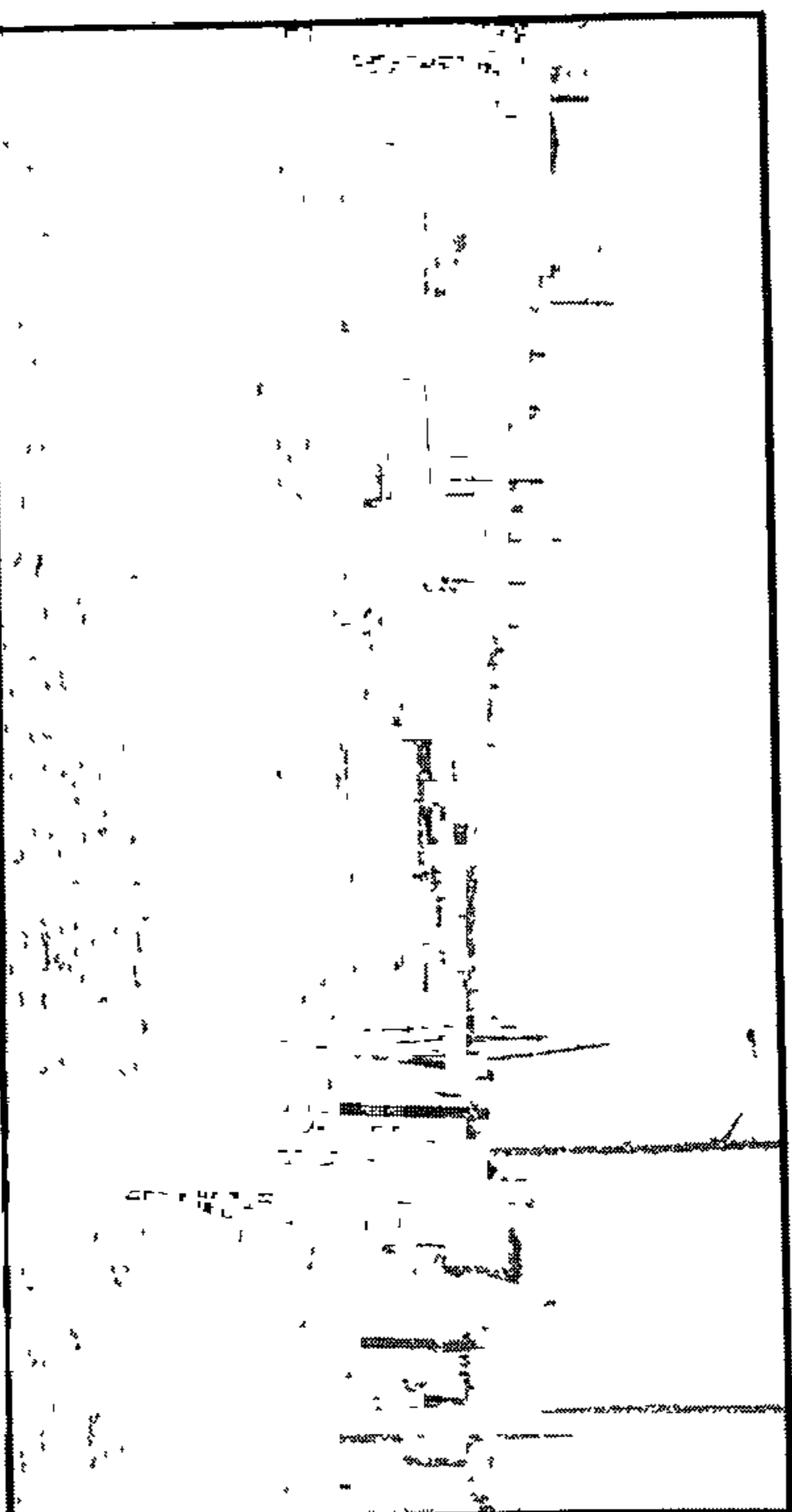
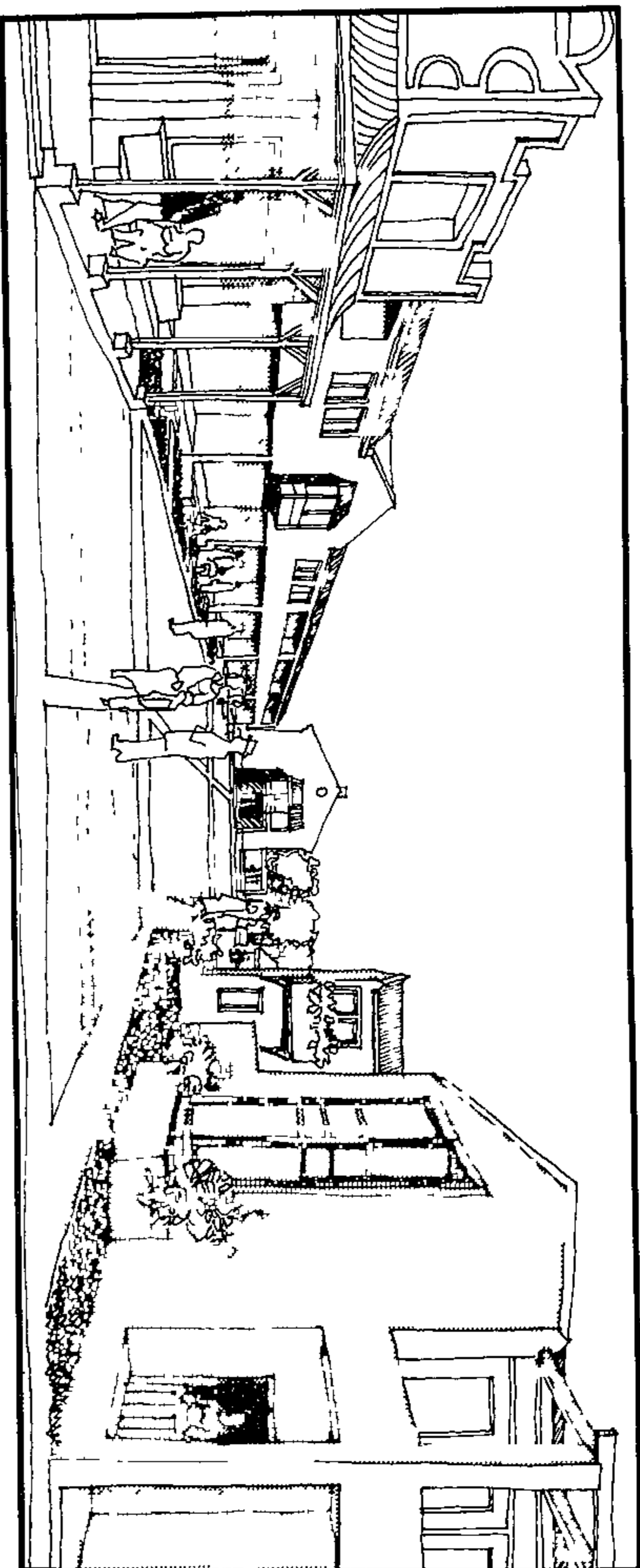
The upgrade plan — off the drawing boards of architects Paul Andrew, Van der Riet and Cooke, with the help of the Urban Problems Research Unit at UCT and in consultation with the community through the association — reaches beyond the physical facade of improvement by viewing the requirements of the community in holistic fashion. The three basic and interdependent design objectives are:

- "To increase the accommodation in the hostel areas and in adjacent areas of vacant land to house all the present occupants and their families in autonomous units,
  - "To improve the quality of the environment,
  - "To provide scope for the development of social and community facilities and to create economic opportunity."
- A crucial consideration was

**PROPOSED.** An architect's impression, right, of what a typical Langa, Nyanga or Gugulethu street might look like if the proposed hostel upgrade scheme can be made to materialise.



**PRESENT:** A view, below, of a typical Langa, Nyanga or Gugulethu street now presents a bleak contrast to what the planners have in mind for improving not only accommodation but the total environment.



that no one should have to move to Khayelitsha or elsewhere as a result of the project. Upgrading the present hostel structures would provide from half to two-thirds of the requirements and additional land would have to be found for the balance. This land exists in the form of so-called buffer strips around the various township areas and its purchase would have to be negotiated with the Community Services wing of the provincial authorities.

That part of the scheme recognises the creation of economic opportunity lies in the holistic philosophy of the approach too.

"We are keen that the building process itself should retain money in the community and provide employment and training skills," says Mr Cooke. This shifts the construction focus from a capital intensive one which draws money, material and labour from outside to a labour intensive programme in which materials are locally produced and construction involves the

community in on-site training and actual construction in the spirit of self-help.

That spirit has prevailed even throughout the pre-planning phases, says Mr Cooke. "In pursuit of finance we have obviously spoken about approaching business and industry but the overriding concern is that wherever the money comes from the project

remains essentially in the hands of the Hostel Dwellers Association. They do not wish to be co-opted in any way.

"The Urban Foundation was supportive of the scheme and might have adopted it but would have demanded a majority on the governing trust and that was rejected by the association which insists that its strength lies essentially in doing this thing for themselves. It is, after all, their project."

There are 20 trustees of the scheme including the executive body of the association, the architects, Bishop David Russel, Bishop Patrick Matolengwe, academic Dr Mampela Ramphela and others.

Their function is to co-ordinate the scheme through its initial pilot stages to its conclusion and to safeguard the interests and wishes of the community throughout this process.

Their function too is that one on the bottom line money. The pilot scheme alone which will provide 952 units will cost R15 135 031 for the buildings only.

Then there is the cost of the land which Community Ser-

vices has indicated it would be willing to sell and service if an extensive and detailed plan of every nook and cranny of the project were presented for consideration. (This sort of analysis goes beyond the drawing board plans available at present to a costly block-by-block, street-by-street breakdown of the entire area to be reworked.)

In addition, the politics of the scheme are delicate. The association refuses to accept the authority of the town committees on the grounds that they are not democratically elected by the community, they are supposed to serve it. It is the town committees through who are recognised by government as the local authorities in the townships. So in this respect the trustees who are not association members must fulfil the function of political buffer.

"The Hostel Dwellers Association represents a rational process and progress," says Mr Cooke. "The needs are very real and if there isn't a beginning of some sort of resolution soon, there's no way it's not going to bring people on to the streets not when there are 15 people living in one room."

Nov 12-18 '87  
South

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AREA 1  
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AREA  
River  
Bokst  
Kruge  
Sprin

# Houses for R5

RENTED houses in African townships are being sold at greatly reduced prices by the Government in what has been described as a bid to avoid rent boycotts

It was also an attempt to break the rent boycott in New Crossroads, according to United Democratic Front (UDF) publicity secretary Ms Hilda Ndude

Cape Provincial Administration (CPA) Housing director, Mr Graham Lawrence last week announced a new six-point plan for people to buy their houses in Langa, Guguletu, Nyanga, New Crossroads and Khayelitsha

Speaking at a press conference called by Mr Roland Njoli, the mayor of the Cape Town Town Committee, Lawrence said some older houses in Guguletu would be sold for little more than R500

In some cases people would have monthly repayments of as little as five rand

People who paid rent regularly would not have to pay any deposit. Those who had not paid rent regularly could apply for permission not to pay a



Town Committee Mayor Roland Njoli

deposit if they wanted to buy their houses

Home buyers could get a rebate of up to 65 percent for any structural defects to the building they were buying. The maximum monthly salary to qualify as a home buyer had been lifted from R800 to R1 000

Lawrence said of the

19 000 houses for sale, only 1 300 had been sold in the last four years

Njoli said this was proof that the housing sales campaign had failed

"We realised people could not afford to pay so much for their houses which they feel they have paid for already through their rent payments"

He said he hoped the sale of houses would have the effect of decreasing rent arrears.

Lawrence said the houses would be sold under the 99-year leasehold system. He said it may be possible at a later stage to change this to the freehold system

Approached for comment, the UDF's Ndude said the sale of houses fitted in with the government's plans to abdicate responsibility for housing

"They want to avoid rent boycotts and divide the community. Now some will pay rent while others will be buying their houses"

"In a way this latest move is an indirect victory for the people, because the CPA had realised people can't pay high prices for these houses"

"We have always said that if houses are to be sold, it must be under the freehold system"

"We are still suspicious of what they are doing. If people have been unable to pay their rent, where will they find money to buy their houses?" Ndude asked

Cape Times  
13/11/87 (124)

## R2m for Paarl houses

Own Correspondent

PAARL — R2 million has been set aside by the Department of Local Management and Housing for a new residential area in Paarl East.

The money will be used for the first phase of the new development, which embraces 3 000 building sites in the Dal Josafat sector on the outskirts of the town. It also includes secondary and primary schools and a church.

The project, which will have a total cost of R6 million, will eventually wipe out the housing shortage in Paarl East.

For the past 10 years, a severe housing shortage has been experienced in the area, as shown by a waiting list of 3 000 names.

The project has been designed by a Cape Town firm of regional planners who have provided for eight different designs.

Cape Town 14/11/87 (124) 28

# Anglo enters housing boom

ESTATE agents, property developers and bank executives have been saying for the past few weeks that the medium-priced housing market in greater Cape Town is recovering fast

Now Anglo American Property Services (Ampros) are back in it with a rush. To make sure no-one overlooked the fact they launched the final phase of their Marina da Gama development at the weekend — after an inter-

The Western Cape housing market is coming rapidly back to life. Peter Gardiner, estate development director of Anglo American Property Services, talked to AUDREY D'ANGELO about it

val of about five years — with showbiz flair

City councillors and people in the property market were among guests invited to lunch in a marquee set up at the waterside yesterday, with guitar music to put them in the right mood and a fashion show and wind-

surfing to watch

There were boat trips round the beautiful marina for the Press, who saw for themselves that the waterways were full of jumping fish, the island in the centre full of birds and the views breath-taking

With all this distraction it was almost possible to

overlook the fact that plans of the house designs available were not yet ready and the water-front for the new phase, Marina Moorings, not yet provided with jetties although the imposing gateway for those arriving by boat was already in place

"I'm a bit embarrassed that the jetties aren't there yet," Anglo American estate development director Peter Gardiner explained disarmingly. He had been in a hurry to

put the property on the market in time for Christmas

"The stands are all marked out and ready for people to choose"

Estate development manager Fred Booyesen said "We left the Western Cape market for a time because it was completely dead

"Now it has definitely come alive again with a rush"

The marina was started

□ To Page 15

## Anglo enters housing boom

● From Page 13

13 years ago with houses designed by architect Revell Fox in a very up-market version of the traditional Cape cottage

The last phase consists of 70 stands with an average price of R31 000, although those with water frontage cost about R55 000. Buyers must build from a design by Revell Fox and conform with conditions set by the Homeowners Association to ensure that standards do not slip

Gardiner said there would be five or six designs to choose from and they would be made available free to builders



Anglo American Property Services estate development director Peter Gardiner (left) with wind surfer Annelise Fitchat and Clive Keegan, chairman of Cape Town City Council Town Planning Committee, at a party to launch the final phase of Marina da Gama.

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# Plan for joint forum on housing

A PROPOSAL for a combined private-public sector forum to co-ordinate planning to overcome the mounting housing backlog in the Port Elizabeth area has met with positive response

The idea was raised by the Midland Chamber of Industries, which has invited local authorities as well as private sector organisations to give their views on the proposal

The forum was mooted in an editorial in the chamber's November 2 Information Bulletin in which it was stated that the region's burgeoning number of shacks was symptomatic of "other problems" — namely that

● There did not appear to be enough planning for the establishment of new housing and social infrastructure for all population groups

● Land was not available for development in the areas where it is needed

● Land was not being obtained quickly enough

The proposed forum would prepare a blueprint for urbanisation and development in the area as a whole

It would also define the needs and the areas of responsibility to ensure that the housing question and provision of social services "is tackled on the widest possible front"

Meanwhile, the Urban Foundation is finalising town planning proposals on urban development between the Van Stadens and Sundays rivers

A similar report has been prepared on the greater East London area

The report on the Port Elizabeth area is to be submitted to the Greater Algoa Planning Authority

In an interview, the foundation's Eastern Cape director, Mr Roger Matlock, said he believed that joint public-private sector planning was vital to the solution of the region's problems

He pointed out that 7 500 houses had to be built in the area every year — 10 times more than were currently being built — till the turn of the century to eliminate the backlog and cope with the natural population growth

# Living in a 'hell-hole'

By RONNIE MORRIS  
and ANDRE KOOPMAN

THIRTY-FOUR people, including 11 children of whom three are under six months, are "living a dog's life in a hell-hole" of squalour in Ravensmead because they cannot find other housing.

A Cape Times investigation found that the house was in a dilapidated condition, was without electricity, heaps of stinking rubbish lay everywhere and residents showed the Cape Times the body of a dead dog. Rats were frequent visitors, they said.

The house, in Hennie Fortuin Crescent, is owned by an absentee landlord, Mr P J Bell, who works as a porter at Karl Bremer Hospital. He could not be reached for comment despite repeated attempts.

The house, which has an attached garage (converted into a bedroom) and a separate outbuilding, is in need of repair.

Plugs are missing from the roof, many windows broken and cracked and the street boundary wall is in danger of collapsing. Children played on and near the wall.

Residents showed the Cape Times a gap in floorboards closed up with loose bricks.

They claimed a bitch and her pups had died under the floor and they had been forced to block it up because of the stench.

The inside of the house, which was shared by three families, was also in a bad state. The ceiling was badly water-marked and paint was peeling off it and the walls.

The families inside shared the kitchen and bathroom and some cooked

in their rooms.

An entrance appeared to have been knocked through the side wall with a heavy, inverted bath-tub step to bridge the one-metre drop.

Mr Fredrick Losper, married with two children, said he rented two rooms for R150 a month.

Mr Bell had allegedly not paid the water account and the water had been cut off. They had to pay neighbours R20 a month for water to drink, cook and wash in, and for the use of their toilet.

He and his family were forced live there because they could not find a house in Ravensmead.

"Why must we live a dog's life in this hell-hole? We pay all that money in rent and then the landlord does not seem to care what about the children!"

Last week Mr Bell and four men moved several tenants' furniture from the house to the sidewalk including a six month old baby still in her cot, he said.

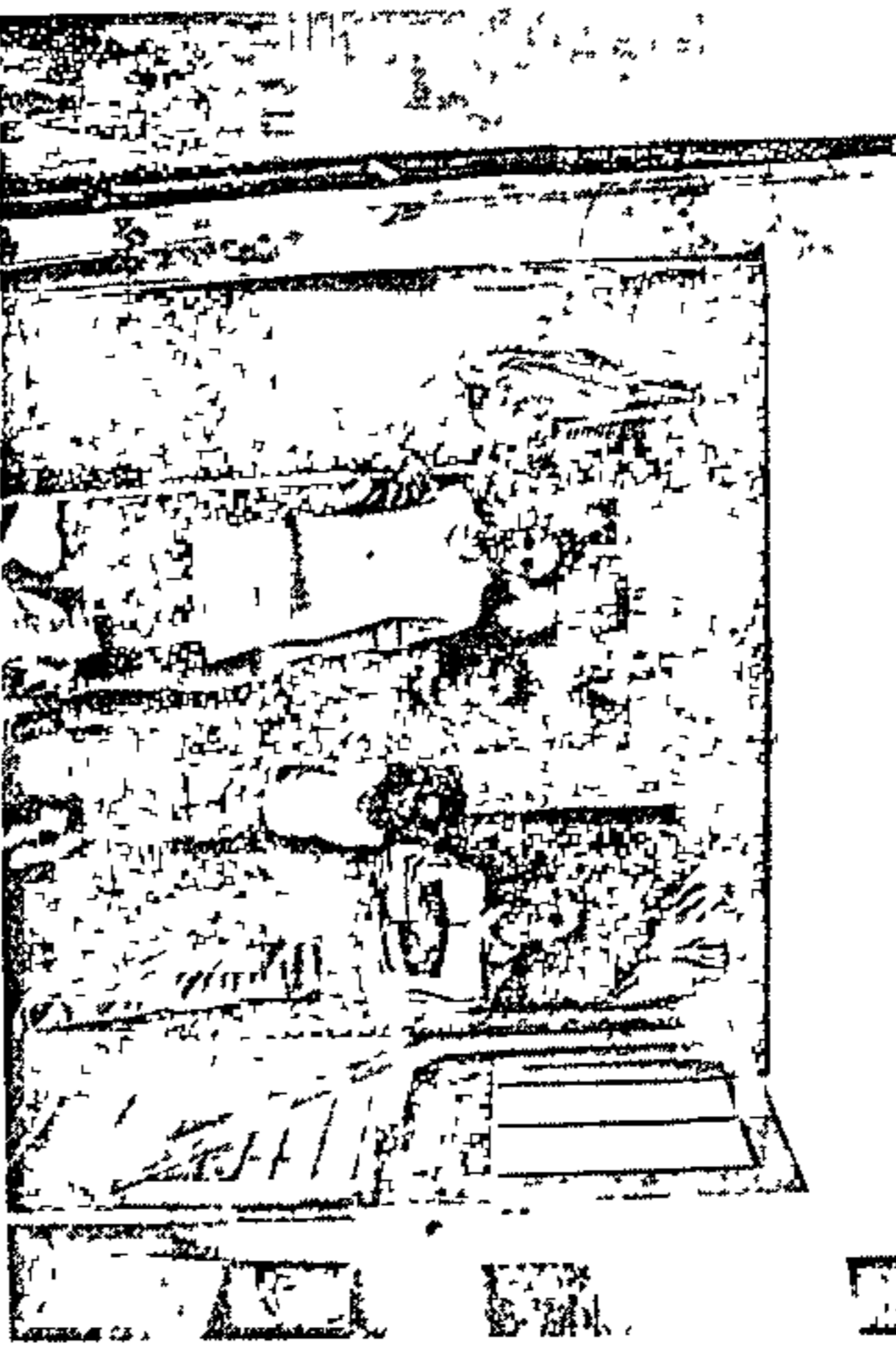
Later, tenants carried their furniture back in again.

Mr Bell had not served them with eviction notices, and they did not know where he lived. He collected their rent personally, they said.

Both the Ravensmead police and the local MP, Mr Hansie Christians, had told him there was nothing they could do, Mr Losper said.

Another tenant, Mr Riaan Visagie and his wife and child, live in a 3m x 3m converted verandah for which they pay R75.

Two of the windows were broken and the room leaked, he said. Their water was recently cut off for



**BLEAK HOUSE** These children are standing outside their home which is a converted garage, adjoining the "hell hole" in Ravensmead in which eight families live.  
Picture: ANDRE KOOPMAN

two months because the landlord allegedly did not pay his water account and they too had to pay neighbours R20 a month for water.

Parow town clerk Mr Johnny Barhard said he would "immediately instruct" the health department to investigate the matter.

"If it is found that there are health hazards in terms of the Public Health

Act we will compel the owner to take the necessary steps.

"We do have overcrowding in Ravensmead but not to the extent that it creates slum conditions as these appear to be.

"We cannot tolerate such conditions if the reported facts are correct," he said.

Attempts to contact Mr Bell for comment were unsuccessful.



**HELL HOLE** Some of the tenants stand at the side entrance of the house in which three families live while the remaining five families live in a converted garage and outbuildings.  
Picture: ANDRE KOOPMAN

S/D 25/11/87

# New EL housing scheme on cards (124)

EAST LONDON — A proposal for the development of a select housing scheme in the vicinity of the East London Golf Club will be presented to the club at its annual meeting later this week

A spokesman for one of the consultants involved in the scheme said the final proposal would be presented to the club on Friday night before full details were released to the public

A decision would then be taken by the club

The development, designed by an undisclosed Johannesburg architect, will include not only a select housing scheme, but also a type of professional club including certain entertainment facilities

The development would not include a hotel

The town clerk here, Mr Les Kumm, said the city council had approved the initial proposal in principle at a meeting of the council earlier this month — DDR

# Concern over housing costs

CMF 7/11/87 27/11/87 (2) (13) 124

By DAVE PHILIP

THE non-profitmaking Housing League fears that soaring building costs may soon put a home beyond the reach of many people in the lower and middle income groups

Chairman G H Hansmann warns that rising interest rates will inevitably push up monthly instalments paid to building societies by home-owners. In the annual report he states, "the effect of lower interest rates for home buyers was welcomed as a means of financial relief, but it is important to view this as a short-term bonus"

He also says "The escalating cost of housing is a grave matter for concern and unless it can be contained, the provision of homes will become a most vexing problem"

"In order to effect some measures of relief, the maximum amount allowed to qualify for a subsidy should be increased"

Properties owned by the league for future development for whites include three farms at Kuils river, flat sites in Milnerton, Kuils River and

Diep River and plots in Zwaanswyk. "Negotiations are also being conducted with various authorities for a site at Bloubergstrand," Hansmann says

The league has decided to use its last pocket of land at Thornton for flats

Marketing has begun for the R4,5m retirement project in Constantiaberg, which is due for completion in 1989, and some units have already been sold

"Primary concern in the choice of a site for retirement projects has been that senior citizens not be isolated but should continue to integrate into the social mix," Hansmann says

The sales campaign for houses built with State funds over the past year has been most successful in Bishop Lavis Township, while at Ruyterwacht and Brooklyn it has been much slower

In conjunction with the SA Housing Trust, the league will be "endeavouring to obtain land for the development of black and coloured housing" says Hansmann



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# Blue Downs plots 'going for R22 500'

By PETER DENNEHY

PLOTS for houses in Blue Downs, just beyond D F Malan airport, are selling for as much as R22 500 each, one of the area's six developers revealed yesterday.

Mr Eugene Parkin, managing director of Vista Cape, was responding to a complaint from a disgruntled prospective buyer who had thought the government had put an upper limit of R13 500 on the plots.

The director of the Blue Downs project, Mr Carel Marais, said no government limit on plot prices had been imposed on 80% of the plots, while on the other 20% the present limit is R14 500. Initially the plot-price limit had been R12 500, Mr Marais said, but this had had to be increased.

Mr Parkin said his company's quota of some 750 houses fell into four different areas, and in one of them the plots cost R13 000, in another R18 000 and in yet another R16 500 to R17 000.

About 100 residential Vista Homes plots along an "activity spine" in Blue Downs would sell for about R22 500

each, he said. Each site also had commercial rights, so that whoever bought there could apply for permission to run a business from home.

Service and trade areas had different water and power requirements, so the plots were more expensive, he said.

The price of plots was also inflated by the addition of fees such as agents' commission, architects' fees, transfer and bond costs, plan submission fees and water and electricity connections, the combination of which often amounted to over R7 000.

"It is in our clients' interests that we include these costs in the price of the plot rather than in the price of the building, so that many of them can still qualify for the government's first-time home owners' subsidy. There is a limit of R40 000 on building costs, beyond which one does not qualify for the subsidy."

Mr Parkin said the first completed Blue Downs home would be lived in from next Friday. His company had 150 houses in various stages of construction in Blue Downs.

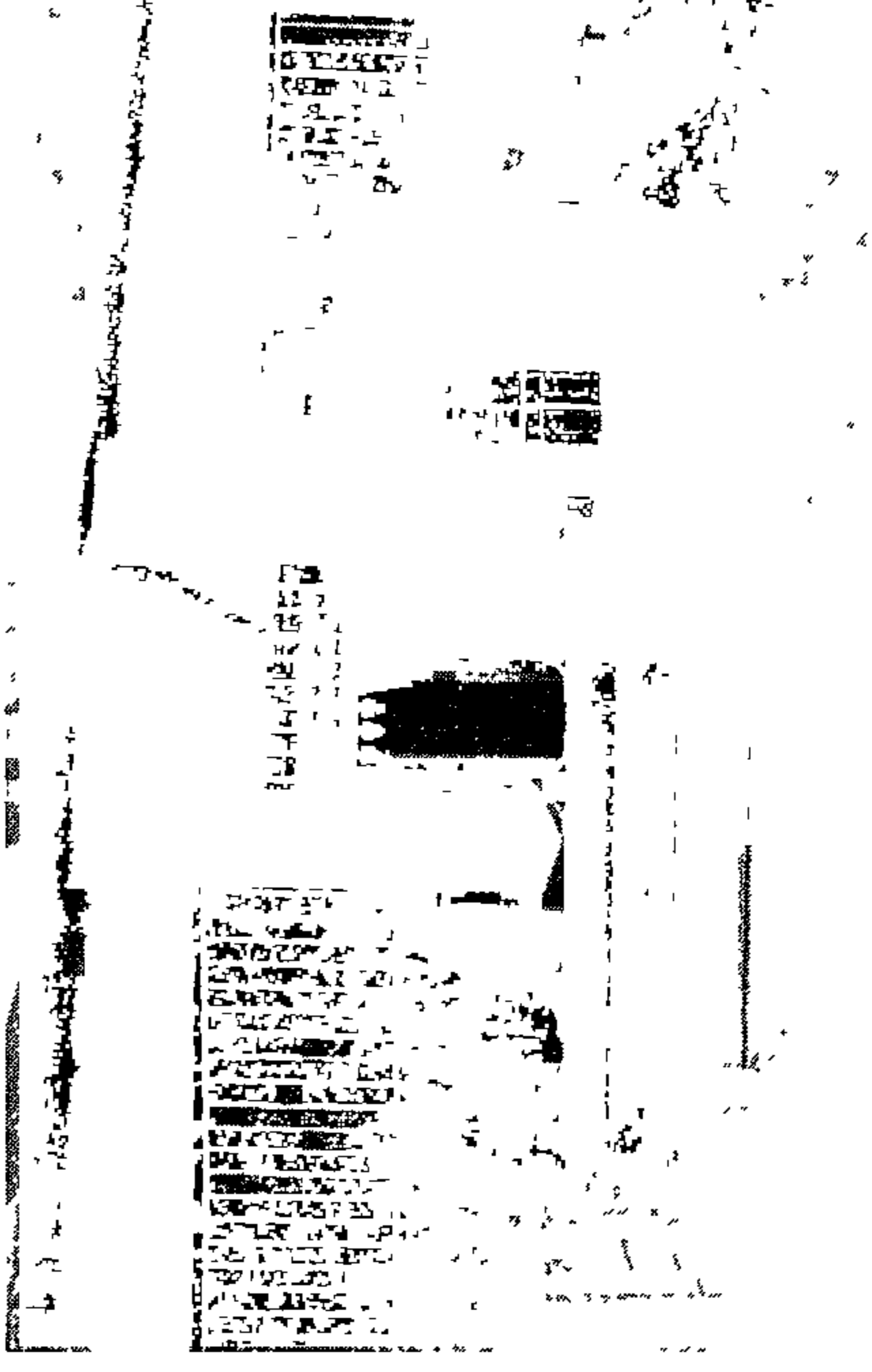
Cape Times 2/12/87



This house in Ivy Street is one that is used as professional offices.



The Port Elizabeth Women's Club might be rezoned for special purposes. This could see it used as a house, offices or a restaurant.



This house in Ivy Terrace is one that is used as professional offices

# Central zoning shake-up

## Historic homes already getting the nod for business usage

**BY DENISE BOUTALL**  
THE Port Elizabeth City Council is set to embrace a major policy change which could see many more historic houses in Central rezoned for business purposes.

The new policy will be embodied in the Rink Street Master Plan, which is expected to be considered by the council early in 1988.

It is a major departure from the long-defended view that the Central area should be retained as a residential area as far as possible.

If it accepts the proposals from its town planners, the council will take a more pragmatic view of mixed usage of buildings in the historic area.

The effects of the proposed policy are already being felt. Next week the council will consider the rezoning

of seven Central properties to business purposes and, according to a report to the council's Land Usage Committee, the applications are being assessed in terms of the proposed new master plan.

In an interview the council's executive town planner, Mr John Mercer, said the primary requirement was to retain the Hill as a conservation area.

"However, we recognise that it is not always easy to conserve a building and retain its residential use. Thus we accept that low-key other uses can take place in certain areas."

Mr Mercer said it was quite a radical change from the council's present policy, but although the present policy might retain the residential use it would not

necessarily enhance that use, and there was a danger of the area degenerating.

"Although it is a relaxation we're hoping to retain the residential element," He stressed, though, that if adopted the new policy would not lead to blanket rezonings of entire areas.

Each application would be assessed individually. In terms of the town planning scheme most properties in Central are zoned for general residential use.

One area where the changes are most likely to occur - judging by some of the applications up for consideration on Tuesday - is Bird Street, where the Supreme Court is to be built.

Four of the applications to the council this month justified the change of use

age on the basis of the decision to build the court on the corner of Bird Street and Belmont Terrace. Construction is due to start next year and the building is due to be completed early in 1991.

In an interview Mr Gavin McLachlan, senior lecturer in architecture at the University of Port Elizabeth, who has done a lot of research on the buildings of Central, said these applications showed how wrong it had been to locate the court in the area.

He predicted that there would be immense pressure for these and similar rezonings.

Port Elizabeth was unique in that it was the only major city in South Africa with an area containing a large number of

19th-century buildings. "It's the only place in the Port Elizabeth-Durban area where it is possible to live a gracious urban lifestyle."

The restoration of many of the houses over the last decade had helped to stem the flow of people from the city centre to the suburbs.

Mr McLachlan said while it could be argued that few private individuals had the means to restore the old houses, there was a danger that they could be very substantially altered to make them into offices.

The buildings which are being considered for rezoning are the Port Elizabeth Women's Club in Bird Street, a private house at 33 Bird Street, Lester House (the old YWCA) in Castle Hill, and a block of flats in the corner of Lawrence and Havelock Streets.

The other rezonings are in Robson Street and on the corner of Robson and Rink streets and in Parliament Street.

## New mark of value for two PE buildings

IN an effort to highlight the value of Port Elizabeth's historic buildings, special plaques will be attached to two buildings next year by the Simon van der Stel Foundation.

The appearance of the foundation's circular plaques will, however, increase the number of types of plaques on the city's buildings to four.

The others are the National Monuments Council's (NMC's) bronze badges and plaques, the Port Elizabeth Historical Society's ceramic plaques and the plaques of Historic Homes of South Africa.

In addition, some property owners have put up plaques of their own design. The foundation is a national body dedicated to the conservation of the country's architectural heritage.

In an interview this week Mr Tim Bodill, the NMC's curator in Port Elizabeth, said property owners were free to put up plaques as they saw fit.

However, the NMC's plaques could only be put up at buildings which were proclaimed

national monuments. Buildings were proclaimed monuments only after application, supported by a thorough investigation outlining the building's architectural and historical value, had been made to the NMC.

National monument status was the highest recognition of the worth of a building, he said.

Once a building had been proclaimed, the exterior, and sometimes the interior as well, could not be altered without the permission of the NMC.

There were however many buildings which were of historic or architectural value which were not proclaimed monuments for a number of reasons, either because no application had ever been lodged or because the owners had refused a proclamation or because the building had been substantially altered.

It was in cases such as this that the Simon van der Stel Foundation planned to put up plaques.

This was also the case with the plaques put

up by the Port Elizabeth Historical Society. Asked whether there should not be a uniform plaque for all buildings of historic value but which did not warrant national monument status, Mr Bodill said this would probably be difficult to achieve.

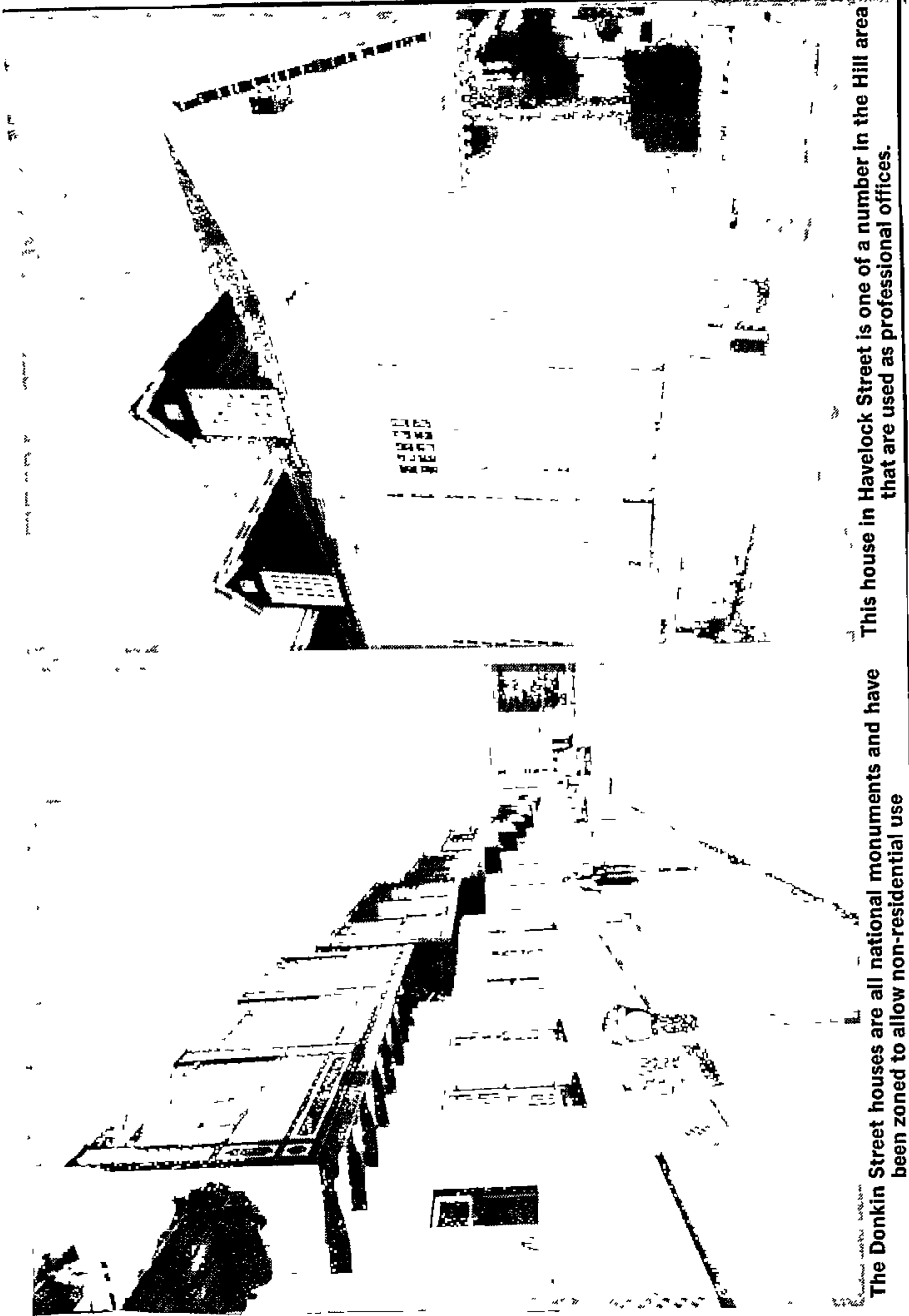
He suggested that in specific areas such as the Upper Hill Street area property owners should get together and agree on a design for a plaque that could be attached to their homes.

He pointed out that in terms of recent changes to the National Monuments Council Act it was possible to proclaim conservation areas which were geared to preserving an entire environment.

It was not clear yet what plaques were to be provided in such an area.

● People who live in Central and want to find out about the history of their homes should contact the South African Institute of Architects which, together with the University of Port Elizabeth, has undertaken a detailed survey of all the buildings in the area.

End Page  
5/12/87



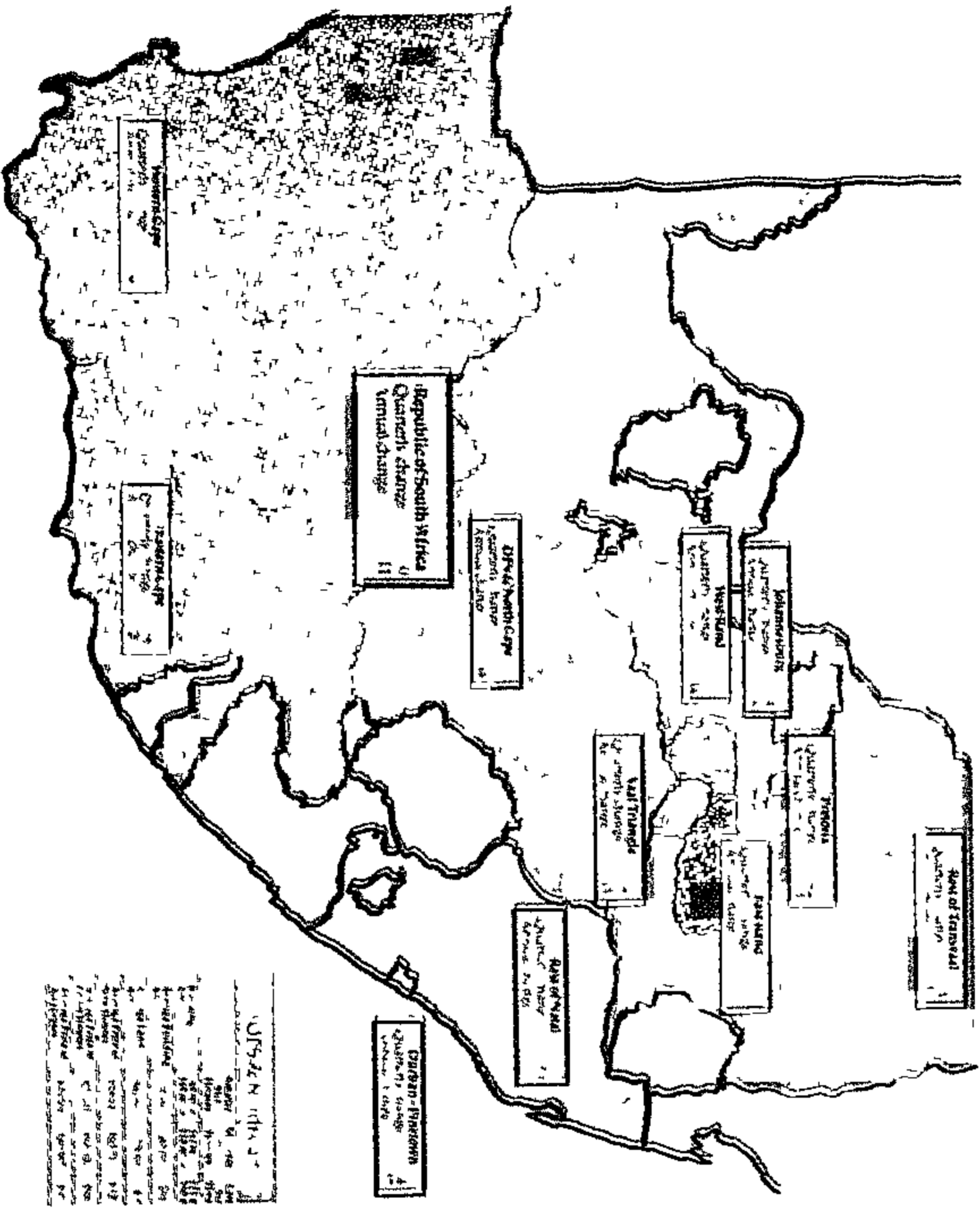
The Donkin Street houses are all national monuments and have been zoned to allow non-residential use

This house in Havelock Street is one of a number in the Hill area that are used as professional offices.

pages 4/12/87 124

# West Cape house prices up 9%, expected to go higher

## House Prices in Third Quarter 1987



This map shows how prices vary around the country.

**Staff Reporter**

HOUSE prices in the Western Cape were nine percent higher in the third quarter of 1987 than they were last year and prices nationally are expected to rise another 15 percent next year, according to the United Building Society.

However, prices in the Western Cape were one percent down on levels during the April to June quarter.

The society said in its quarterly housing review that prices generally were poised to rise an estimated 15 percent in the next 12 months owing to "a sustained upward trend in building costs and gradual strengthening in demand for residential property".

Increased demand would flow from salary adjustments, a slowdown in emigration and a moderate improvement in the economy.

### Western Cape prices higher

The slump in stock market prices was also bound to direct new investment funds into the property market, said the society.

According to the United's figures, average prices for all sizes of new and existing houses are higher in the Western Cape than nationally and, in most cases, slightly higher than the Reef and Pretoria.

The average cost of a small house between 80 sq m and 140 sq m is R65 286 in the Western Cape, R64 548 nationally and R63 182 in Johannesburg.

Medium-sized houses up to 220 sq m cost R86 579 in the Western Cape, R77 143 nationally and R84 347 in Johannesburg.

Houses up to 350 sq m in the Western Cape cost on average R124 930 and R107 092 nationally.

### Cheaper to buy than build

A similar house would cost R124 356 in Johannesburg and R124 988 in Pretoria.

It is cheaper to buy an existing small or medium house in the Western Cape than to build one: a small dwelling would cost an average of R70 356 to build compared with R61 741 for an old one.

Medium houses cost R6 000 more to build than to buy.

The review said the building society did not foresee any major changes in mortgage rates in the next six months, but the anticipated increase in the demand for money later in 1988 could result in a moderate increase in the general pattern of interest rates.

## Council yes to land use

EAST LONDON — The city council has approved in principle the R10-million first phase of the development planned for the South African Transport Services land here

The chairman of the council's action committee, Mr Neville Randall, said after last night's meeting that the council supported the nature and scope of the scheme and had given its approval to the development consortium to proceed with further planning

The project will include shops, restaurants and other facilities

The approval in principle was subject to detailed plans being submitted to the city engineer's department, all internal services being at the developers' account and the developers' giving the assurance that the initial development phase would lend itself to future expansion — DDR

AT THE CLUB, GIBSONS PT. ST. JOHN, S. )  
SOUTH, DECEMBER 10 TO 16 )3

# Two 124 knifed in casino clashes

By CHRIS GUTUZA

RENEWED tension between migrant workers and the Casino Club — which formerly operated a card-playing den in a recreational hall at a single-sex hostel in Langa — ended in the stabbing of two men.

Mr Elcourt Batchela and Mr Abner Gcingca of F Block flats were allegedly assaulted last week after an argument with Casino Club members

According to Mr Johnson Mpukumpa chairperson of the Hostel Dwellers Association, several men recently broke into the Casino Club to set up gambling operations.

"A July court interdict restrained club members from using the community hall. The interdict was sought after residents were restrained from using their own facilities.

"The people who dominated the casino and facilities came from outside F Block and areas including Guguletu and the squatter camps," said Mpukumpa.

## Court order ignored

Police confirmed two men had been stabbed and that they were investigating charges of assault. They said they had not received complaints that the court order had been ignored

Residents of nearby flats said they had heard of the fighting last week. A resident of D Block, which is next to F Block, described it as "chaos with which I don't want to involve myself".

He said the fighting probably started because outsiders, including H Block residents, swarmed into F Block to take over the casino.

Before the hostel dwellers gained the interdict there were regular punch-ups with casino club members and matters have been tense for several months.

Many meetings between the workers and representatives of the club have failed to resolve the dispute.

"The largest of the three communal rooms at F block was kept locked by the hostel superintendent and the authorities. The second room was very small and could comfortably seat only six people.

## Unlawfully seized

The third communal room was monopolised by the Casino Club, said a member of the Hostel Dwellers Association.

The dispute at the F Block hostel started when the club "unlawfully" seized the workers' facilities, he said.

"At the time when the club operated in full swing it had a membership of about 200, of which only six were hostel dwellers. For many years club members have used the F Block hall on Sundays from 7am till noon.

"However in 1985 the then housing superintendent of the Office for Community Services, Mr L V Roxo, took the keys from the migrant workers and told them they would have to approach the Casino Club about the use of the hall

"After this the club increasingly used the hall. They started using the hall the whole day on Saturdays and Sundays. It involved incidents of fighting and the abuse of alcohol," the Hostel Dwellers' Association member said.

By **AYESHA ISMAIL**

**MANY** residents faced with "enormous bills" after moving to a self help scheme in Steenberg, say their dreams of owning their own homes have turned sour

The scheme, called Coniston Park, is the first of its kind in the Peninsula

The City Council started the scheme, but handed it over to Peninsula Community Association which recently changed its name to Cape Utility Homes

Residents said they faced mounting costs, but were unsure what they were paying for

Some residents who moved to Coniston Park last year, owed thousands of rands for "occupational interest" and rates

They claimed they were not told about these expenses before they started building. The bills were a "complete surprise".

**Excited**

Angry residents have organised several meetings since receiving letters of demand earlier this year. A committee has been appointed to investigate alleged "broken promises"

Before residents moved to Coniston Park, senior PCA members advised them on how the project would run

Mr Yusuf Samsodien said that as a first-time home owner he thought the project was a good idea as he had been on the City Council's waiting list for many years

He said "I was given the impression that my house would cost R13 000 R6 000 for the property and R7 000 for a housing loan. Later the housing loan was changed to R10 000 - it eventually cost R22 104"

**Legal advice**

"I had to pay for labour, inside and outside plastering, materials, ceilings, flooring, inside doors, paint, heating cylinders, skirting, and other odds"

Now I'm asked to pay occupational interest of R3 500 - and rates for 1985/86 and 1987/88

With this arrears the cost amounts to R25 700 besides the R15 000 I have already spent on building the house"

Samsodien recently received a letter from CUH's attorneys advising him of his arrears and asking him to sign transfer documents. But he could not take transfer before the arrears had been paid. He was told he would be liable for eviction should he not respond within seven days. He has sought legal advice

Other residents said they had received deeds of sale months after they had moved in. Some received more than one deed of sale

**Promised**

CUH are the bondholders in the first deed of sale. There was no mention of occupational interest and rates

In the second deed of sale, not given to all residents, CUH became the sellers instead of the bondholders. Occupational interest and rates had been included. According to some residents there is a third. Residents claim they were promised 18 months to complete their houses and that they could stay rent free for this period. Brochures handed to

# Dream of 'own home' turns sour



MRS SHIRLEY LAING with a letter threatening her family with eviction if they 'don't pay up' within seven days. With her is her children (from left) Brunette, Broglio and Brnton

residents quoted the price of plots at between R13,50 and R17 a square metre

In response to a letter from an attorney representing some of the residents, CUH said the land was R32 a square metre and that the average cost of a house would be R19 000. This was later changed to R21 000

A resident who did not want to be named said the occupational interest had now been termed bond repayments. "How can we pay bond repayments when there is no bond?"

According to residents, PCA admitted at one of the

meetings that "mistakes have been made"

Mrs Gail Davids said "They did not inform us of changes. At the time we started building, the land had not yet been transferred to them. The township was not registered. The ground was not cleared for mineral rights. Because of these factors many bond applications were refused"

**Sole supporter**

Davids said she and her husband built their house with their own materials yet they had to pay R850 for container storage.

"We did not store any-

thing in that container. Sanlam Building Society gave it to the residents of Coniston Park"

Mr Derrick Muller, a salesman, received a letter from CUH last month cancelling his application for a house at Coniston Park. He was asked to leave because of his lack of interest in his building. He would be credited with the money owed him

"As the sole supporter of my family I could not finish my house in the time others did," he said

I am staying somewhere else and have to pay rent there as well as pay the

builders. CUH said they would give us 18 months to complete the house. My time is not yet up but I've received this depressing letter"

He was still waiting more than a year later, for the deed of sale he was promised within seven days. He would take up the whole matter with the executive committee.

Residents were not satisfied with the workmanship of CUH supplied sub-contractors who did brick work, plumbing and electricity

**Disappointed**

Dr Kevin Wall, CUH chief executive, said he was deeply disappointed at the way residents were handling things. The committee was self appointed and not a legitimate body

Wall said most residents were paying occupational interest and rates. Only a handful had refused. He confirmed that residents had been sent letters threatening eviction

Residents had to pay occupational interest because CUH borrowed money on their behalf and interest had to be paid on this

Although residents had not taken transfer rates had to be paid because they were being provided with services. Some people had since taken transfer. The delay in transfer was caused by the City Council only transferring the property to them this year

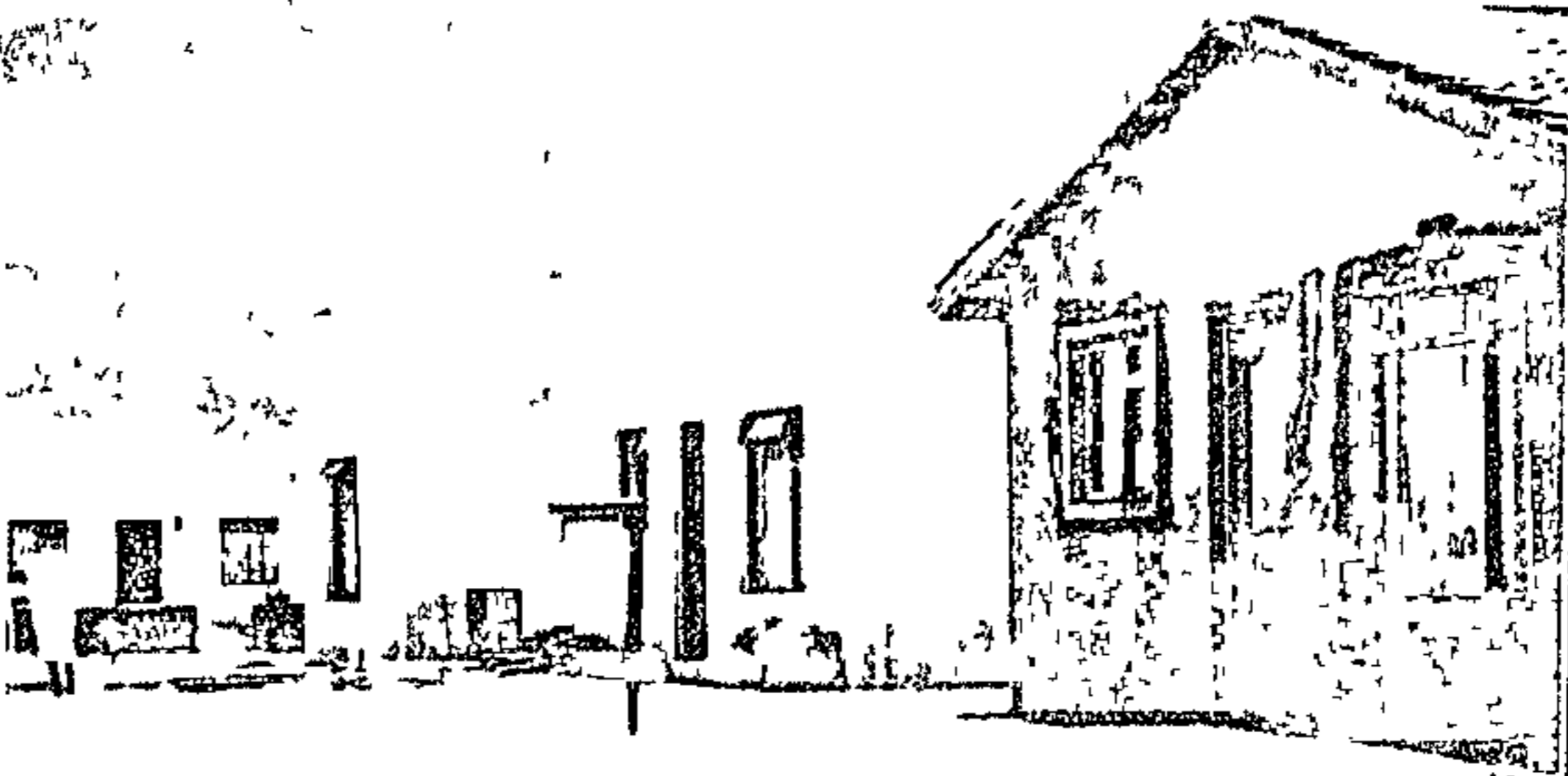
**Not registered**

Wall could provide neither dates of transfer nor deeds of sale. He referred SOUTH to Mr J White of CUH

White said the issue of rates was discussed at meetings. People were aware they had to pay rates. He confirmed that two deeds of sale were issued, but said the second clarified the first as there were certain ambiguities in the first

He denied that a senior member of CUH told residents they could occupy their homes for the first 18 months rent free. He confirmed that the township was not registered when some residents moved in and that the ground had not been cleared of its mineral rights

He could not comment on the prices of plots but conceded that CUH was not completely blameless attributing the situation to a "breakdown in communication"



SOME of the "self-help" houses at Coniston Park

# Future grim for 43 000 families On city housing waiting list

By LINDA GALLOWAY  
Mitchell's Plain Bureau

THE FUTURE holds little cheer for the 43 000 families on the City Council's housing waiting list unless vast amounts of land are made available, according to the director of housing, Mrs Sheila Mulder.

Even if the Group Areas Act was scrapped there still wouldn't be sufficient land for the number of houses needed, she said.

"Money is not the crucial thing — it's land, and there just isn't enough.

Mrs Mulder said the future looks "very, very grim".

## Have to be fair

"I've been in housing for 30 years and nothing has changed. The poor stay poor.

"It's very disheartening but we cannot get emotionally involved. We have to be fair, reasonable and consistent."

Mrs Mulder has one of the toughest jobs imaginable. Her staff deal every day with the families who have nowhere to live.

"Most of them are existing as sub-tenants in housing estates or crowded in with families who have houses," she said.

The sub-letting of council houses was "highly illegal", but almost impossible to control.

The allocation of houses to those on the waiting list depended on a number of factors and applicants with medical problems were given priority.

"We have at least 140 of these cases waiting already because most need ground-floor accommodation and that is scarce.

"In addition, we have people who have become disabled since they became tenants and they are also priority cases for ground-floor flats," said Mrs Mulder.

Rent arrears is another area of grave concern to the housing branch.

Figures released last month

show that Mitchell's Plain has one of the highest incidences of rent arrears — 13,69 percent of the area's gross annual rental.

Rent calculated under the old system brought in close on R7-million a year from Mitchell's Plain.

While many people were in arrears with their rent, each case was different, said Mrs Mulder.

## First Blue Downs home-owners move in

Staff Reporter

THE first home-owners to move into the huge new Blue Downs housing project in the Kufils River valley have taken formal possession of their newly-completed houses at a key-handover ceremony.

Keys to homes in Tuscany Glen were handed to residents by Mr Eugene Parkin, managing director of Vista Homes, last week.

About 300 homes ranging between R47 000 and R72 000 in phase one of the project have been sold — eight months after building started.

Sizes range from one-bedroomed units at R47 000 to

"(Arrears) could be anything from 10c to R1 000, but it depends on the individual."

The council has often been harshly criticised for its methods in dealing with tenants in arrears, but Mrs Mulder refused this.

"If someone, who has always paid their rent regularly, loses their job and cannot make the payments, we look at their record and can be quite lenient," she said.

"But we do not have much sympathy with others who have had payment records."

Mrs Mulder had good advice for those facing eviction warnings.

"Go straight to the estate office and discuss it with them. Tell them what your problems are and be honest about how much you can afford to pay as an arrangement," she said.

top-of-the-range houses with three bedrooms and 2½ bathrooms costing R72 000.

Mr Parkin described the demand for homes in Tuscany Glen as "overwhelming".

He said the suburb would include schools, places of worship, open parklands and commercial and industrial areas.

A petrol company has bought a service-station site and construction will begin in the new year.

Blue Downs will eventually be home to about 250 000 people living in 40 000 houses. The project is expected to provide thousands of jobs.



## CAPE HOUSING

# Boom has a high price

The huge demand for houses in the Cape's coloured areas, coupled with undersupply in suburbs closer to Cape Town, is pushing up prices as much as 20% above comparable properties in white suburbs

Another difficulty is that buyers at the lower end of the market are battling to accumulate the 10% of purchase price required as a deposit, even if they are eligible for mortgage finance in terms of income and for the first-time buyers' government subsidy

Interest in coloured housing in the Cape has been heightened by the massive State-sponsored Blue Downs (BD) project east of D F Malan airport, the first phase of which will provide 7 500 houses

According to project director, Carel Marais, progress since the launch in June has been good. He says the first 27 houses were handed over to the new owners last week and by February more than 300 are expected to be occupied

Two of the seven developers who have been allocated stands for development at BD have sold a total of just under 500 "plot-and-plan" packages

Although prices start at R30 000, developers report that the majority of packages are going for around R60 000

However, Theo du Sart of the Una Lewis organisation is sceptical at this stage about the long-term viability of BD mainly because it is relatively far from places of employment in spite of good transport infrastructure

Du Sart believes the market in Cape Town has picked up due to the availability of finance, but says many buyers, particularly at the lower end, are struggling to raise the minimum 10% deposit

He says a family earning around R1 000 a month finds it virtually impossible to save the R4 000 deposit needed on a R40 000 house

"The only buyers we are getting in the lower income group are those that are being assisted in some way with their deposit. This includes packages offered by some developers which require only a R500 deposit, but of course this pushes up the overall cost of the houses quite considerably"

Dorothy O'Sullivan of the Seeff organisation also says undersupply is pushing up property costs for coloureds

For example, a house in Rondebosch East could easily sell for R15 000 to R20 000 more than an almost identical property two streets away in a white suburb

She agrees that raising deposits is a problem at the lower end of the market, and believes there is a gap (which could possibly be filled by core housing) in the under R40 000 market

Disa Homes, active in all markets in the Cape, foresees a growing demand for new houses due to an "increasing perception" of the advantages of home ownership among young people of all races

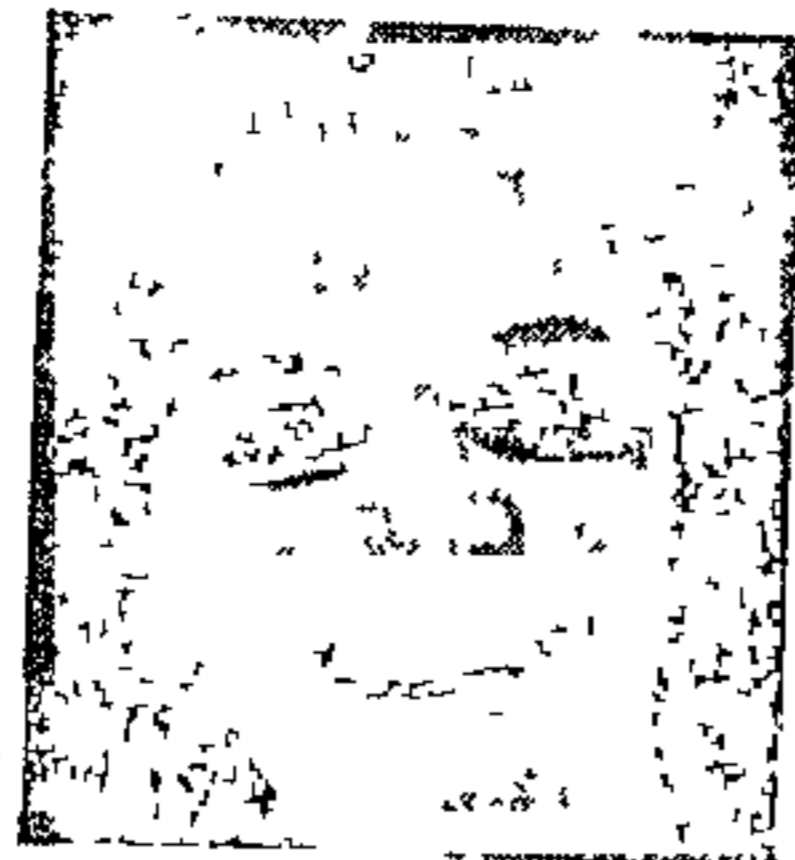
The company sells packages in the R25 000 to R65 000 range and is currently building 443 new houses near a R5m shopping centre it is developing at Morgenster in Mitchells Plain

### Good profits

Du Sart says the secondary market in Mitchells Plain is also "quite strong". People who bought there for about R25 000 when the town was built 10 years ago find they can sell at a good profit and upgrade to better houses in the area

□ The majority of coloureds in the Cape Town area earn too little to buy their own homes. Most of them rent sub-economic city council flats and houses. According to the council, the official coloured housing shortage in its area of jurisdiction is 42 377

Ten years ago when housing for 500 000 coloured people was built at Mitchells Plain and Atlantis on the west coast, the official coloured housing shortage in Cape Town was 400 000 units ■



MRS KEMP

# Clarendon land price condemned

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20

23/12/87

by PAM AGNEW

EAST LONDON — The sale price for the site of the Clarendon Gardens shopping centre has been condemned by a number of city councillors, who called it "shocking" and a "give-away"

Some of the councillors said they had seen the bottom-line costs for the first time at an ad hoc committee meeting earlier this week.

The original proposed price of the land was R50 a square metre which was reduced to R35 by the vote of eight councillors. Further to this reduction in price are certain other obligatory municipal reimbursements to the developers in terms of the proposed declaration of intent of sale.

The acting town clerk, Dr L J Botha, said yesterday that, following the administrator's consent to the project, the municipality was in the process of drawing up an offer of sale to the developers, Elcorp, which would have to be accepted within seven days.

This offer states the actual sale price of the land at R4 337 940, of which 25 per cent must be furnished as a guarantee within the seven-day period, failing which the agreement could be cancelled by the council.

Dr Botha said councillors had been informed what the worst possible bottom-line sale figures would be. Based on the maximum figures, the council was looking at a net gain of R16,60 a square metre, but this could increase up to about R22 a square metre.

A councillor and chairman of the Central Business District Association, Mr Gwyn Bas-singthwaite, said: "East London will lose almost R4,4 million because eight councillors decided to reduce the price and pay back a vast amount to the developers."

"It is hard to believe that these councillors

and the administrator made these decisions in the interests of the city — decisions that will shock people for many years," he said.

"It is time these councillors explained their actions to the city's residents. They not only agreed to pay back to the developers an enormous amount of money, but actually reduced the price of the land which in effect gave the developers almost another R1,86 million."

Another councillor, Mr Donald Card, said the sale price was "absolutely shocking". On the same night that the council had decided to sell the land to Elcorp at R35 a square metre, it had decided to buy land from the Post Office at R220 a square metre on the corner of Fleet Street and Oxford Street.

Mrs Elsabe Kemp said she was shocked at the "give-away" price. Rate-payers would not make much out of the deal.

Mr Eric Whitaker said he was "furious". If the land had been put out to public auction, it could have realised up to R120 a square metre.

Several other councillors could not be contacted for comment.

Dr Botha said a number of issues pertaining to the Clarendon Gardens land deal had been discussed.

On the matter of replacing playing fields, he said the developers had arranged for the construction, at their cost, of temporary turf cricket pitches at both Hamiltons and at Old Selbournians clubs.

Four permanent fields would be built at James Pearce Park and another four on land west of Chester Road on the West Bank at a total cost of about R800 000.

He said the land which was to be transferred to the schools was valued at R360 000, the 10,94 hectares zoned for special business at about R3 671 500 and the depreciation of buildings at about R306 440, giving a total of R4 337 940 — the sale price to the developers.

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CAPE TOWN TIMES 29/12/87

# City's concerns

120  
~~120~~ Staff Reporter

THE chairman of the City Council's executive committee, Mr Richard Friedlander, said in his New Year message that unemployment and the need for adequate housing were the two major concerns for the city.

Mr Friedlander said that while he hoped Cape Town could look forward to the New Year with greater confidence than last year, it was necessary to realize there were still two prime areas of concern

"Firstly, the need to supply adequate housing for the vast number of people on our waiting list is an ongoing commitment, which has been aggravated by the inflow of people into our city in recent years"

Unemployment, the second problem, was conservatively estimated at 18% (or 180 000 people) for Greater Cape Town, and had been aggravated by "the impact of the iniquitous sanctions campaign on areas where the need is greatest"

the award before he died.

ident Mr Adrian Slade.

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ARGUS 31/12/87  
**Black housing major  
priority, says Louw**

**Staff Reporter**

TWO major problem areas facing the Cape in 1988, providing black housing and the prospect of shortening road-workers' hours because of lack of funds, are highlighted by the Administrator, Mr Gene Louw, in his New Year message.

Black housing will be given major attention next year when the province intends providing 24 000 sites, 60 percent of them earmarked for development by the private sector to promote private home ownership.

Another 33 000 squatter families and backyard dwellers will have to be resettled and provided with basic services.

Roads, the Cape's other main headache because of a lack of funds, will compel the introduction of three-day and four-day working weeks for road-workers and the dismissal of officials with 20 years' or more service, Mr Louw says.

"One of the Cape's greatest problems is that we have more than 4 000km of 'proposed' national roads at our disposal which actually form part of the national network, which is the responsibility of the Department of National Transport.

"Maintenance and reconstruction of these roads place a greater burden on the Cape than all the other three provinces combined."

Mr Louw said his department was conducting negotiations with

the Government to relieve the Cape of this burden.

Another objective would be to establish regional service councils throughout the province to "seek a formula" to help to uplift the poorest residential areas.

Next year psychiatric and preventive health services would be transferred from the Government to the province. This meant a streamlined, comprehensive health service and there are plans to establish 10 more community health centres where at least 100 000 patients will be treated.

The opening of the first section of the new Groote Schuur Hospital would make 410 medical beds, 183 surgical beds and 11 theatres available.

Funds amounting to R8,2-million would be made available to provide temporary work for about 8 000 unemployed and efforts would be made to upgrade libraries and provide regional recreation resorts to alleviate overcrowded conditions in the existing resorts.

"We are continuously stricken by extended droughts in the rural areas and we will, as far as we can, continue to provide financial assistance in emergency situations."

Mr Louw said that at the time of the riots there were only 38 local authorities. The number increased to 86 in 1987 and the target for 1988 was 97.

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HOUSING & HOSTEL - CAPE

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CAPE TOWN

# HOUSE SALES SOAR

By AUDREY D'ANGELO  
Financial Editor

**SALES** of houses and flats in the greater Cape Town area are rocketing. And the number available for sale is dwindling as people who had intended leaving South Africa change their minds and take their homes off the market.

The over-supply of flats to rent is also coming down as, with the improvement in the economy, more young people find they can afford to leave their parents' homes.

A leading city estate agent said sales had doubled in the past six months. Others, confirming a steady rise in demand, said they were running short of stock to sell.

Mr Hadden Steer, a former chairman of the Institute of Estate Agents, said "We have had 100% improvement in sales since June

## Running two homes

"The rise has built up steadily, without any histrionics, and demand is for a wide range of properties

"The only properties not yet selling well are holiday cottages and flats. People have not recovered from the recession sufficiently to want the expense of running two homes."

Mr Mike Vietri, joint managing director of Faircape Homes, which builds both up-market and low-cost developments, said "Demand for houses qualifying for the government's first-time home-buyers' subsidy is as strong as ever

"We have been going full steam for the past six or eight months. We have sold about 250 of these houses in the past six months."

"Demand from coloured buyers is particularly strong but we are selling steadily to white first-time home-buyers, too."

Now, he said, demand for more up-market housing had also improved. "We put a development in Sea Point on the market in November, with prices ranging from R90 000 to R130 000, and it was sold out in three weeks."

Mr Vietri said the reason some developers were offering 100% bonds to first-time home-buyers was not lack of demand but because the market was so competitive.

Mr Rob McKee, general manager of the Seeff Organization, said he thought "a very marked increase in sales" was due to improved confidence in the future of South Africa as well as to the availability of money.

"People are already beginning to upgrade, moving to more expensive houses

"And some people who were planning to leave the country have changed their minds and taken their homes off the market.

"People obviously have more confidence in the future now and more foreign buyers are showing interest in property here, using the financial rand."

124

# Rent down for many in Mitchells Plain

By PETER DENNEHY

ABOUT 7 000 of the 8 500 council housing tenants in Mitchells Plain will benefit from rent reductions of between 87c and R46,96 from this month, as the City Council provisionally switches to a new rent formula system

The government-approved new formula links rentals more closely to a tenant's income than to the cost of the house, according to Mr Attie van der Merwe, deputy city administrator for housing

An income survey in all the council's housing estates is to be conducted in April or May, but in Mitchells Plain in the meanwhile the old 1982 income figures will be used in the new formula

"After we have done the income survey, we will ask individuals whether they want to stay with the new formula or revert to the old," Mr Van der Merwe said

Rentals in council housing estates in areas other than Mitchells Plain had also been reviewed, he added, and reductions for those who benefit under the new system would be introduced there too, with effect from next month

In the older housing areas, far fewer tenants will benefit from the new formula than in Mitchells Plain

Factors in favour of and against either option would be clearly set out, he said The choice was an important one, as a tenant could make it only once

Those who fell into the income brackets R150-R450 a month would probably benefit most from the new formula, he said

# EL growth, housing under the spotlight

**Daily Dispatch Reporter**

**EAST LONDON** — A discussion on the city's development, with particular emphasis on future black housing in the area, will be held here next week

The meeting has been called by the MP for East London City, Mr Peet de Pontes, and will provide all interested parties an opportunity to exchange information for the co-ordinated planning for the future development of the city

Mr De Pontes said yesterday that apart from this, the preliminary meeting would help all local bodies to forward meaningful input to the guide plan committee

Senior officials from the Departments of Development Planning and Development Aid, local MPs, city councillors, Cape Provincial Administration and municipal officials would attend

He said that although the submission of proposals to the guide plan committee had closed 60 days after the announcement in the government gazette in October last year, all further input which was forwarded as soon as possible, would also be considered

Late last year the Eastern Cape office of

the Urban Foundation told the Daily Dispatch that its proposals for development in the area had received the support of the Greater East London Co-ordinating Committee and they



**PEET DE PONTES**

would be submitting the foundation's proposals to the guide plan committee on their behalf

The foundation had briefed him fully on their proposals and was waiting for a written memorandum as to how they saw the future planning of the area "Their input is extremely valuable"

He would also make his own input to the guide plan committee and to the minister

The meeting on January 25 would also centre around the finding of new ground round Gompo Town and selection of new residential areas and there was an urgent need to identify land and start developing a new black residential area to house at least 100 000 people by the end of the century

This figure had been arrived at about two years ago, but it could well be as high as one million

"It is vitally necessary that all factors be taken into account for a guide plan of our development and in view of the urgency that land be found for Gompo and new township development"

Relevant departments had progressed fairly far with investigations into where additional land could be found for the necessary development in Gompo Town, which was of the "utmost importance"

All aspects, including housing, amenities and schools for all racial groups would be covered by the guide plan, in terms of the broader development of the whole area



ing after the tour.

CAP 7/15 29/1/88

# Crossroads

## house plans

## MP protests

MITCHELLS PLAIN MP

Mr Lluwellyn Landers

has registered his

"strongest disapproval"

of a plan to move resi-

dents of Old Crossroads

to houses on nearby in-

dustrially-zoned land.

Mr Landers said he

had been told of plans to

use land south of Lans-

downe Road, close to

Crossroads, for addition-

al housing for the over-

flow of residents from

Old Crossroads, which is

being upgraded.

"The area in question

is ideally suited as an

industrial area," he said

in a letter to the City

Council.

A council spokesman

confirmed that the issue

had been raised at a

meeting of the executive

committee yesterday.

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side the SPCA's sterilization

News 21/11/88

**HOME, SWEET HOME:** Residents of Apricot Place in the central grassed courtyard with some of their guests, including the Mayor of Cape Town, Mr Peter Muller (center), MP for Bonteheuwel Mr Patrick MacLize and Mrs. Laetitia Curry, wife of the Minister of Agriculture and Housing in the House of Representatives.

Picture WILLIE de KLERK, The Argus

# New concept in homes for aged opens in Bonteheuwel

Municipal Reporter

A NEW era in homes for the aged was on the way, said the Minister of Housing in the House of Representatives, Mr David Curry, at the opening of Apricot Place, a senior citizens' complex in Bonteheuwel.

"We want to move away from the old concepts," he said.

The R936 000 complex contains 55 apartments built around a grassed courtyard and garden. Communal activities take place in a central hall.

The emphasis was on providing opportunities for independent living, said Mr Curry.

## Need independence

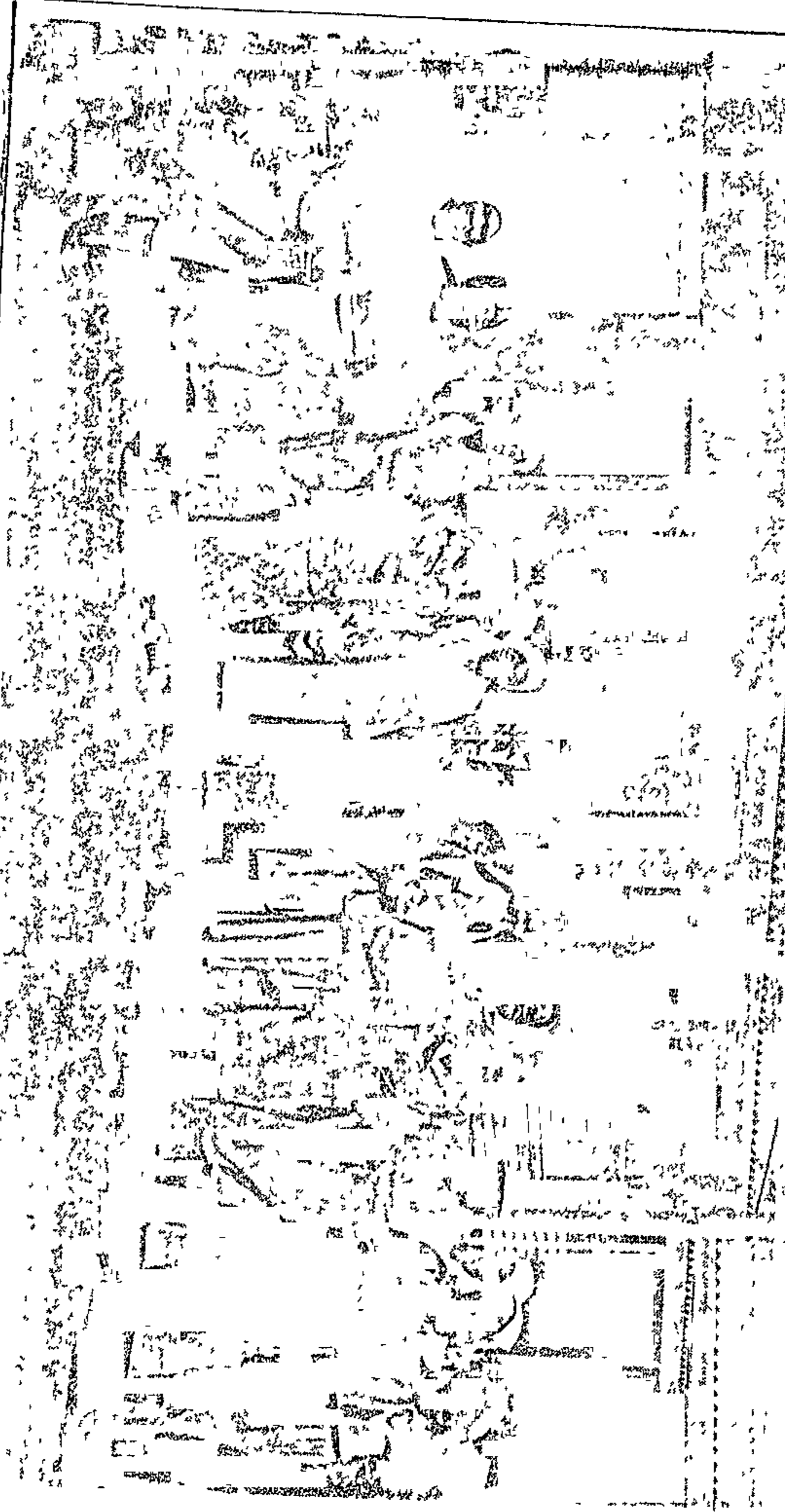
"Apricot Place represents a new thrust, a new idea in the provision of housing for the elderly.

"Senior citizens must remain independent members of the community for as long as possible."

He said his department had allocated more than R7-million to the 36 homes for about 2 800 aged people throughout the country last year. It was hoped homes would be built in Mitchell's Plain, the Strand and Southern Cape.

"There is an urgent need to house an additional 1 200 aged people," said Mr Curry. Plans were afoot to provide similar Peninsula projects.

Mr Henry Jantjies, 65, said: "I like the layout of this place," adding "As you can see, there is only a handful of men — we're going to be in demand."



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# Houses to be sold soon?

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Daily Dispatch Reporter

EAST LONDON — Residents of the municipal housing scheme in Buffalo Flats can expect to be given the opportunity to buy their houses within the next six months, the municipal housing manager, Mr David Murray, said yesterday

Mr Murray was reacting to a complaint by a Buffalo Flats resident, Mr Michael Mann

"When I moved into the house three years ago I was promised an opportunity to buy it within six months," he said

Now, three years later, he has still not been able to buy the house or been told when he can

He added that his rent was due to increase by more than R70 in July

Mr Murray said the idea behind the scheme which was started three years ago was to allow tenants to buy their houses once all the houses had been completed and the final cost calculated and approved by the House of Representatives

"The finance department of the municipality has only just approved the preliminary final cost of the houses which will be sent to the House of Representatives today," Mr Murray said

Unless there were any major problems the figures would be approved within six months and the houses could then be sold.

The scheme, originally for 1000 houses, had been extended to 1538 houses, as more funds became available and this had delayed the

calculation of the final cost, Mr Murray said

Mr Murray denied that tenants were promised the opportunity to buy the houses within six months.

He said it was probably a "rumour" which arose out of the fact that there was a six month retention period on all the houses during which alterations to the house were not permitted.

This was done, he said, so that if anything went wrong with the house during that period it would be solely the builders' responsibility

Mr Murray said the calculation of rent was a confusing issue, but increases implemented after a recent income survey would be no more than R15 a year and Mr Mann must have misunderstood a recent letter that was sent out to tenants.

In accordance with the system that is being used nationally in housing schemes all over the country, a new formula for calculating rent had recently been introduced

It involved the allocation of a percentage to a house depending on its size, internal finish, etc

The tenant in that house would pay that percentage of his salary as rent

According to the old formula, rent was calculated by multiplying the cost of the house by a percentage which depended on the tenant's income bracket

The letters which were sent out also indicate who to contact should the tenant have queries, Mr Murray said.

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# Police to probe harassment allegation

Staff Reporter

POLICE have launched a departmental inquiry into allegations that a Bellville policeman harassed and threatened former Western Province athlete Eric Coetzee while he was training in a white area this week.

Western Cape police liaison officer Lieutenant Attie Laubscher said yesterday that statements had been taken from Mr Coetzee and the policemen involved in the incident.

The inquiry follows a call to the Minister of Law and Order, Mr Adriaan Vlok, from Mr Tiaan van der Merwe, the Progressive Federal Party MP for Green Point, urgently to investigate this "racial intolerance".

The controversy arises from an incident on Monday evening.

# New housing scheme for 70 000 low earners

Staff Reporter

DELFT, part of Blue Downs between Kuis River and D F Malan Airport, is to be developed as a town of about 70 000 for the low-income group.

Some commercial activity and a small industrial area will also be developed there over the next eight years, according to a report before the Western Cape Regional Services Council yesterday.

Whereas Blue Downs is being developed largely by the private sector, Delft's funding will be through state loans, because it is aimed at the low-income group.

An RSC official, Mr D J van den Berg, explained that "low income" meant R1 200 a month or less.

The RSC resolved yesterday to act as agents for the Department of Local Government, Housing and Agriculture in the House of Representatives.

# PFPP 'dissidents' indaba called off

Political Correspondent

THE unofficial meeting of PFPP "dissidents" that sparked a rumpus in the party was finally called off yesterday.

One of the organizers of the Port Elizabeth Indaba, Mr Robin Carlisle, said last night that he would no longer be proceeding with the February 6 get-together arranged for second-echelon leaders in the party.

Mr Carlisle said "I am delighted with the response of the leadership to the need for urgency, and I am satisfied that the initiatives (slated for discussion in PE) can be adequately dealt with at the party meetings which have been advanced to late January and February".

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**CP Reporter**

MORE than 60 000 residents of Duncan Village near East London will be left homeless when the upgrading of the township is completed.

A survey released this week by the Border branch of the Black Sash showed that the government's upgrading program catered for only 23 000 people, whereas the official population stood at 90 000 last year.

The survey said the program totally ignored and displaced the majority of residents and called on the relevant government de-

**Gap in home figures**

partment involved in housing to make an immediate public announcement on which pieces of land were being considered for the resettlement of the Duncan Village overflow

The Black Sash also demanded that the people concerned be consulted through their real representatives as to the acceptability of the plans

The report said there had been no communication with the people of Duncan Village concerning the future for those who would not be accommodated in the upgraded township

It was also noted that the homes in the township would only be available to the higher income groups and that no accommodation would be available for lower income and unemployed people

The house prices range from R55 000 to R65 000

The survey also showed that there were several squatter communities around East London

*CP Rep*  
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# ROOM IN THE

THE racial integration of the University of Stellenbosch's two residences for medical and dental students at Tygerberg will not serve as a precedent for the integration of university residences at the main campus, the rector of the university, Prof M J de Vries, said in Cape town.

# MATIES CAMPUS

Prof de Vries said that an accommodation crisis for mostly coloured medical and dental students at Tygerberg had prompted the university authorities to open the residences

He said that any further movement on the opening of residences to students of all races at the main campus would

depend on the outcome of the President's Council (PC) report on the Group Areas Act

"The recommendation by the RC last year that decisions, such as the intergration of university residences, be devolved to university councils allowed the Stellenbosch University Council to

proceed with the opening of the Tygerberg residences," Prof De Vries said

According to Prof de Vries, the main university campus had not experienced as severe a housing shortage for

black students as Tygerberg

"We will have to wait and see what the PC recommends before deciding whether to integrate student accommodation at the main campus," he said.

CATHCART — It was hot, but some of 10 000 residents of the old black township here had locked themselves into their mud houses fearing the authorities might arrive to order them out.

They said the authorities were moving them to a new township, Kati-kati, established in 1986 about 10 km north-east of their present settlement.

They said that at first they were told to demolish their houses themselves, but recently the authorities had sent their own employees accompanied by municipal police to demolish the houses.

One resident, Mrs Nomakula Pupa, a mother of 11, said the township management and the community council sent their employees to the township last Friday to pull down her four-roomed house and two other two-roomed houses which had been built behind it.

She had not been given alternative accommodation although the

# Eviction fear haunts residents

BY MTOBELI MKOTWA

township mayor, Mr Milford Sili, had said families who had no alternative accommodation would be housed somewhere else.

Another resident, Mr Kenneth Sgidi, a member of the Residents Association, said more than 30 families had been rendered homeless by the forced removals.

The monthly rentals at the old township were R15,95 and R21 whereas at the new one they were between R60 and R110. This was more than the monthly earnings of some families, Mr Sgidi said.

Mr Sgidi said some people had been paid out R300 for eight-roomed houses and those who had improved

their properties were paid not more than R3 000 each.

The acting regional representative of the Cape Provincial Administration (CPA), Mr John Johnson, said the residents should direct their complaints to the town council and if not satisfied, send a copy of their memorandum to the regional representative of the CPA.

He said residents were free to appoint their own evaluators to assess their houses but the residents said this was absurd because they could not afford to appoint private evaluators.

Mr Johnson added that the old township was congested and it was always expensive to upgrade an old township as compared to building a new one.

To extend an existing township, one needed land.

The residents disputed that there was a shortage of land near their old township.

# Residents act against councillor

By SERUTHU SERUTHU

SOME residents of Mangaung township in the Cape are up in arms about the allocation of housing sites

They are residents of Ward One - Cape Stands - Mahlomola and Newclare in Mangaung

They allege that the councillor for the ward, David Ditira, informed them at a public meeting that vacant residential

sites in the area would only be allocated to people who had obtained loans and who also agreed to sign a contract with a building contractor appointed by the council

One resident who did not want his name published for fear of victimisation, said he asked Ditira whether, as a pensioner who would not qualify for a loan, but with money in the bank, he would also not

be allocated a residential site

He said Ditira emphatically told him that he would not be allocated the site because he did not qualify for a loan

This drawback prompted residents to prepare a memorandum to the Town Clerk inquiring about the information they received from Ditira

In his reply, Town Clerk GDJ Scholtz said the

council had no right to "appoint" contractors for people to whom building sites were allocated, adding that the council had decided to grant 90 per cent housing loans to individuals to enable them to build homes

Such loans were available to any person who earned less than R800 per month, but the maximum cost of the house to be built could not exceed R39 200.



D/D 3/6/88

**Council  
ordered  
rebuild  
house**

EAST LONDON — The Supreme Court in Grahamstown has ordered the Katikati town council to rebuild the house of Mrs Nomakula Pupa which was demolished last month on its instructions

The court ordered that the house be rebuilt within seven days.

A spokesman for the Cathcart Residents' Association, Mr Kenneth Sigidi, said council workers started rebuilding the house yesterday

Residents in the old Cathcart township had resisted moving into the new town 10 kilometres to the north-east. —  
DDR

# Housing dictated to by <sup>D/D</sup> 3/2/88 middle class says prof (124)

Daily Dispatch Reporter

GRAHAMSTOWN — Housing, still a political football, was now being dictated by the needs of a burgeoning middle class, retired Professor of Political Studies, Professor Nancy Charton, said

She was addressing an Albany Black Sash discussion on homelessness led by the Professor of Development Studies at the Institute for Social and Economics Research, Professor Bill Davies

"Something is happening Rini council passed buildings plans to the value of R6,5 million in the first half of last year but the houses are in the R40 000 to R70 000 price range

"This poses serious economic restraints on three quarters of the population," she said

"There are none for renting to people in the sub-economic group. Thus three quarters of the population here are living in slums," Professor Charton said

The same problem occurred in the

Coloured community where there were nearly 400 housing units short

"Free enterprise is only good for the middle classes," she said

The drought had exacerbated the problem. At Alexandria four to six families were moving into the village from the farms every month, the women learned

Homelessness was entrenched by government policy, Professor Davies said

"It is affordability which limits people's access to solid houses," Professor Davies said

"I also worry about upgrading. This means someone has to move to reduce the density in the slums," he added

It was state policy and its application which was directly responsible

"Who is to move? Who conveys the message? These situations can't be resolved without conflict," she said

State policy also opened the door to co-option because people would do almost anything to get a house

The only answer was to improve affordability, he said

# No land for council housing

CMT  
Fry's  
8/2/88  
1244

TENANTS of Cape Town's desperately overcrowded council housing estates are living without any real prospect of an improvement in their lives

Cape Town municipality has virtually run out of land suitable for housing

Mrs Eulalie Stott, chairman of the council's housing committee, took the Cape Times on a tour last week of two-bedroomed Hanover Park flats in which up to 19 people slept

About 45 000 families were on the council's housing waiting list, yet all the remaining undeveloped land in the municipality — mainly in Mitchells Plain and Steenberg — could accommodate a maximum of only about 12 000 housing units, she said

## 'Sleep like sardines'

Mrs Blanche Pieterse, of John Down Walk in Hanover Park, said four families with a total of 19 people lived in her flat. Eight slept in the lounge, five in a "poddok" outside, and the remainder in the bedrooms

She had been on the waiting list four or five years, and her house-mate Mrs Eileen Pieterse had been waiting eight years for a flat, she said

Mr Philander Daniels's flat in Donegal Court nearby housed seven adults and nine children

"They sleep like sardines in one bedroom," said Mr Daniels, who lost both his legs in 1986 after an illness

Mrs Stott said the council had been trying in vain since 1965 to be allocated land north of the N1, between Tygerberg Hills and Milnerton, for coloured housing

**WASTED SPACE?** . . . An unused plot in one of the City Council housing estates which could be used for "infill housing" — if the community agrees

Mr Wilfred Rhodes

"Unless we get more land, it seems the only solution is that of 'infill housing', building on unused plots or any available land in areas that have already been developed for housing," she said

Even then, only some 5 000 more families could be accommodated. Infill schemes were needed because more than 24 000 tenants on the waiting list needed larger accommodation, and 15 453 said they would not go to Mitchells Plain

But Mr Wilfred Rhodes, chairman of the Cape Areas Housing Action Committee, said "infill schemes" were very unpopular

"Peoples' desperation for housing is used — or abused — to justify building in other people's yards," he said "It's an encroachment on privacy, and it has an impact on the quality of life. It has been rejected for sound and just reasons"

Mrs Stott said the Bonteheuwel "infill" in 1977-8 had provided an

extra 1 276 dwellings, built between the existing ones

In 1982, another 294 "infill" homes had been built in Bonteheuwel, 248 in Heideveld and 611 in Manenberg. These had been built on unused land, and did not encroach on existing plots

"We would not put in extra houses if the density of the suburb were unacceptably high," Mrs Stott said

"Infill houses should accommodate

date people who are already living in a certain suburb, in overcrowded conditions"

Mr Rhodes said the housing estates were terribly overcrowded, but people would move out to new housing areas provided they were not too far away, and had decent facilities

"It's not true that there is no land. There is plenty, but it's in white areas, near Milnerton, for example. The state does not seem to want us (so-called coloured people) to settle anywhere nearer than Atlantis. Apartheid is being entrenched"

Figures released by the council show that 1 551 houses were built in the municipality last year, 2 848 in 1986 and 1 800 in 1985. This compares with more than 8 000 in 1979, at the height of the Mitchells Plain construction

## 'Desperate for land'

Mrs Stott said the natural increase in the number of housing units required in the municipality was about 3 500 a year

She added that the city desperately needed more land to be made available for housing

"We need a five-year plan so that we can at least offer hope in the foreseeable future to people who are living in intolerable conditions now," she said "Soon the only accommodation available will be even further afield than Mitchells Plain"

The National Party MP for Durbanville, Mr Frik van Deventer, told an NP meeting in his constituency this week that a new coloured housing area would be permitted north of the N1. The necessary application had been made to the administrator, he said

D/D 10/2/88

# Gompo families evicted — claim

(124)

Daily Dispatch  
Reporter

EAST LONDON — At least six Duncan Village families were reported to have been evicted from their homes yesterday for failing to pay their rents.

Neither the mayor of Gompo, Mr Eddie Makeba, nor the township manager, Mr P B Kietzmann, could be contacted for confirmation of the evictions.

The chairman of the Border branch of the Black Sash, Mrs Sue Power, said that five families of evicted residents had arrived at the organisation's Oxford

Street offices early yesterday asking for help.

They said they had been evicted from their homes by the Gompo municipal police.

According to residents in the affected streets, three families had been evicted from both Sofute and Mpaku Streets, two from Sandile Street and one from Kuze Street.

The reason given to the evicted families was that they had not paid their rents, although one man claimed to have receipts to prove that his payments were up to date.

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# King building plans passed

KING WILLIAM'S TOWN — Two large building projects valued at a total of R800 000 were among the building plans passed by the borough council here last month

The plans are for a R500 000 cluster housing development in Queens Road, and a warehouse valued at R300 000 in Hay Street

The cluster houses, scheduled for completion by the end of the year, will consist of seven adjoining units and one separate residence, the owner of the development, Mr Jan Linde, said

"With cluster housing a buyer owns a piece of land and takes transfer of the unit and the property upon which it is built, whereas town houses are sold under sectional title," he said

The houses will all be double storeys, with three bedrooms, two bathrooms and a combined living and dining room. Double garages will go with all the units. He said they would cost about R90 000 each, depending on building costs

The council passed 20 plans, with a total value of R1 132 000, last month

A comparison with the same period last year shows that the value of plans passed this year has more than doubled. Last January 19 plans, valued at R538 250, were approved — DDR



Pensioners Simon and Andrietta Tshonaphi outside the house from which they were evicted

## New bid to break boycott

**EAST LONDON** — Municipal police in Duncan Village have been evicting residents in an attempt to break the rent boycott.

Municipal police, dubbed "greenflies" by the residents, moved in on Tuesday. Front doors were padlocked once furniture had been removed.

In some yards, furniture was piled high. Other residents had moved their possessions into shacks in their own yards, or into neighbours' homes.

By lunchtime, about ten families had been evicted. Residents said the greenflies had a long list of names, and they feared more evictions.

In some cases, residents had quickly locked themselves into their homes.

People said municipal police told them they

had to pay rent. If they paid part of their debt, they would be allowed back into their homes.

Ayanda Sobolo said both his parents were pensioners. They owed more than R1 000.

Simon and Andrietta Tshonaphi said they had lived in their house since 1941. "We will sleep right here tonight because this is our place," they said.

Tshonaphi said he resumed paying rent three months ago, but the municipal police locked his house nevertheless.

This is the latest in a series of attempts to break the rent boycott which started in Duncan Village in late 1985.

The decision to stop paying rents was taken in late 1985. - *E!news*

# DV<sup>9/9 11/2/88</sup> evictions <sup>(124)</sup> continue

**Daily Dispatch Reporter**

**EAST LONDON** — The evictions of Duncan Village residents who had not paid their rents continued yesterday when at least another two families were ordered to vacate their homes

Reports from residents conflicted with the official Gompo Town Committee statement that a total of 10 families had been affected

Residents said that 15 families or more had been evicted on Tuesday and at least six had followed early yesterday morning

The mayor of Gompo Town, Mr Eddie Makeba, appealed to Duncan Village residents to pay their rents in order to avoid action being taken against

them

He said in a statement that the Gompo Town Committee had "regretfully had to take action against those persons who failed to respond to notices informing them of their arrears"

"It is unfortunate that this step had to be taken, but in any business, if your creditors do not pay, action must follow

"If only people would respond to the notices, and come forward to make arrangements with the office, this unpleasantness could be avoided," he said

The head of one of the evicted families said yesterday that his family of 10 were sleeping on the verandah of the house from which they were evicted on Tuesday

and had no idea where they would move to

An unemployed resident who was evicted from Florence Street yesterday with seven family members — including five children — said he had not paid rent since 1985 in protest against conditions in Gompo

He questioned the manner in which the evictions had taken place, saying supporters and sympathisers of the Duncan Village Residents' Association had been singled out as an example to the rest of the town

Mr Makeba denied the allegation and declined to comment on the manner in which those who had been evicted were chosen out of the hundreds of residents who

had not paid their rents

"I have given you our side of the story

"I am not going to answer to anyone as to how I run this office," he said

A Border Black Sash field worker, Miss Linda Berkowitz, said the evictions were an obvious attempt at breaking non-payment of rent as a form of protest

"The issue of rent is important as it is the only way in which the majority of people can express their dissatisfaction over the conditions in which they live

"Instead of turfing people out of their homes, the authorities should be taking note of their legitimate grievances and freeing their leaders," she said

# Duncan Village evictions continue

D/D 1 3/2/88  
124

EAST LONDON — The evictions of Duncan Village residents who had not paid their rents continued yesterday for the third day this week

Although the number of families affected by the latest action is unclear, a spokesman for the Border Black Sash said a number of residents had approached the office asking for help

The spokesman said several of those already evicted were seeking legal opinion, with the aim of restoring the right to their homes

Official Gampo Town Committee reports list only 10 evicted families, although residents claim at least 20 evictions have taken place so far

The mayor of Gampo Town, Mr Eddie Makeba, appealed to Duncan Village residents to pay their rents

Mr Makebabe could not be contacted for comment yesterday

He said the evictions were aimed at providing an example to the rest of the population — DDR



Daily Dispatch Reporter  
EAST LONDON — The department of local government housing and works has admitted it erred when advertising for whites only to tender for properties which it wants to sell here

The properties are 10, 12 and 14 Queen Street, 73 St Marks Road, 4 Fairview Road, 5 and 7 St John's Road and 3 and 5 Porter Street

According to the department's liaison officer, Mrs Christa Patterton, it was thought that all the properties were in areas proclaimed for whites only

However, when the regional office in Port Elizabeth prepared the advert inviting tenders

it overlooked the fact that St John's Road was in an area which was being investigated for a possible free trade zone, she said

Mrs Patterton said

D/D 16/4/88  
State errs  
in ads for  
sale of  
property

ADD  
124  
instructed not to consider any tender received for the St John's Road properties

These will be re-advertised once a decision on the zoning of the area, which is in North End, had been made, she added

According to Mrs Patterton it was the government's policy to define races when calling for tenders of this nature. It obviated people of other races tendering for properties being sold in areas proclaimed for any one group, she said

When asked why the properties were being sold, Mrs Patterton said it was policy to sell property which the state did not intend using in the foreseeable future

that under the circumstances these properties should not have been advertised for sale yet

She said the department's Port Elizabeth office had already been



Participants at the seminar

# Estate <sup>DID 17/2/88</sup> agent lists land hitches <sup>(124)</sup>

EAST LONDON — There was shortage of prime residential land here with an over-supply of commercial accommodation and fragmented industrial land, a former president of the Border branch of the Institute of Estate Agents of South Africa, Mr Len Greig, told the investment seminar yesterday

wide-angled sea views while, unfortunately, Amalinda was considered a "grey area" and the market showed resistance to realistic or above average prices

Nahoon Valley Park and Dorchester Heights

land for township development, he said it was not for the faint-hearted or the speculator Time and costs (service costs were running at R10 000 to R12 000 an erf) were the main factors Time share got off to a slow

Gardens complex and the redevelopment of the South African Transport Services land

"I am all for progress, expansion and new developments but it must not be at the expense of our CBD and those in

escalation is 10 per cent a year and the initial period of lease ranges from three to five years By comparison to other urban areas, these rentals are below market levels"

He said the price of industrial land at Berlin, Wilsonia, Braelynn, North End, Arcadia and Woodbrook-Gately varied

"Whereas you might pay R2 a square metre for a large site in Berlin, you could pay R25 to R30 in Gately and up to R50 in Arcadia or the North End"

He said several factors had affected industrial land in East London adversely

- Preference given to industrial development in Butterworth and Dimbaza

- Closing down of the wool trade,

- Under-utilisation of the harbour,

- Labour strikes, particularly targeted at Mercedes Benz SA, and

- Rationalisation by national manufacturers

"Despite this negative report, there is a demand for small areas although no longer a demand for large areas," Mr Greig said

Outlining the shortage of residential land mainly in the white areas of East London, Mr Greig said that in the prime residential suburbs or on the fringes or extensions, sales and re-sales in places such as Bunkers Hill, Vincent Heights and Stirling Extension met with great demand

"I foresee that when the local authority goes to the market, which I believe will be in six months' time, to sell the erven in Sterling Extension now being serviced, there will be a surplus of buyers at the hopefully realistic tender prices"

He said outlying surrounding areas did not paint the same idyllic picture

There were not many erven for sale or resale in Sunnyridge with its

## Seminar an annual event?

EAST LONDON — The investment seminar organised jointly by the Daily Dispatch and First Asset Personal Management could become an annual event.

Addressing the fully-booked seminar after a five-hour session addressed by prominent finance personalities, the Daily Dispatch's financial director, Mr Alan Beaumont, apologised to the many people who had to be turned away from all over the Border. Ciskei and Trans-

kei

"More people would have liked to attend but unfortunately we could not accommodate them," Mr Beaumont said "We at the Daily Dispatch, which is a listed company, would like to see this seminar become an annual event"

"As an information medium, the seminar was outstanding and I thank all the speakers They handled their subjects well."

had not reached expectations primarily due to lack of services, shopping centres, schools and security

Mr Greig said Beacon Bay showed activity with its sub-divided plots while the country-life of Gonubie with its plenty of sea view also had appeal, provided there was no repeat of the scare of petrol rationing and giant hikes in the cost of petrol

On buying or holding

start in East London but it was picking up

Dealing with commercial accommodation, Mr Greig said it had been concentrated in the CBD but new developments were taking place in the suburbs

"We have witnessed the completion of projects such as Vincent Park Centre, the Colonnade, Major Square, Checkers in Nahoon and Amalinda and we have before us the Clarendon

authority might do well to remember the contribution of the owners of buildings in the CBD to the revenue of the local authority"

He said the rents in the CBD varied from R10 a square metre to R18 whereas in the suburbs it could exceed R20 depending on location and size The going rate for office space is from R7 to R12 a square metre

"The accepted rate of




From left at the seminar. Transkei motor industry personality, Mr Barney Titus, with two East London businessmen, Mr Mac Dewar and Dr Ashton Chubb.



The financial director of the Daily Dispatch, Mr Alan Beaumont, (left) with Mr George Lord

Govt to sell  
vacant plots

18/2/88



124

EAST LONDON — The properties which the department of local government, housing and works is offering for sale by tender are all vacant erven with the exception of those in Queen Street

Numbers 10, 12 and 14 Queen Street have a two- and a three-bedroomed dwelling as well as a small shop

The other properties are 73 St Marks Road, 4 Fairview Road and 3 and 5 Porter Street

Two erven, 5 and 7 St

John's Road, were also included in the tender advertisement.

However, when the department's regional office in Port Elizabeth prepared the advert inviting whites only to submit tenders for the properties, it overlooked the fact that St John's Road was in an area which is being investigated for a possible free trade zone.

These two erven will be re-advertised for tender once a decision on the zoning of the area has been made. — DDR

D/P 20/2/88

# Newlands residents to be assisted in clarification of land-title rights

124

Daily Dispatch Reporter

EAST LONDON — Newlands residents are to be assisted in getting their rights of ownership, occupation and possession of land sorted out

According to a notice in the Daily Dispatch yesterday, 405 residents are required to produce their title deeds, together with proof of their race and identity or proof of their claim to the land, at the Newlands Clinic on March 22

According to the notice, the investigation into the rights of ownership, occupation and possession of the land is in terms of the Black Administration Act of 1927

The Commissioner appointed by the State President in respect of the land, Mr A M J van Rensburg, said that the investigation was purely for the residents' own benefit and there was "no question" of their being removed from the land

The original title holders were granted the land in the early 1900's, and since then some of the land had changed hands without it being transferred into the new owner's name, he said

"Today it costs between R400 and R500 to have a title deed transferred. We are going to do it for the residents for nothing"

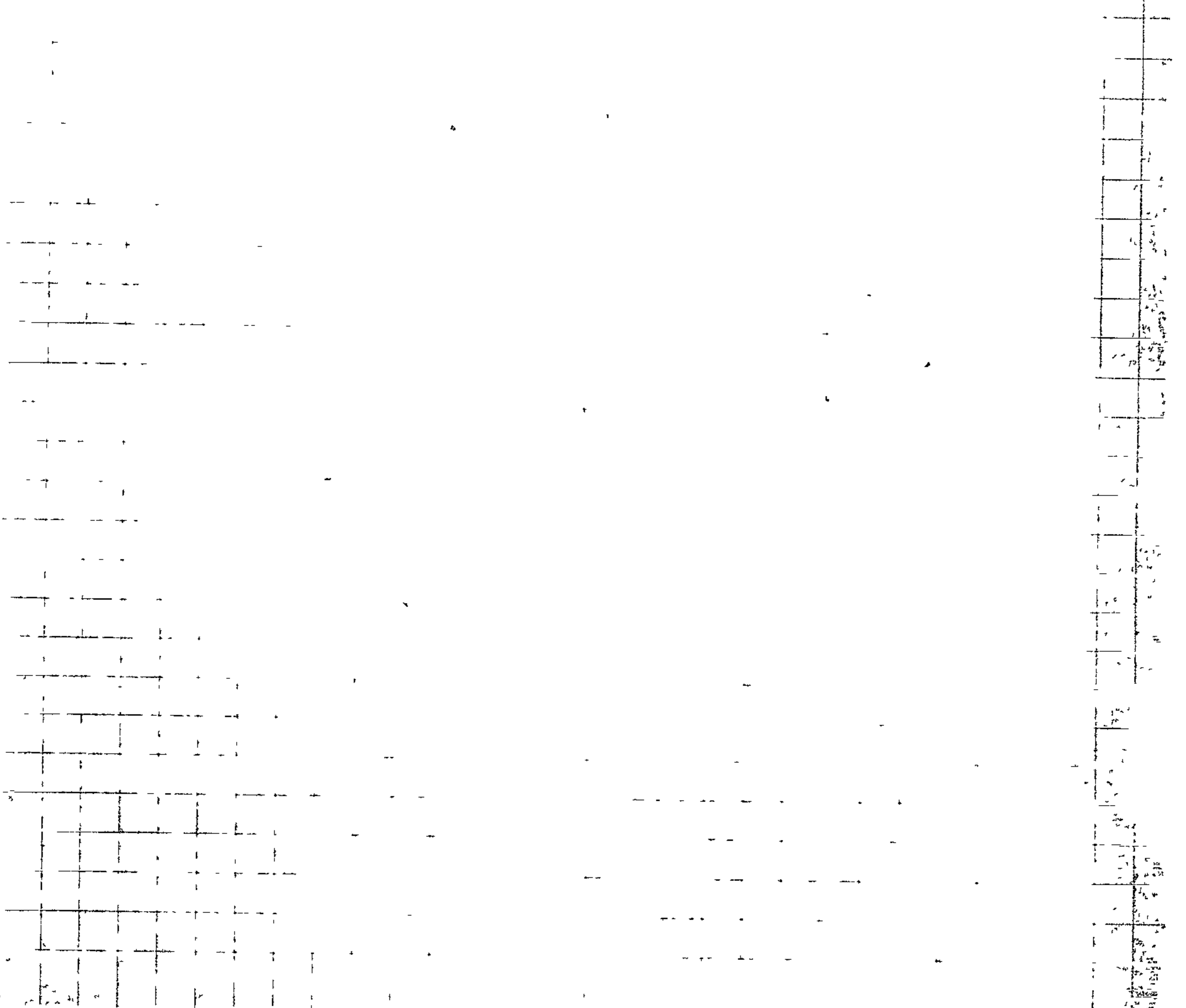
Any other person claiming rights in respect of the land, is, in terms of the notice, also required to lodge his claim with Mr Van Rensburg

Mr Van Rensburg said he did not, however, expect any rights to claims to be contested

The regional representative of the Department of Development Aid, Mr C Attwell, confirmed that the exercise was purely to determine ownership in the interests of the residents at Newlands

"The residents are fully aware of the steps which are being taken and there is absolutely no chance that anybody will be removed from the area," he said

Mr Attwell said it was a routine exercise that was undertaken all over the country, and, as Newlands had not been attended to for a number of years, it was decided that an investigation should be undertaken there



SIT 2/12/88

## First step to 6 000 houses

By Udo Rypstra

A 6 000-unit housing project almost as big as the first phase of Blue Downs has been started in Weltevreden Valley, west of Mitchell's Plain in the Western Cape

The first 800 will be completed at Colorado, part of the Weltevreden development, at a cost of about R60-million. They are being built by Graham Construction, which claims to be the first Cape-based property developer to offer upmarket housing for the coloured community in the area.

Plots cover up to 700m<sup>2</sup> and house prices will start at R59 000.

Established in 1986, Graham Construction is managed by the Durrant brothers Christopher and Graham. Specialising in housing for the middle-income group, the company's operations have grown from five houses worth R125 000 in 1968 to a projected 1 000 this year.

The group, a one-stop operation, develops land bought by a subsidiary on a turnkey basis and sells through its own sales force. Another company in the group acts as a project management division, primarily for foreign investors. In addition to its Western Cape developments and land holdings which total R100-million, it has a R5-million group housing projects in Randburg.

Completion of the Colorado development is scheduled for the middle of next year.

# Plan for an 'open township' disclosed

Municipal Reporter

HOUSING League plans to establish an "open township for all race groups" on the West Coast have emerged during a rezoning application to the Western Cape Regional Services Council

According to an RSC report the league proposes creating the township on Morningstar farm on the Mamre Road at Philadelphia

Morningstar is divided into about 20 smallholdings and several large pieces of land

The proposal follows recent reports that Stellenbosch municipality is taking its first steps towards creating grey areas. The town council has briefed consulting engineers to study opening new residential areas to all races

## REZONING OPPOSED

The Housing League opposed an application to rezone a portion of Morningstar farm to industrial to allow a concrete works to operate there, said a report from RSC chief executive officer Mr C H Mocke

Outlining the objection, the report said "they stated that it is proposed to develop Morningstar farm as an open township for all race groups in due course and that the industrial zone would detrimentally affect their proposals"

However, the objection was not supported. The rezoning simply legalised the site's present use and it would not be "out of context" with future township development.

## "VERY DELICATE"

A Housing League official, who declined to be named, said he was astonished at the mention of an "open township" in the RSC agenda. This was "a very delicate thing", he said

"It would be premature and reckless at this stage to speculate about it"

Guidelines would have to be laid down by Parliament. "We have to obtain clarity. Perhaps in six months' time we will know," he said

● Changes to the Group Areas Act to recognise open areas could be introduced in this Parliamentary session, depending on the response to a Constitutional Development and Planning report to be tabled, Deputy Minister Mr Piet Badenhorst has said

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Minister's <sup>124</sup>  
Cape Times 23/2/88  
warning on  
city housing

**Municipal Reporter**

MR DAVID CURRY, the Minister of Local Government, Housing and Agriculture, has told the Cape Town City Council he would not support its housing proposals unless it involves management committees "totally" in housing projects

This emerged from a report by Mr W A Jacobs, secretary of the Athlone and District Management Committee, on a meeting which Mr Curry held recently. Mr Curry was not available for comment yesterday.

According to Mr Jacobs's report, Mr Curry had told the council's executive committee that management committee allocations of completed houses would also be final

**RSC**

He is also reported to have said the standards for housing provided by the council were "no longer acceptable", and suggested that Regional Services Council officials should do the planning

Mrs Eulalie Stott, chairman of the City Council's housing committee, responded that the council built houses with National Housing Funds, according to standards determined by the national housing authorities

Concerning consultation between the council and the management committees, Mrs Stott said "We do what the law requires of us."

*Handwritten initials*

(a) No official records are kept of companies or business organizations which are conducting experiments on animals

(b) (i) Training in respect of medical and veterinary professions,

(ii) research in connection with the diagnosis and treatment of sicknesses in the medical and veterinary world

(iii) diagnostic tests in respect of disease conditions in man and animals, and

(iv) testing of substances for use by man, animals and plants

(2) No, but various State departments and organizations concerned with experiments on animals are at the moment preparing a code of ethics for the humane treatment of animals used in research training diagnosis and testing of substances in the Republic Before this code is finalized, it will be discussed with all interested parties with a view to the implementation thereof

Mr D J DALLING Mr Speaker, arising out of the hon the Minister's reply may I ask him whether this code of ethics will be enforceable at law or simply serve as a general guide?

The MINISTER Mr Speaker that depends on the view taken by the particular committee which will be dealing with this matter and on their recommendations

Mr D J DALLING Mr Speaker further arising out of the hon the Minister's reply may I ask him whether he does not think in the light of some of the events that took place last year involving experimentation on animals that the time has come in South Africa to introduce legislation to control such experimentation very strictly?

The MINISTER Mr Speaker I feel that other hon members may not be *au fait* with the aspects referred to by the hon member for Sandton and I therefore recommend that he place his further queries in this regard on the Question Paper

Experiments on animals

\*7 Mr D J DALLING asked the Minister of Justice

HOUSE OF ASSEMBLY

Whether, in the course of administering the provisions of the Animals Protection Act, No 71 of 1962, his Department took or initiated any action in 1987 in regard to experiments on animals, if not, why not, if so, what action?

The MINISTER OF JUSTICE

The Animals Protection Act, 1962 (Act 71 of 1962), is aimed at the prevention of cruelty to animals in general. The scope of the Act is so wide that almost any act of cruelty to an animal — also in the course of experimentation — is punishable upon a successful prosecution in a court of law. Anyone who is of the opinion that any experiment conducted on an animal amounts to a punishable act of cruelty to that animal, can therefore report the matter for investigation to the charge office of any police station. The civil law can in appropriate cases also be employed to prevent cruelty to animals either in general or in cases of experimentation on animals. In this regard I can draw the hon member's attention to the recent civil case in which the SPCA and the University of the Witwatersrand were involved.

The Act, however, contains no specific provision for the control or regulation of experiments on animals. Therefore, various State departments and organizations concerned with experiments on animals are at the moment preparing a code of ethics for the humane treatment of animals used in research, training, diagnosis and testing of substances in the Republic. Before this code is finalized, it will be discussed with all interested parties with a view to the implementation thereof.

Cape Peninsula — additional land for Blacks

\*8 Mr J J WALSH asked the Minister of Constitutional Development and Planning

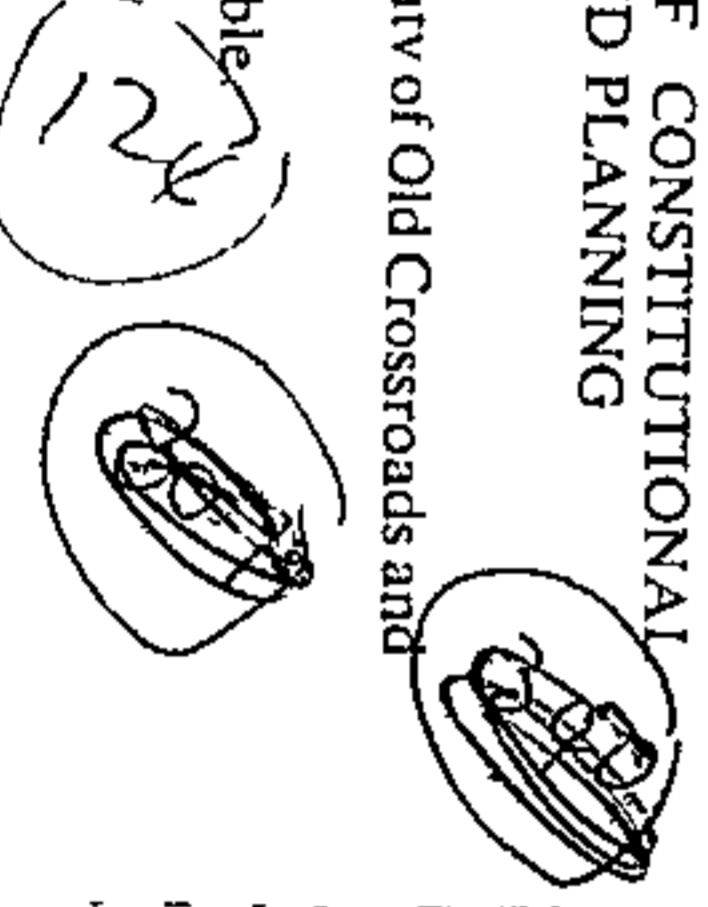
Whether it is intended to proclaim for Black residential purposes any additional land in the Cape Peninsula outside the existing Black areas if not why not, if so (a) what areas are being considered and (b) when is it anticipated that such proclamations will be issued?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

Yes

(a) Land in the vicinity of Old Crossroads and Nyanga

(b) As soon as possible



*Handwritten signature*

Group Areas Board investigations into open trading areas

\*9 Mr J J WALSH asked the Minister of Constitutional Development and Planning

(a) How many (i) investigations were held by the Group Areas Board into the proclamation of open trading areas in 1987 and (ii) open trading areas had been proclaimed in the Republic as at the latest specified date for which information is available and (b) where is each such area situated?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING [Reply laid upon the Table with leave of House]

(a)	(i) 31	(ii) 60 to 19 February 1988	(b) Where areas are situated
(1)	Johannesburg	(24)	Stellenbosch
(2)	Durban	(25)	East London
(3)	Eastcott	(26)	Queenstown
(4)	Howick	(27)	Parow
(5)	Cape Town	(28)	Kaysna
(6)	Delmas	(29)	Bellville
(7)	Potchefstroom	(30)	Somerset West
(8)	Witbank	(31)	Milnerton
(9)	Volksrust	(32)	Gordon's Bay
(10)	Colenso	(33)	Fish Hoek
(11)	Port Shepstone (2)	(34)	Nelspruit
(12)	George	(35)	Tongaat
(13)	Strand	(36)	Eshowe
(14)	Hermannus	(37)	Port Elizabeth
(15)	Vryburg	(38)	Worcester
(16)	King William's Town	(39)	Grabouw
(17)	Ottery (Cape)	(40)	Vredenburg
(18)	Plettenberg Bay	(41)	Montagu
(19)	Kimberley	(42)	Pietersburg
(20)	Swellendam	(43)	Nigel
(21)	Paarl	(44)	Stull Bay
(22)	Malmesbury	(45)	Glencoe
(23)	Pietermaritzburg	(46)	Pinetown
		(47)	Springs
		(48)	Vanderbijlpark
		(49)	Welkom
		(50)	Benoni
		(51)	Carnarvon
		(52)	Kempson Park
		(53)	Acasia
		(54)	Kuils River
		(55)	Moortreesburg
		(56)	Durbanville
		(57)	Mool River
		(58)	Randburg
		(59)	Preska
		(60)	Roodepoort



400  
350  
300  
250

# House sales <sup>17066 74/2/88</sup> soar in W Cape

By MAGGIE ROWLEY,  
Business Staff

PROPERTY sales soared 49 per cent in the Western Cape last year and demand for houses was outstripping supply, according to estate agents

While prices were up on 1986 figures they were not yet "going through the roof" but were poised for substantial increases in line with rising building costs

Mr Reg van Selm, chairman of the Institute of Estate Agents, said prices in the upper and lower end of the market had increased by about 30 percent in the past year and in the middle market between 15 and 20 percent

## Middle market

As had happened previously, middle market prices were expected to rise in line with the upper and lower ends of the market, he said

Freehold property worth R753 million changed hands in Cape Town last year, a leap of R227 million, or 42 percent on the R526-million sales recorded for 1986

Figures also show that the number of transactions soared by 49 percent to 13 212 last year, from 8 888 the previous year. The upsurge was boosted by homes worth R90 million sold in the Mitchell's Plain area, although all city wards showed substantial increases

Mr Storm Durr, chairman of Durr Property Group, said that in the past 12 months the company had turned over R213-million

City council figures also confirm reports of rising prices. The average sale was R56 960, up 30 percent or R13 160 from 1986's average R43 800

However, Mr Hadden Steer, sales director of Steer and Co, said today this reflected a weighted average for homes in the lower economic bracket.

## More cautious

"While prices in the higher brackets are increasing, in fact normalising to what they were four or five years ago, buyers are being much more cautious than in the boom years when there was almost violent euphoria

"What we are seeing is very much more stable, reasoned upturn. While the bond rate is relatively low at the moment, buyers are being cautious and not over committing themselves. They remember what happened in 1984 and 1985 when interest rates rocketed," he said

This was confirmed by Mr Cecil Golding, managing director of Pam Golding Estates, who said prices of houses they had sold in all white areas in the past year had risen between 12 and 15 percent

"We have had one or two sales where prices have risen as much as 50 percent on the previous sale but these are isolated incidents and more often than not at the top end of the market"

He said the financial rand had had a positive impact on sales in the upper end of the market. About R30-million of property, between 10 to 15 percent of Pam Golding's business in the past 14 months had been sold on the financial rand

Mr van Selm said today that many potential sellers were sitting on their property to get better prices

"There is no doubt we are going to see much higher prices realised within the next year

"Property has not been keeping ahead of inflation and I am certain we are going to see a correction this year," he said

An indication of the demand for housing could be seen in the drop-off of flats to rent

## "Insatiable"

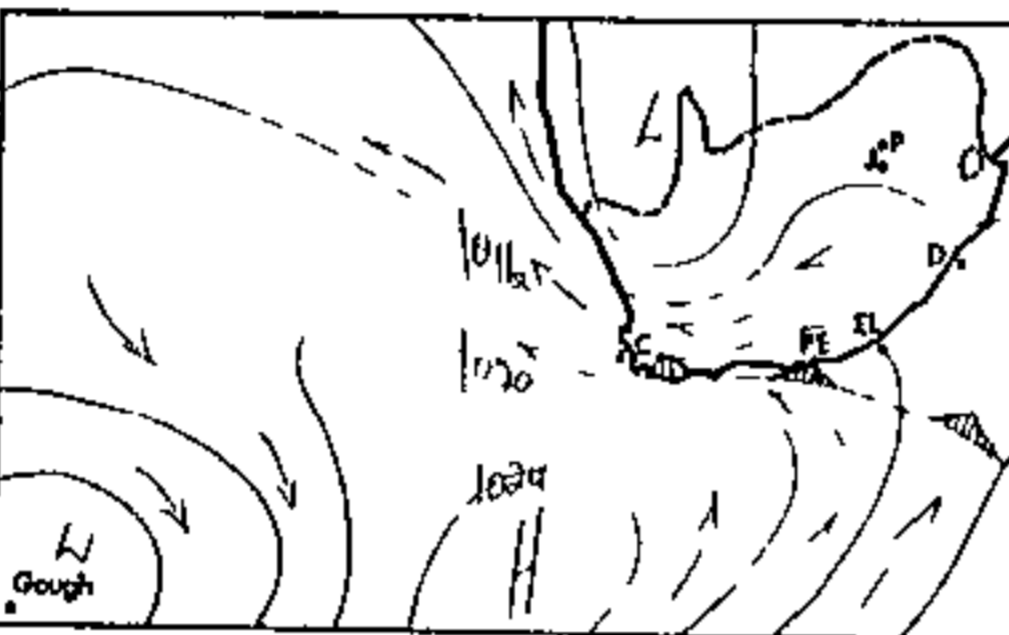
Rental vacancies for Steer and Company had fallen from six percent four months ago to two percent this month, Mr Steer said

He said that while the pent-up demand for first time homebuyers in the white market had been partially satisfied, the demand in the coloured market was "insatiable"

Mr Golding said the upturn in the property market was also evident in the fact that not only were houses being sold as soon as they came on the market but buyers were getting asking prices

"A year ago, they could expect about 15 to 20 percent less than their asking price. It is definitely a sellers' market now," he said

## WEATHER TODAY



The Peninsula and Boland will be warm and sunny

## Fine and warm

WEATHER forecast for the Peninsula, Boland and Overberg for the period ending 6pm tomorrow

- Fine and warm, but hot tomorrow. It will be cloudy and cool in the Overberg today and to night, with light rain in places
- Wind, fresh south east, but strong to gale force over the Peninsula and False Bay until tomorrow afternoon
- The minimum temperature at D F Malan Airport will be 18 deg C, and the maximum temperature 31 deg C

### THE MOON

First quarter	Feb 24
Full moon	Mar 3
Last quarter	Mar 11
New moon	Mar 18

### THE SUN

Sets today	1929
Rises tomorrow	0630

### THE TIDES

High water	
Today	0759, 2039
Tomorrow	0922, 2250
Low water	
Today	0132, 1430
Tomorrow	0253, 1611

### WATER TEMPERATURES

Sea Point	12
Sea Pool	22
Mulzenberg	18
Sea Pool	20
Newlands	23.5

D F Malan climatological data for yesterday (The figure in brackets shows the average for the month)

Maximum temperature	24.7 (26.3)
Minimum temperature	18.1 (15.3)
Mean temperature	21.4 (20.3)
Maximum humidity	97 (94) %
Minimum humidity	65 (48) %
Mean humidity	81 (71) %
Mean atmospheric pressure	1012.3mb (1013.2)
Rainfall 8am - 8am	0.0mm (0.0mm)
Progressive rainfall for the month	0.0mm (13.6mm)
Sunshine	12 hours (10.7)
Prevailing wind direction	S (S)

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# Evicted DV residents say homes not worth rent

Daily Dispatch Reporter

EAST LONDON — Nine members of twelve families who were evicted from their houses in Duncan Village nearly two weeks ago said yesterday they would have come to an agreement on the non-payment of their rentals if their homes had been worth the rent charged

One of the evicted residents said he had lived in the house since 1941, and nothing had been done to the house since then

The families, from Sandile and Mpaku streets, received eviction notices in January

Many residents of Duncan Village had refused to pay rents since 1985 and had repeatedly called for improvements

He also said the mayor of Gompo, Mr Eddie Makeba, should look into the pensioners' situation, and something such as an old age home, established for them.

The group is now sleeping outside on verandahs or with neighbours and their belongings are in the street

They appealed for help in the form of accommodation, food, and

clothing. A number of them are pensioners supporting families

One man used to receive a disability grant, but lost it after he did a few casual jobs to

supplement his income

Neither Mr Makeba or the manager of Duncan Village, Mr P B Kietzmann, could be contacted for comment yesterday

Mr Sipho Jack, his wife, Tandine, and their grandchild, Nolavuyo, sit in the porch that has become home since being evicted. Mr Jack's disability pension was revoked for obtaining casual employment

# Eviction of sick man from DV home shocks employer

D/D 27/2/88  
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Daily Dispatch Reporter

EAST LONDON — A photograph in the Daily Dispatch of man who was evicted from his home in Duncan Village was seen with shock by his Nahoon employer

The man, a member of 12 evicted families, was pictured in Thursday's edition

The families claimed that their houses were not worth the rent they were being charged for them and after complaints were not seen to, they stopped paying the rent

Mr K L Orth said Mr Siphon Jack, had been recommended to him by his sister

Mr Jack was a skeleton covered with skin, and he was still cough-

ing badly after having tuberculosis," he said

Although he was not sure if Mr Jack was strong enough to do the jobs, such as painting, he offered him the job so that he could earn some money

The next day he saw Mr Jack's picture in the paper and was shocked to see that he was living on the verandah of a house after being evicted from his home

"He will die of cold," he said

Mr Orth added that Mr Jack had no money to boycott paying the rent anyway Mr Jack told the Daily Dispatch photographer that he had lost his disability grant after he had done some odd jobs to supplement his income

The administrator of Santa Clinic, Mr Des Schroeder, said that if Mr Jack was still ill, he should go to the TB clinic in Duncan Village and be readmitted to hospital

He said many patients absconded before they were completely well and then did not qualify for grants, but it is not certain if this was what happened to Mr Jack

● Meanwhile, the manager of Duncan Village, Mr P B Kietzmann, said that he could not comment on the evictions, only the mayor, Mr Ed Makeba could make press statements

Mr Makeba declined to comment on the evictions and said that if people who were evicted were dissatis-

fied with the condition of the houses they should have informed the manager

Residents who were evicted said they had repeatedly lodged complaints with the authorities about the condition of the houses

Mr Kietzmann said that improvements were made to houses in Duncan Village all the time and had only stopped during the unrest period

## Matter of fact

Part of a letter from Mr Elton Cloete, of 9 Stewart Drive, Baysville, East London, yesterday should have read "R410 000 represents only 0,27 per cent of R152 028 387" and not 27 per cent

African Defence  
the South Africa  
Police, the Red Cross  
and other organisations  
were doing excellent  
work in rendering  
Commandant



# PE 'to lift rent boycott'

CP Correspondent

PORT Elizabeth is set to become the second area in the Eastern Cape to lift its rent boycott.

This was confirmed by an official linked to the UDF branch in the city. The move had, however, not yet been officially announced or a date set.

It was believed clergymen would be approached to negotiate with authorities about arrears.

In March last year, evictions forced Cradock residents to lift the boycott. The Ilingshale Town Council agreed to cancel rent arrears, and it was believed PE would follow suit.

UDF sources in Port Elizabeth believed

the suspension of the rent boycott would alleviate pressure and harassment in the region.

It was also hoped the East Cape UDF leadership would be released if the boycott was ended.

More than 1 000 families in the Port Elizabeth townships have been evicted since March last year for not paying rent.

According to statements submitted to civil rights lawyers representing residents, in most cases those affected were pensioners and the unemployed.

The council launched a fierce battle against defaulters last year, after it was disclosed that residents owed over R10-million. - Pen.

(124) CP Press  
28/2/88

# Badenhorst to launch probe into Duncan Village evictions

D/D 3/3/88

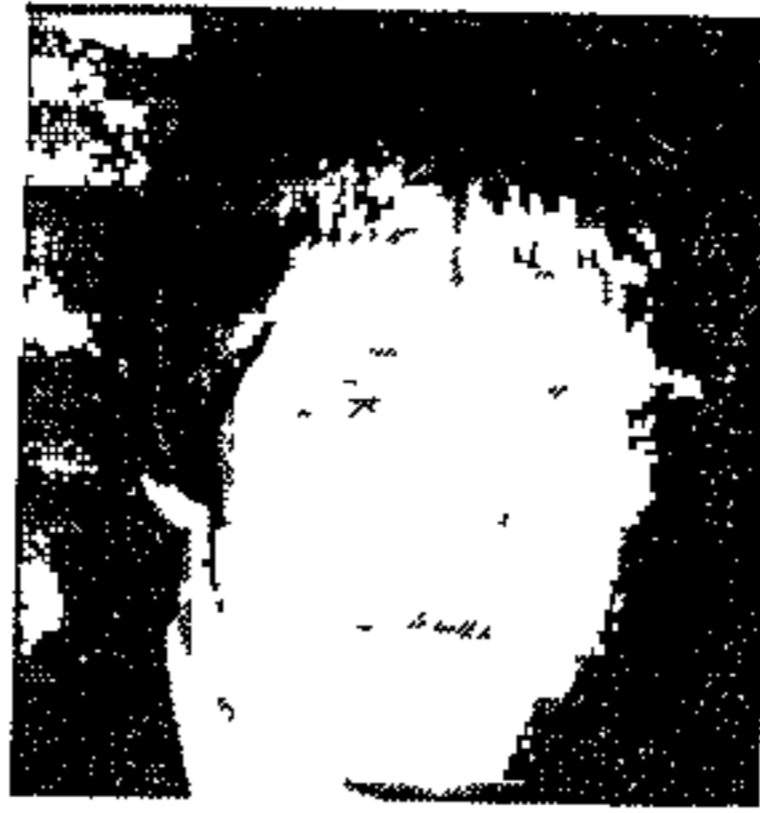
124

by LAURA DÜ PREEZ

EAST LONDON — The MP for East London North, Mr Calle Badenhorst, is personally going to look into the matter of a Duncan Village resident who was evicted from his home last month

Mr Siphon Jack, 54, was one of a number of Duncan Village residents who had refused to pay rent because they felt their houses were not worth the rent being charged for them

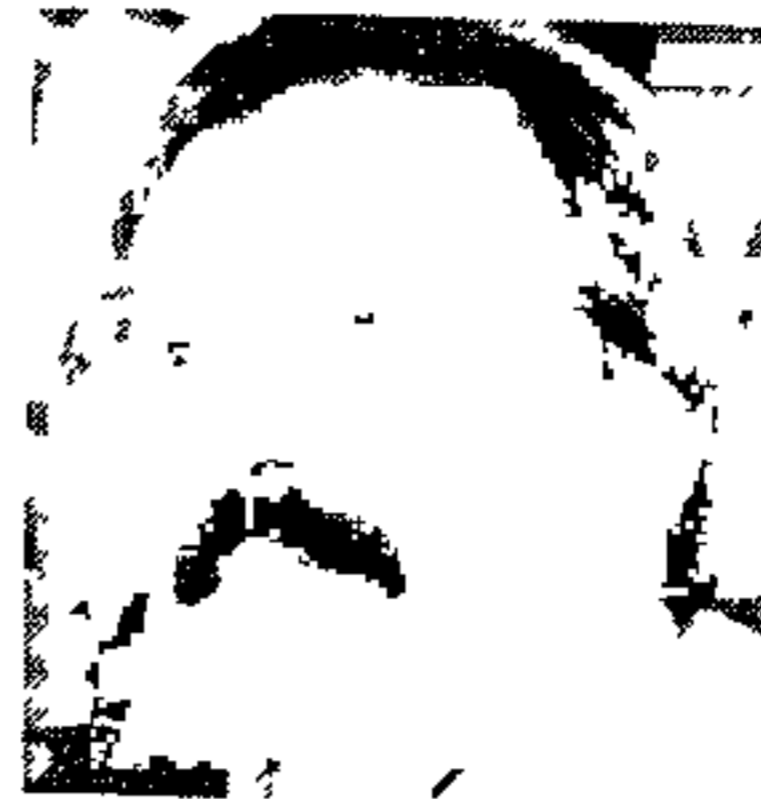
A Nahoon resident, Mr K. L. Orth, employed Mr Jack to do some odd jobs for him and was shocked to discover that



MR KAY

Mr Jack had been evicted from his home, although he had not fully recovered from tuberculosis

Mr Orth said Mr Jack was not receiving a disability grant and was



MR BADENHORST

grateful for an opportunity to earn some money

Mr Orth contacted the councillor for his area, Mr Patrick Kay, in connection with Mr Jack's plight

Mr Kay then contacted Mr Badenhorst in Cape Town, where he was involved in helping the Cambridge squatters to obtain new tents

"Mr Badenhorst said he would be returning to East London today and would look into the matter," Mr Kay said

"It doesn't matter who the man is, he is a human being," he added

● A spokesman for the attorneys representing residents of Duncan Village said that several of the residents were considering legal action against the Gompo town council following the evictions

Daily Dispatch Reporter

BEACON BAY — Ratepayers here have expressed concern at their January electricity bills which reflect a 10 per cent increase for power consumed in December when Eskom's tariff increase only became effective on January 1

The matter was raised at the last meeting of the Beacon Bay Ratepayers' and Civic Association meeting last month. Two councillors present at the meeting said they would investigate the matter.

The chairman of the association, Dr A J Slabbert, said that the association had not received any reply from the municipality

The town clerk, Mr Bernie Aucamp, said that the issue was raised by the two councillors at this week's council meeting and a letter explaining the situation was on its way to Dr Slabbert

The town treasurer, Mr A J Dijkers, said

# Concern over power bills

D/D

3/3/88

124

200

200

"When Eskom announced its increase on January 1, this year, council decided to review the whole electricity service for Beacon Bay.

"Council, as an independent local authority, was only bound by its undertaking to keep its tariffs on a par with Eskom for three years after taking over in 1985

"As from January 1, this year, the Beacon Bay municipality was no longer bound to keep its electricity tariffs in line with those of Eskom

"In the past, whenever Eskom has increased its tariffs, council tried to absorb the increase

"Last year in July, Eskom announced a 12 per

cent increase and council approved only a 10 per cent increase. For six months consumers paid less for their electricity than the Eskom tariff," Mr Dijkers said

He also said that on an earlier occasion, the municipality had also absorbed an Eskom increase for about two months.

He said that when council had reviewed the financial position of the electricity service, it was found necessary to increase the tariff

Mr Dijkers said it had been council's decision that the increase would be effective from "the January accounts rendered" and not from the consumption of electricity from January 1

He said that "tremendous benefits" had been derived from having the electricity service maintained by the municipality instead of by Eskom and said advantages included having local staff and the ability to upgrade the service, particularly street lighting

# Transvaal probes site allocation allegations

JOHANNESBURG

The Transvaal Provincial Administration (TPA) is investigating allegations of corruption in the allocation of residential sites by black town councils, the Sowetan reported yesterday.

The investigations started two weeks ago.

The chairman of the TPA's constitutional committee, Mr John Griffiths, confirmed that they were investigating allegations of corruption against certain councillors in the Transvaal concerning the allocation of sites to private developers.

He said: "We have received complaints regarding the allocation of sites and we are still looking into this matter. We cannot comment further."

The mayor of Daveyton, and president of the United Municipalities of South Africa, Mr Tom



MR GRIFFITHS

Boya, also announced that TPA officials were investigating the allegations

Mr Boya said there was a possibility that in future, the sites would be allocated by the TPA to prevent such corruption.

The Sowetan established that more than 150 councillors, all serving in committees responsible for the allocation of residential sites to private developers, are involved in the alleged corruption

It has also been established that the councillors demanded

⊙ that they be appointed "directors" of the companies before allocating the sites,

⊙ that they be paid between R100 and R1000 for each site allocated

Some of the councillors further demanded new houses or cars before allocating sites; and

⊙ that they be flown abroad for holidays as part of the "deal" for the granting of the stands.

Home buyers, reporters were told, were indirectly made to pay for these favours. — Sapa



Carel Marais, Blue Downs project director

BLUE DOWNS, a city for 250 000 inhabitants between D F Malan airport and Kuils River, is starting to come to life and will grow rapidly in the next few months

One developer claims to have sold R29 m worth of expensive housing in Tuscahy Glen since the beginning of December. The first 73 houses in Blue Downs are occupied and two more developers will start handing over to owners this month

From now a steady stream of coloured families will be moving in with plot-and-plan houses completed on average six months after the contract has been signed

Project engineer Carel Marais is confident that Blue Downs will not become a white elephant even if the Group Areas Act is repealed before it is completed in the next eight to 12 years

"It is in an attractive situation on high ground and most of the houses have good mountain views

# Blue Downs: flood of buyers expected

MILLIONS of rands worth of property has been sold in Blue Downs in the past three months. AUDREY d'ANGELO talked to project director Carel Marais.

People of all races would probably be very happy to live there

"Blue Downs will not be a suburb like Mitchells Plain. It will be a city in its own right with its own local authority and with industry so that people can work there

"Its central business district — which will be open to all races — will not be dead like those of Cape

Town and most other cities. We are encouraging the building of flats above shops so that people will live in the CBD and we hope the shops will stay open until late and the centre will be vibrant and alive far into the night

"There have been applications to open cinemas there and recreation facilities will be in a complex with varied uses so that it will never be deserted. The sports facilities, which will probably include a swimming pool, will adjoin the CBD"

Marais expects the CBD to serve a wide area, including Khayelitsha, drawing customers away from

□ To Page 17

... is by no means the full list

CHL 7/1/85 5/3/88 81/12/86 Industries.

## From page 15

Bellville CBD and from a new shopping centre at Philippi

"It may struggle at first because of competition from these other centres. But it will be in the heart of Blue Downs near other facilities and the local authority offices and it cannot fail."

Blue Downs will have an area intended for people who want to run small businesses from their homes

There will be small business centres to which they can move if they expand, and an industrial area on the edge of Blackheath for larger factories. Marais says he expects "to sign up a major factory in the near future, but at this stage I cannot divulge who it will be"

Marais, the former MD of a firm of consulting en-

gineers, has wide experience in this country and overseas. He has worked in Europe, Nigeria and Malawi

He was invited to become project director of Blue Downs after taking early retirement, and says. "This is the most interesting and exciting thing I have ever been involved in — the creation of a new city from scratch"

He thinks part of its success is due to the fact that it will not be local authority housing. "The government is investing R40m in infrastructure to make development possible — but private enterprise will invest R400m

"It is a wonderful example of privatization"

Eventually Blue Downs will be on the railway but Marais says no date has

been fixed for the line to be completed

He hopes a planned national road, the N7, for which no starting date has been fixed will be moved to some other route because it will otherwise cut Blue Downs in half "and bridges and subways cost R1m each these days"

"At the time the road was planned it made sense to have it there as a link-up with Mitchells Plain, but now Khayelitsha is in the way."

Another apparent disadvantage, the Kuils River, which now causes flooding in winter over land which will not be used for housing, will be turned into an asset. It will be dammed to create an artificial lake in the Driftsands nature reserve.



12/3/87

## Shacks pulled down

CP Correspondent

SCORES of shacks were demolished near Port Elizabeth's Red Location last week

About 90 families defied a verbal instruction by the Ibhayi town council's headman and municipal policemen on Wednesday to demolish their shacks at Masangwanaville

The next day, municipal policemen moved in with orders from the council to demolish the shacks. Residents claim over 120 shacks were demolished. The council's estimate was 67.

This week the homeless people, desperate for accommodation, began re-erecting their shacks at a run-down railway reserve opposite Masangwanaville.

A survey conducted by the Port Elizabeth anti-removals committee established that most of the residents were legal residents of Red Location and should be allocated the same wood and iron shacks provided to the Red Location shack dwellers when they were removed last year as part of an upgrade program - Pen

## †THE MINISTER OF HOME AFFAIRS

(1) (a) Yes

(i) Electoral Division of Pietermaritzburg South, polling station at Pelham Primary School

(ii) Returning officer

(iii) Closure of polling station for a period of approximately 30 minutes

(iv) (aa) and (bb) Guarded by returning officer presiding officer and police officers

(b) No

(c) No

(2) No

(3) No

## Employment of aliens illegally in Republic: persons convicted

\*26 Mr K M ANDREW asked the Minister of Justice

Whether any persons have been convicted since 1 January 1987 of employing aliens who are in the Republic illegally, if so how many as at the latest specified date for which information is available?

## †THE MINISTER OF JUSTICE

Yes—32 persons for the period 1 January 1987 until 31 January 1988

## Cape Peninsula housing units for Blacks

\*27 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

(a) How many housing units for Black occupation were built in the Cape Peninsula in 1987 and (b) what is the number to be built in this area in 1988?

## †THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(a) 632

(b) A specific figure cannot be given because of the involvement of various utility companies the private sector and self-help schemes in numerous building programmes of which particulars are not readily available

HOUSE OF ASSEMBLY

Haward

(4) No

(a) and (b) Fall away

(5) No

(a) to (c) Fall away

## Solvent abuse/glue sniffing

\*29 Mr R M BURROWS asked the Minister of National Health and Population Development

(1) Whether he or his Department is taking any action in regard to solvent abuse or glue sniffing, if not, (a) why not and (b) what bodies are responsible for taking action in this regard, if so what action has been taken or is envisaged,

(2) whether this matter has been discussed with any organizations or bodies, if so, (a) with what organizations or bodies and (b) when,

(3) whether he will make a statement on the matter?

## †THE MINISTER OF NATIONAL HEALTH AND POPULATION DEVELOPMENT

(1) Yes,

(a) Falls away

(b) I referred the tragic problem of solvent abuse and glue sniffing to the National Advisory Board on Rehabilitation Matters for inclusion in the National Plan to Prevent and Combat Alcohol and Drug Abuse

(2) (a) and (b) This matter is placed on the agenda of the National Advisory Board on Rehabilitation Matters as well as the sub-committee responsible for the implementation of the National Plan. Other organizations concerned such as the South African National Council for Alcoholism, are also represented on the National Advisory Board on Rehabilitation Matters and the mentioned subcommittee thereof

(3) No

Mr R M BURROWS Mr Speaker arising from the hon the Minister's reply may I ask him whether at this stage he intends to make any legislative changes regarding the use or control of solvents?

The MINISTER Mr Speaker it depends on how effectively the national plan is going to be implemented this year We will re-evaluate the situa-

HOUSE OF ASSEMBLY

Haward

tion at the end of the year, and following the re-evaluation, consider further steps

## Individual taxpayers: deduction of moneys for educational purposes

\*30 Mr R M BURROWS asked the Minister of Finance

(1) Whether he or his Department has initiated investigations into the deductibility of moneys of individual taxpayers for educational purposes at school or college level, if not why not, if so, (a) what matters are being investigated and (b) by what body are they being investigated

(2) whether representations on this matter have been called for, if not, why not, if so, what are the relevant details,

(3) whether the tax rebate granted for payments by parents in respect of physically disabled children has been altered in the last five tax years, if not why not, if so,

(4) whether the rebate amount has kept pace with the increase in the educational and medical needs of the physically disabled if not why not

(5) whether he will make a statement on the matter?

## THE DEPUTY MINISTER OF FINANCE (MR K D DURR)

(1) Neither I nor my Department have initiated any investigation into the deductibility of expenditure incurred by taxpayers for educational purposes. Two fundamental principles of the South African income tax system are that only expenditure incurred in the production of income may generally be allowed as a deduction and domestic or private expenses are prohibited as a deduction. To deviate from these sound basic principles would only result in numerous other representations being made for similar concessions which would ultimately lead to the serious erosion of the tax base. A further drawback of such a tax expenditure is that it is of little or no benefit to taxpayers in the lower-income groups whose tax saving would be minimal. It should however be noted that section 18A of the Income Tax Act does already provide for the deduction of donations within specified limits, to amongst others universities colleges and

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# 'Some black homebuyers paying more, getting less'

By MAGGIE ROWLEY, <sup>123</sup> <sup>124</sup>  
Business Staff

SOME black home-buyers are paying more a square metre than is being paid in Bishops-court, Cape Town property developer Mr Peter Swartz says

Managing director and chairman of Superama, Mr Swartz is also on the board of a number of companies including the Cape Town board of the United Building Society where he is involved in granting home loans

He said many homebuyers were not getting value for money

"In one black area homes are being sold at R1 000 a square metre for 65 square metre homes. Recently I was involved in the valuation of a block of flats in Rondebosch for the same price a square metre. However the latter had underground parking and many other perks besides the area," he said

"There is a tremendous need for housing for blacks, coloured people and Asians in the Western Cape. All these years there has been a need. Nobody has been able to take this from stage one to development process for many reasons, mainly statutory and legal

"The little activity in this market had one result — the need for housing created a demand which artificially increased the cost of housing for population groups other than white"

He warned that although financing for homebuyers was relatively cheap at the moment, this was only a short-term situation and estate agents should warn buyers so they did not over-commit themselves

"Interest rates are going to rise this year. In fact it is the social responsibility of estate agents to warn buyers that interest rates could be 13 or even 14 percent shortly and when they buy, they are earning enough to cushion these increases"

All the results of The Argus/M-Net Cycle Tour will be published in a special section of Weekend Argus on Saturday

# PEOPLE to lift rent boycott

PORT Elizabeth is about to become the second town in the Eastern Cape to lift the rent boycott. And in East London township residents have been given the option of buying the houses from which they were evicted a month ago for refusing to pay rent.

In letters sent to residents of East London's Duncan Village, who are staying in shacks at the back of their own yards, the Gomo Town Council called the offer an "excellent opportunity with life-long security of ownership."

The committee is selling the houses at R652 for two-roomed, R684 for three-roomed and R704,10 for four-roomed houses, with service charges of R30,10 a month. The charges are R3,10 less than the present rentals.

Residents said one of the reasons why they had decided not to pay rent was that "the houses are small, overcrowded and not built for human life."

"That is why we have called for their upgrading. Now they are selling them and we are not prepared to buy them."

The rent boycott began in the township two years ago, to draw the authority's attention to the poor conditions in the township where houses were badly maintained and residents shared a public toilet between 80 households. The Gomo Town Council, formerly the Duncan Village Community Council, took strong measures to break the boycott. People were refused burials and building sites unless they could produce rent receipts.

## No date yet

The proposed lifting of the rent boycott in Port Elizabeth has been confirmed by an official linked to the local UDF branch who said it had not however officially been announced.

A date has not been set for the official lifting, and it is believed clergymen will be approached to negotiate with authorities about rent arrears.

The boycott was a national campaign protesting the reimposition of the State of Emergency in 1986. In March last year, evictions forced Cradock residents to

lift the rent boycott. The Hangelahle Town Council agreed to cancel the rent arrears and it is believed Port Elizabeth will follow the same procedure.

UDF sources in Port Elizabeth believe the suspension of the rent boycott will alleviate pressure and harassment experienced by leaders in the region.

It also hoped the East Cape UDF leadership which announced the imposition of the boycott during a clandestine press conference in June 1986, three days after the declaration of the State of Emergency, will be released from detention if the boycott is ended.

More than 1 000 families in the Port Elizabeth townships have been evicted from their homes since March last year after it was disclosed that residents owed the council over R10-million.

According to statements submitted to civil rights lawyers representing residents, in most cases those affected were pensioners and unemployed residents.

About 60 percent of the township residents are presently paying rent — ELNEWS, PEN

# Housing project for Cape

By Tom Hood *9/5/88* in Europe.

CAPE TOWN — A German construction company is financing and building a private development to house 10 000 people at Silver Sands, next to the Government's Blue Downs project, near DF Malan Airport.

The company, Sobac, is a leader in industrialised and computerised building methods

While it declines to reveal the cost of the project, building experts say the scale of the development indicates an investment of at least R150 million.

A total of 2 355 houses are planned — as many as a third of those planned by seven contractors in the giant Blue Downs project.

15/8/88 DD

# City council denies CMC accusations on raising rentals

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124

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Daily Dispatch Reporter

EAST LONDON — The city council has denied accusations that it had illegally increased rents for coloured housing, and had failed to implement a new rent formula and the sale of state-owned houses

The accusations had been made by the deputy chairman of the Coloured Management Committee (CMC), Mr D W Alexander

Mr Alexander also said the council had denied the CMC certain powers which were due to the committee

He made the allegations following a visit to the minister of local government, housing and agriculture in the House of Representatives in Cape Town recently in an attempt to clarify matters affecting coloured housing in East London

He was accompanied by a fellow CMC member, Mr D Mentoor

The regional director of housing in Port Elizabeth would visit East London this week to look into the questions he raised in Cape Town, Mr Alexander reported

During this visit, Mr Alexander said he had discovered that a new formula for calculating rentals had not been implemented by the city council

This, he said, had led to overcharging and the accumulation of rental arrears

He also accused the city council of denying the CMC the right to exercise certain powers

The municipality's housing manager, Mr David Murray, said the new formula for calculating rentals had been implemented at the beginning of the year

The circular from the House of Representative announcing this new formula had been received on July 27, 1987

At present rentals were calculated based on the income of the tenants, Mr Murray said. The last income survey was done about three years ago and an updated income survey had been completed recently

Tenants had been allowed to choose whether they would like to have their rentals adjusted according to the new formula, or whether they would prefer to continue paying rentals calculated according to the old formula

Adjusted rentals would only be implemented in July this year

as the department had placed a moratorium on rental adjustments until that time

Arrears in rental payments was a recurring problem and was not a result of any rental increases, the municipality's director of finance, Dr Marius Botha said

Arrear rentals currently amounted to R928 998, four times what was raised in rentals each month. These arrears were seldom recovered by the city council, Dr Botha said

Unrecovered arrears would eventually be written off by the council

Allegations that the city council had not implemented the sale of state housing in coloured areas, as announced by the government in March 1983, because of delays in calculating prices, were also denied

All council-run housing schemes were for sale, Mr Murray said. In 1986 and 1987 a total of 116 houses had been sold and a further eight houses had been sold in January this year

In fact, Mr Murray said, the council had applied to the department for permission to sell some of the houses at well below cost due to defects in the houses, and as yet permission had not been forthcoming. The sale of houses at cost price was going ahead

With regard to the powers of the Coloured Management Committee, Miss A Cronin, of the administrative section of the city council, said that the government regulations required that the CMC should be consulted on matters affecting the coloured population — but that they had no specific executive powers

The law allowed that the city council could delegate certain powers to the CMC should they request that this be done, but no such request had been received

Regarding Mr Alexander's announced visit by the regional director of housing, Mr Murray said that the council had requested such a visit in the past, but with no success

Approached for confirmation of the visit, the office of the director of housing in Port Elizabeth said that the director was away, but that no visit to East London was scheduled in the next two weeks

D/D 16/3/88

# Ratepayers wait for answers to questions

124

Daily Dispatch Reporter  
EAST LONDON — The chairman of the City-wide Ratepayers' Association (CRA) has called the delay in the mayor answering questions concerning municipal maintenance and services here, a shocking indication of municipal "incompetence and mismanagement".

The three-page list of questions and comments was presented to the mayor, Mr Robert de Lange, by Mrs Gwen Shaw a month ago and was based on what Mrs Shaw called the "deteriorating appearance of the city and surrounds, and dissatisfaction with a number of municipal services" which was of grave concern to the city's ratepayers

At the time of handing over the document Mr De Lange said he would be referring the various questions pertaining to roads, sidewalks, bus service, litter, Clarendon Gardens and increased councillor allowances, to the relevant municipal departments for comment and then report back to the CRA

Mrs Shaw said. "The failure to reply to our questions is surely an indication of the inability of municipal officials to provide satisfactory explanations

"That there are no logical answers for this shocking state of our civic affairs is indicative of incompetence and mismanagement

"Surely the parlous state of our civic affairs proves that the introduction of the National Pro-

ductivity Institute system, which introduced five directors of municipal management, is a very costly experiment which has proved a total and dismal failure

"No wonder only one or two other municipalities have adopted it

"We feel that in view of all this, my request to the State President, Mr P W Botha, for an immediate state investigation into our civic affairs is fully justified," she said

On the bus service, the CRA had queried the removal of through-buses from the Quigney to the hospital and northern suburbs, as well as the reduction in the school bus service and increased fares

On sidewalks, the danger to pedestrians — especially the elderly and infirm — in certain areas was questioned, as well as details on the on-going programme for the repair, improvement and maintenance of sidewalks It was also asked how the R230 000, to be saved by the non-cutting of grass on sidewalks, would benefit this service

On roads, the future planning for upgrading and repairing of the "shocking state" of the city's roads was questioned

As far as litter was concerned the CRA wanted to know what was to be done about the "unkempt and positively dirty appearance" of the city, which resulted from an "obviously inef-

ficient and inactive service"

"We also said that as this department seems quite unable to cope with cleaning the city that putting it out to private contractors should be considered," Mrs Shaw said

On the controversial issue of Clarendon Gardens, 13 questions were posed, including the query of the under-evaluation of the prime site and the agreement to sell it at a loss to the city of about R5 million

The CRA also questioned the proposed increased allowances for councillors

"If R142 000 a year will be required to pay increased allowances to the mayor and councillors, how will this money be found and how will it affect rates," Mrs Shaw asked

● The mayor, Mr Robert de Lange, said last night that if Mrs Shaw was so concerned about the answers to these questions, she should have had the common courtesy to phone him at his office to find out what the delay was about, instead of running to the press

He said the reason for the delay was that he was waiting for a reply from the relevant head of department

"I am not prepared to comment any further on the matter through the press," he said

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b/d 18/3/88

# Tenants deny claim CMC initiated CT visit

124

**Daily Dispatch Reporter**  
EAST LONDON — The Buffalo Flats Tenants Association (BFTA) has denied that the Coloured Management Committee (CMC) had initiated a visit to the relevant minister in Cape Town to discuss the serious housing problems facing residents here

The visit earlier this month to the minister of local government, housing and agriculture in the House of Representatives by an East London delegation, was in fact led by the BFTA and not by the acting chairman of the CMC, Mr D W. Alexander

The BFTA secretary, Mrs E du Plessis, said the association had organised the visit following unsatisfactory attempts by the CMC to rectify certain aspects of

the housing situation in the area

In a press statement the chairman of the BFTA, Mr A K Roberts, said the association had become "dissatisfied with the attempts of the CMC to rectify certain aspects of the rentals, sale of houses and the conditions of houses in Buffalo Flats"

"Acting on this, the association made contact with the minister concerned and in fact Mr Alexander was not actively involved in the discussions with the minister," Mr Roberts said

Mrs Du Plessis added that the municipality had failed to implement a new rent formula

She said that the minister had given the delegation a one-and-a-half hour interview and had said that he would be

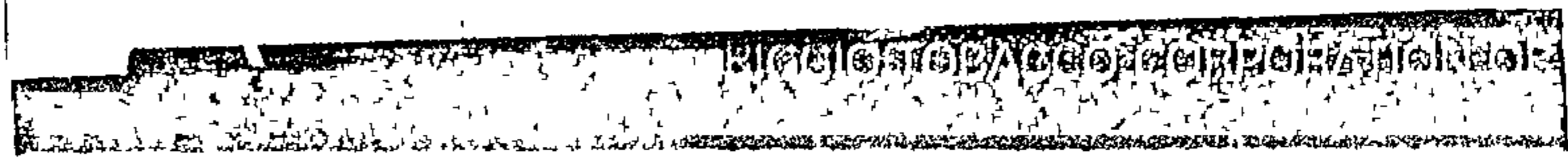
sending officials from his department and the director of housing, based in Port Elizabeth, to visit Buffalo Flats later this month to investigate and assess the whole housing issue

Mr Roberts said that although Mr Alexander had not been actively involved in the discussions with the minister the BFTA wished to express their gratitude to him for arranging courtesy transport and accommodation during the delegation's stay in Cape Town

The delegation consisted of Mr Roberts, Mrs Du Plessis, the secretary of the BFTA, Mr D Mentoor and the treasurer of the association, Mr D Tokoms, accompanied by Mr Alexander

It was incorrectly reported in the earlier report that Mr Mentoor was a CMC member

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D/O 29/3/88. (81) (124)

## All applications to buy houses granted

CAPE TOWN — All 2 172 applications by black people to purchase houses in the Eastern Cape by the end of last year had been granted, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday

Mr Heunis, said in reply to a question from Mr John Malcomess (PFP, Port Elizabeth Central) that black people had bought 1 942 houses in Port Elizabeth, 39 in East London, 62 in Aliwal North, 13 in Cathcart, 20 in Fort Beaufort, 10 in King William's

Town, 10 in Komga and 76 in Queenstown

He also said the 2 172 houses were the total number purchased in these townships — DDC

**Ibaya Town Council: Irregularities**

668 Mr D J N MALCOMESS asked the Minister of Constitutional Development and Planning

- (1) Whether he or his Department instigated an investigation into possible irregularities in connection with the Ibaya Town Council, if so,
- (2) whether this investigation has been completed, if not, (a) why not and (b) when is it anticipated that the investigation will be completed, if so, (i) when, (ii) what were the circumstances surrounding these irregularities and (iii) what were the findings?

**THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (1) A departmental investigation into the administration of the Ibaya City Council was initiated by the Cape Provincial Administration
- (2) Yes

(a) and (b) Fall away

(i) The investigation has been completed on 31 December 1987

(ii) and (iii) The report of the investigation officer revealed certain shortcomings in the organisational- and personnel structure of the City Council that may have led to the occurrence of irregularities

Steps have been taken to rectify these matters and a revised organisational- and personnel structure has recently been approved and is in the process of being implemented. An administrator has also been appointed to, amongst other functions, assist the Council in the recruitment and training of suitable staff. The Office for Community Services Eastern Cape (the CPA's regional office in Port Elizabeth) is assisting in this regard.

**Oukasie: residents relocated**

686 Mr C J DERBY-LEWIS asked the Minister of Constitutional Development and Planning

- (1) Whether, with reference to his reply to Question No 628 on 7 October 1987, it was decided that the residents of the Black

residential area known as Oukasie should be relocated, if not, what was decided in this regard, if so,

- (2) whether these residents are to be relocated on a voluntary basis, if not, on what basis are they to be relocated, if so, what is the estimated total cost to the State of relocating them,
- (3) whether the relocation of these residents has commenced, if not, (a) why not and (b) when is it anticipated that it will commence, if so, (i) on what date, (ii) where will they be relocated and (iii) when is it anticipated that the matter will be finalized?

**THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (1) No. It was decided that only those persons who of own free will so request, will be resettled at Lethlabile

Best of questions fall away

**Economic summit conference: persons invited/attended**

687 Mr C J DERBY-LEWIS asked the State President

Whether he will furnish information on the persons who were invited to and attended the economic summit conference referred to in his reply to Question No 531 on 6 October 1987, if not, why not, if so, what are the names of the persons who (a) were invited to and (b) attended this conference?

**THE STATE PRESIDENT**

A total of 226 persons were invited. Prominent businessmen, industrialists, bankers, academics, tax experts, representatives of organised trade, industry and agriculture, employee organisations, the media, the self-governing territories and the TBVC countries attended the conference.

**Residential areas planned for Blacks**

747 Mr J VAN ECK asked the Minister of Constitutional Development and Planning

Whether residential areas for Blacks are being planned in or near (a) Grabouw, (b) Saldanha, (c) Jacobsbaai, (d) Citrusdal and (e) the municipal area of (i) St Helena and (ii) Veldrif, if not, why not, if so, (aa) what progress has been made with the planning of each of these residential areas and (bb) for how many families is provision being made in each case?

**THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

- (a), (b), (c), (d) and (e) (i) and (ii) No
- (aa) No such request for possible township development has ever been forwarded to the Cape Provincial Administration
- (bb) Falls away

**Non-White students at universities: policy relating to number**

749 Mr C J DERBY-LEWIS asked the Minister of National Education

- (1) Whether his Department is responsible for determining the general policy relating to the number of non-White students who may enrol at universities in South Africa, if not, who is responsible for this matter, if so, what is the limit in regard to students from each specified non-White race group wishing to enrol at universities for Whites in South Africa,

**THE MINISTER OF NATIONAL EDUCATION**

- (1) No. Under Section 14 of the Constitution Act, read with Schedule 1 thereto, education is an own affair. The Ministers of Departments of State responsible for education are responsible in the case of those universities that fall under them
- (2) (a) (i) 12 823 (ii) 18 389 (iii) 49 716
- (b) See attached table which contains the requested information for 1986. The figures for 1987 are not yet available


In both of the above cases, the vast majority of Coloured, Indian and Black students are registered with the University of South Africa and with the universities primarily established for those population groups

**COUNTRIES OF ORIGIN OF ENROLLED STUDENTS (WHITES EXCLUDED) AT ALL SOUTH AFRICAN UNIVERSITIES IN 1986**

Country of Origin	Number of enrolled students		
	Coloured	Indian	Black
RSA & Self-governing territories	12 456	18 186	27 488
Transkei	4	17	2 256
Bophuthatswana	3	18	2 558
Ciskei	1	6	745
Venda	0	5	1 119
South West Africa	239	7	379
Zimbabwe	23	73	583
Lesotho	0	3	120
Botswana	1	2	35
Swaziland	1	1	125
Mozambique	0	6	1
Angola	0	0	1
Zambia	0	0	10
Malawi	1	1	34
Other African countries	10	29	83
Countries in Europe	1	8	9
Countries in Asia	1	19	12
Countries in North America	0	2	1
Countries in South America	1	1	1
Countries in Australasia & Oceania	0	2	1
<b>Total</b>	<b>12 742</b>	<b>18 406</b>	<b>35 561</b>

# Faircape Homes pays 5c maiden

Finance Staff

Cape homes developer, Faircape Homes, reports 15,45c earnings per share for the year to December, double the forecast made in the prospectus last May. *Stay 124* 

Sales increased from to R19,5 million (R7,2 million).

Taxed profits rose to nearly R1,2 million (R336 000 in 1986). A 5c maiden dividend has been declared. *25/3/88*

Joint managing director Mr Michael Vietri says the exceptional growth was attributable to purchases of strategic parcels of land, which have escalated massively in value, for development in the coloured and black housing sectors.

The directors say they are expecting earnings per share to more than double this year.

# Property scheme aids foreign buyers

Cape Town 26/3/88

By LAWRENCE TOTHILL  
Investment Editor

A CAPE TOWN property company expects to sell between R30 m and R40 m worth of residential property to foreign buyers this year after the establishment of an arrangement with Investec whereby the overseas buyer can reduce even further the foreign cost of the price.

With this in mind the company has established a London office for the full-time marketing of residential properties, and has appointed a full-time agent in Munich to cater for the German demand.

Normally a foreign buyer is allowed to bring 50% of the purchase price of a property into South Africa via the financial rand market, thereby saving the discount between the commercial and financial rand (around 30%), and the other 50% would be financed through a local loan. It is now proposed to finance the loan section of the purchase price through the use of those funds which make up South Africa's foreign debt caught in the "net" when the Reserve Bank suspended the repayment of foreign borrowings.

A secondary market has been established for the trading of the frozen debts (as has happened in other countries with a similar situation, such as Brazil) and rands can be bought on this market

at rates even more favourable to foreign buyers than the financial rand rate.

Dennis Davis, consultant to Investec's Cape Town office, tells me that South African debt trades fairly actively, but won't reveal precise details. The deals are all legal and each transaction has to meet with the approval of the SA Reserve Bank, which is normal procedure with all financial rand deals. The authorities have, however, come to accept that the "frozen debts" are traded freely, and have even introduced incentives for the creditors to:

- Convert the debts into equity;
- Convert to 10-year loans, or
- Convert the debts into financial rands.

It is the debt which has not been converted in these ways which is now being used by a number of investors. When used as borrowings to finance a property purchase the funds remain in the standstill, but when a repayment falls due, as the 8% expected in 1990, that part can be transferred out of South Africa through the commercial rand, thus saving the buyer the discount.

Lawrence Seeff of the Seeff Organization tells me that a party of German industrialists will be visiting Cape Town shortly for the purpose of inspecting better class residential properties

To Page 15

## Property scheme

From Page 13

with a view to buying. This group is also interested in looking at agricultural and commercial properties which Seeff hopes to sell on a similar basis.

Seeff has an exclusive arrangement with Investec for this form of financing in respect of property purchases.

The weakness of the rand against other currencies, coupled with the discount on the financial rand (say 35%), means that a British buyer acquiring a property in Cape Town for R400 000 only pays around £65 000. The German buyer of a R400 000 property would pay around DM200 000, making local property extremely attractive for foreign buyers, who can afford to buy and leave the house standing vacant except for when they visit South Africa.

This, I am told, is quite normal.

# Women lose case

Sowetan 30/3/88

124

THE Appeal Court in Bloemfontein has refused an application by two women from Huhudi, in the Vryburg district, for leave to appeal against a judgment that found that they were rightly evicted from their dwellings.

Mrs Elizabeth Dire and Mrs Dora Sechogo were evicted on January 21, 1986, by officials of the Northern Cape Development Board

They applied to the Northern Cape Supreme Court and in July 1986 Mr Acting Justice Erasmus ordered that they be restored to possession of the dwellings

Mr Acting Justice Erasmus held that the provision for "site rent" in Government Notice No 304 of February 26, 1982, was invalid and that the monthly sum of R14,15 for such site rent was not eligible (that which may be exacted).

He, accordingly, held that the women were in

credit for payments made for rental and services at the date of their eviction

However, on December 11, 1987, a full bench of the Northern Cape Supreme Court allowed an appeal by the Administration of the Cape (as successor to the Development Board) and held

that the monthly site rent of R14,15 was exigible (that which may be exacted)

Thus, the women were not in credit on the date of their eviction and were lawfully evicted in terms of Section 65(D) of the Housing Act of 1966 — Sapa

# Housing shortfall

124

There seems to be no end in sight to the shortage of housing for coloured people in the Cape Town municipal area

**A**lderman Eulahe Stott is chairman of the Housing Committee on EXCO, or, as she would have it, of the "No-Housing Committee" owing to the large number of people who "trustingly put their names down on the list to get a house in the foreseeable future and yet, for most, there is no end in sight." The waiting list for coloured housing stands at a formidable 45 000 (whites are not faced with this problem and blacks fall outside city council jurisdiction).

If anyone is able to deal with this problem, though, one suspects that it is Stott. With 27 years service on the council, she is something of an institution and a formidable one at that. She is a flurry of endeavour — two telephones at once plus an internal intercom on the go is par for the course.

Those people on the waiting list are, by definition, people earning less than R1000/month (the original figure was R800). Stott estimates, however, that something in the order of 85% of these people earn less than R500/month. In law, it has been the duty of Local Authorities to provide enough land for residential purposes in their area, to provide houses for those in need, and to operate the Slums Act. According to Stott, though, "For many years we haven't been able to provide the land without it being suitably group area zoned. This means we can't just buy an unoccupied piece of land and put people on it. We can only do this after a suitable group areas zoning."

One of Stott's sadnesses is the way the Blue Downs development has turned out. "It would substantially have solved our problems if we could have retained Blue Downs and developed it as we intended in 1982. Provided we had been encouraged and assisted by the government as we were encouraged and enabled to build Mitchell's Plain, we could by now have housed another 20 000 families. While it has been zoned for coloured people it has been decided to develop it for people in income categories of effectively over R1000/month. Given the price of building there, most people on our waiting lists have no chance of buying at Blue Downs."

Stott points out that "were it not for subsidies, from government or other employers, virtually no-one could afford to buy in any of

the private areas that are being proceeded with in Mitchell's Plain or Strandfontein or Blue Downs. Virtually everyone who is getting these houses has a subsidy." (In a recent survey, 57 out of a total of 69 house owners in an area were found to have subsidies.) Stott's belief is that those most in need should get it first whereas the system currently seems to conspire at assisting people to be middle-income dwellers. "I am single-mindedly concerned about the poor," says Stott.

## Economic sense

"It must be remembered that the most important thing is that adequate housing is what makes for a happy, contented and secure community. There is no motivation to acquire goods if you're one of 19 in a two bedroom house." It is Stott's belief that one of the most economically sensible things you can do is to provide houses, even if heavily subsidised, because they give employment to a lot of semi- and unskilled people. Also, a

capacity to build very quickly is there, but the money is not.

There are two other problems in this area. One is that of the "unhousables", the name often given to the increasing number of vagrants and street-children. Stott notes "an increasing number are coming into the city and suburban areas where it is possible to make some sort of a livelihood. For them a place of shelter is not sufficient, they need support systems to rehabilitate them. This is a problem which desperately needs concerted attention."

The second is the ridiculous situation whereby the majority of the population of Cape Town, because they are coloured, have been denied direct representation on the City Council since 1972. It is obviously desirable that coloured people be able to make an input (in the housing field and elsewhere) and it has long been city council policy that all people living in the municipal area should enjoy direct representation on the council.

As with so many things in SA, housing is an area laced with political flavour. Thus, even in the midst of extremely successful projects, such as Mitchell's Plain where the council alone has built 38 500 houses, the achievement is slightly soured by the fact that many people would rather be closer to the city, as they were until the unceremonious application of the Group Areas Act (although a dramatic increase in the coloured population over recent years would have forced new development to

move further from the city anyway). These difficulties notwithstanding, Cape Town has a proud record when it comes to the provision of low cost housing.

Unlike a city like Johannesburg, Cape Town has a disproportionately large number of lower income families to care for within its municipal boundaries.

The heavy burden this places on Cape Town's ratepayers has, however, never been shirked.



Stott ... single-mindedly concerned about the poor

steady supply of housing would reduce building costs, because factories would know they could rely on steady demand. A stop-go situation is demoralising for the industry and its employees. Unfortunately, this has often been the case. In the years 1978-1983, coinciding with the height of the Mitchell's Plain development, the city council built an average of nearly 4 300 houses per annum. But in the years 1984-1987 that average had dropped to 1 650 houses per annum. So the

stemmed from the use of dagga, and I have since recently with your present sentence," he said.

tions to ensure members to take money

D/1/4/88

## Makeba responds to allocation claims

124

EAST LONDON — The mayor of Gomo, Mr Eddie Makeba, has given his assurance that the Gomo council allocated housing development sites to various developers only after considering recommendations by the provincial administration.

He was asked to comment on claims that allocations appeared to favour some developers.

He said phase one of the housing scheme had been tackled in two stages, by private developers, while the development of phase two had been in terms of the government's job cre-

ation scheme and had not been allocated to any developer.

In the first stage of phase one, comprising 209 sites, Quantum construction was granted 100 sites while the allocation for the other developers was: Group Five Homes (40), Arctic Construction (39) and Time Housing (30).

In the second stage, Quantum were allocated 152 sites with the others being Disa Homes (100) and Group Five (45).

This meant that out of 506 sites in phase one, Quantum were allocated 252, Disa Homes 100, Group Five Homes 95,

Arctic Construction 39 and Time Housing 30.

Mr Makeba said the allocation of sites was the council's prerogative "after consideration of recommendations by the CPA who evaluate the proposals on behalf of the council".

Mr Makeba said all decisions were subject to the approval of the administrator of the Cape, Mr Gene Louw, and that the committee acted in terms of the Black Local Authorities Act of 1982.

The provincial administration's acting regional representative for community services (Eastern Cape) in Port Elizabeth, Mr P J P Kruger, had earlier referred queries on allocations to Mr Makeba

"I wish to advise that this office does not allocate sites for private development Sites are allocated by the town committees" — DDR

D/D 1/4/88

## Row brews between NSL and Focotra

Daily Dispatch Reporter UMTATA — Relations between the National Soccer League (NSL) and the Football Council of Transkei (Focotra) have come to the boil amid allegations by Focotra that the NSL is not keeping to agreements between the two.

The secretary of the newly-established Transun league, Mr Zamikaya Mshumpela, said the league was being elbowed out of getting fixtures in the Independence Stadium here.

"We have been sponsored to an amount of R350 000 by Transun and

as such we have to see to it that their games are played at all the enclosed venues — but we cannot use the Independence Stadium."

The NSL was also alleged to have violated a condition that a percentage of gate takings be given to Focotra

A Focotra official, Mr Joe Myengo, said it had been made clear to the NSL that the Transkei Government did not allow football gate takings to leave the country without Focotra's knowledge.

The NSL could not be contacted for comment.

## High elect claim Mda

Daily Dispatch Reporter EAST LONDON — A number of Mdantsane residents who have allegedly not been charged for electricity for up to four years have suddenly been faced with bills for up to R750 in some cases.

Two residents who refused to be named for fear of further charges said yesterday they were shocked and angry about their bills.

D/1/4/88

# Makeba responds to allocation claims 124

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*Answered*

*MB*

and 1987/88 financial years The X-ray unit and processor will be purchased and installed during the 1988/89 financial year

- (3) The Mofolo Community Health Centre has not yet been commissioned due to financial restrictions
- (a) and (b) Fall away

†Dr M S BARNARD Mr Chairman, arising out of the hon the Deputy Minister's reply, when is this community centre going to be taken into use?

†The DEPUTY MINISTER Mr Chairman, it will be taken into use as soon as the financial position makes it possible

†Dr M S BARNARD Mr Chairman, further arising out of the hon the Deputy Minister's reply, could he tell us whether the construction of that centre was then not necessary?

†The DEPUTY MINISTER Mr Chairman, I think it is clear from the reply that at this stage we are dealing with the centre being taken into use on a current-expenditure basis The capital expenditure has been approved and, as I indicated, the centre is just about complete As soon as we are able to take it into use on a current expenditure basis, we shall do so

**Black children: compulsory education in RSA**

\*13 Mr K M ANDREW asked the Minister of Education and Development Aid

- (1) Whether there is compulsory education for any Black children in South Africa, if not, why not, if so, how many children of school-going age are (a) subject to and (b) not subject to compulsory education,
- (2) whether any penalties for failure to comply with compulsory education requirements are applicable to (a) parents, (b) children and (c) any other specified persons, if not, why not, if so, (i) what penalties and (ii) in terms of what statutory provisions, rules or regulations,
- (3) whether any persons have been (a) charged with and (b) found guilty of failing to comply with compulsory education requirement, if not, why not,
- (4) whether any other action has been taken in respect of persons failing to comply with these requirements, if so, (a) why and (b) what action?

*Answered*

the Department of Education and Training

**Black teacher-training colleges: qualified applicants not admitted**

\*15 Mr K M ANDREW asked the Minister of Education and Development Aid

Whether any qualified applicants were not admitted to Black teacher-training colleges because of (a) lack of facilities and (b) other specified factors in 1988, if so, how many such prospective students were (i) admitted and (ii) refused admission to these colleges in 1988, if not, (aa) what is the combined capacity of these colleges and (bb) what total number of students is enrolled at present?

**The DEPUTY MINISTER OF EDUCATION**

- (a) Yes
- (b) Yes Although applicants may qualify with respect to the general requirement namely a Senior Certificate, candidates are also selected by virtue of their suitability for the teacher profession There are also further requirements with reference to certain fields of study

(i) 3 507

These statistics are in respect of teacher-training colleges under the jurisdiction of the Department of Education and Training and were supplied by the rectors on 31 March 1988 This refers to the admission of first year students only

- (ii) Information about applications to colleges is not readily available and is unreliable *inter alia* because a student often applies to more than one college at the same time
- (aa) With existing facilities the combined capacity of the 14 colleges is equivalent to 9 178 students
- (bb) This year there are 8 767 enrolled students This information was also supplied by the rectors on 31 March 1988 As Daveyton only has first year students, the facilities there are not yet being fully utilized

Mr K M ANDREW Mr Chairman, arising out of the hon the Deputy Minister's reply, given the

fact that they do not keep statistics on qualified applicants who are refused admission, may I ask him how they are able to plan new training colleges if they do not know how many people want to become teachers cannot gain admission?

The DEPUTY MINISTER Mr Chairman, we have certain demographic statistics according to which we do our planning, and we also work out the average teacher pupil ratio In this regard we have made certain projections up to the end of this century

Mr K M ANDREW Mr Chairman, further arising out of the hon the Deputy Minister's reply, may I ask him whether his department has approached any other education departments, in particular the Department of Education and Culture of the Administration House of Assembly, to admit aspirant Black student teachers who have not been able to gain admission to his department's colleges?

The DEPUTY MINISTER Mr Chairman, as that is not the policy of this side of the House, it has not been done

**Zwide Rent Office: receipts for arrear rentals**

\*16 Mr D J N MALCOMESS asked the Minister of Constitutional Development and Planning

Whether receipts for arrear rentals paid to the Zwide Rent Office in Port Elizabeth are issued by the said office to persons making such payments, if not, why not?

**The DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

All payments for rentals are machine receipted on the rent cards of the respective payers This system is applicable at all Ibhayi offices

**Botshabelo/Ekangala: consultations before incorporation into Qwaqwa/KwaNdebele**

\*17 Mr S S VAN DER MERWE asked the Minister of Constitutional Development and Planning

Whether any consultations were held with the residents of (a) Botshabelo and (b) Ekangala before deciding to incorporate them into Qwaqwa and KwaNdebele, respectively, if so, (i) when, (ii) with whom and (iii) what was the outcome of these consultations, if not, why not?



12B#

B/day

13/4/88

**PROPERTY**

# Blue Downs a blueprint for country

THE AMBITIOUS Blue Downs project in the Western Cape could well serve as a model for further similar developments elsewhere in the country

With R80m in homes sales having been notched up since the six construction companies involved started marketing in December, the scheme has far out-performed expectations

Project director Carel Marais said that enquiries are coming from all over the country, both from prospective buyers and from local authorities and various government departments, asking for details of the scheme.

By August this year, 1 400 families will be living in the town, with 7 500 houses expected to be on the market within three years. A population of 250 000 is likely within eight to 10 years

Site levelling for the new CBD has already begun, but the deadline for submission of tenders for the development of various sites has been extended to May 2 at the request of potential tenderers

First phase of the town centre will comprise 10 000m<sup>2</sup> of retail space and, with two-million people living within a radius reachable in 10-minutes, shops are expected to do well

Offices will be built according to demand, said Marais, and in fact there have already been about 30 ap-

plications for businesses in the CBD, including a large medical centre and cinemas

Blue Down's success can be attributed to the manner in which it is being handled

### Set aside

Conventional, established methods have been set aside, with an entirely different approach having been adopted

The factors which are helping to build this town up from the ground include

Minimal government assistance —

the State has provided R33m in capital, with private enterprise providing a total, ultimately, of more than R400m,

Developers have been involved from the start in making submissions, rather than being given rigid briefs,

Free, open market conditions of purchase and sale prevail, and

Developers are paying for the ground only when transfer to the end-user takes place, which means they don't need cash from the beginning and the home-buyer's price will not have to cover interest on the stand price

## DIY housing project opened

CAP 7/1/88  
2/1/88

Staff Reporter

124

THE biggest self-help housing project for coloured people, the Belhar Housing Project, which will consist of 2 160 houses, was yesterday opened by the Minister of Local Government, Housing and Agriculture in the House of Representatives, Mr David Curry.

Fifty of these 68 sq m houses are already complete. By October 800 units will be allocated.

After paying a R300 deposit, participants in the housing scheme, which lies east of Belhar Drive, can choose the site and type of house.

Building materials are provided by the RSC and participants provide their own labour.

Cape Times 15/4/88 (124)

# Row over hostel raid

Political Correspondent

THE independent MP for Claremont, Mr Jan van Eck, yesterday claimed that "hundreds" of Stellenbosch hostel-dwellers were dragged from their beds during an early morning raid by soldiers and police last month and "thrown into jail" where they were denied food or water for almost 15 hours

Among them, said Mr Van Eck, were babies as young as five days

He made these allegations during the budget debate in the House of Assembly yesterday

"When the mother of the five-day-old baby asked for water for her thirsty baby she was told to drink the toilet water," he said "Two babies fainted as a result of the treatment"

When Nationalist MPs across the floor challenged the truth of his account, Mr Van Eck challenged them to accompany him to Kaya Mandi township to meet with the inhabitants

and witness first-hand the "shocking conditions" prevailing at the hostels

Mr Van Eck said the statement by the SAP that the raid — during which more than 300 women and 142 men were arrested — was an "anti-crime drive" had to be rejected "with contempt"

A large contingent of police, police reservists and "Dad's Army" members of the SADF and dogs "barged into" the hostels between 3 and 4am on March 26 and started a bed-to-bed search demanding from occupants their bed rental cards

Mr Van Eck said "by acting against the people of Kaya Mandi in the way the security forces did, it is legitimizing the use of violence by the victims of this kind of action"

A police liaison officer for the Bolland told the Cape Times last night that Mr Van Eck's allegations would be investigated

In any event, the substance of the hon member's question includes a great variety of crimes under different headings

In order to compile this information, it will be necessary to check the crime records of police stations country-wide. This would be a voluminous and time-consuming task which could not be economically justified. Therefore, I am not prepared to furnish this information.

National servicemen accused of certain acts against detainee

\*21 Mr J J WALSH asked the Minister of Defence

- (1) Whether, with reference to the reply of the Minister of Law and Order to Question No 18, standing over, on 6 October 1987, any of the six persons accused in connection with the alleged commission of certain acts against the detainee referred to in the reply to Question No 21 on 25 August 1987, were national servicemen, if so, how many,
- (2) whether it is the policy of the South African Defence Force to use national servicemen to interrogate civilians, if not, what is the policy in this regard?

THE DEPUTY MINISTER OF DEFENCE

- (1) No
- (2) Yes, if they possess the necessary training and qualifications

Blacks in Cape Peninsula: scheme dealing with housing/recreation/educational needs

\*22 Mr J J WALSH asked the Minister of Constitutional Development and Planning

- (1) Whether his Department has a plan of town planning scheme dealing with the present and future housing, recreational and educational needs of Blacks living in the Cape Peninsula, if not, why not, if so, whether this plan or scheme makes provision for (a) the upgrading of Old Crossroads, KTC and other squatter areas within the Nyanga East area and (b) additional areas for those who cannot be accommodated in the above existing squatter areas, if not, why not, if so, when is it anticipated that the implementation of this plan or scheme will be (i) commenced and (ii) completed,

(4) whether he will make a statement on the matter?

THE MINISTER OF LAW AND ORDER

- (1) Yes. Two officers of the commercial branch are assisting with the collection of evidence for the commission of inquiry, at the request of the Transkeian Government
- (2) to (4) Because Transkei is an independent state and the commission of inquiry was appointed by that government, I do not consider it advisable to furnish any information which has come to the fore as a result of the activities of the commission. Should the findings of the commission reveal that any offence was committed in the Republic, it will be forwarded and dealt with through the usual diplomatic channels.

Information prejudicial to security of RSA passed to certain person

\*24 Mr R R HULLEY asked the Minister of Defence

Whether he will give the House the assurance that no information prejudicial to the security of the Republic was passed to a certain person, whose name has been furnished to the South African Defence Force for the purpose of the Minister's reply, if not, why not, if so, (a) on what basis is he giving this assurance and (b) what is the name of this person?

THE DEPUTY MINISTER OF DEFENCE

- Yes
- (a) On the basis that there had at no stage been contact between the SA Defence Force and this person
- (b) The name supplied by the hon member

Activities of certain person: investigations

\*25 Mr R R HULLEY asked the Minister of Foreign Affairs

- (1) Whether he and/or any section of his Department (a) is investigating and/or (b) has been informed of any investigations into the activities of a certain person, whose name has been furnished to the Minister's Department for the purpose of his reply, if not, why are no such investigations being conducted in his Department, if so, what (i) is the nature and (ii) are the results of these investigations,
- (2) whether he will make a statement on the matter?

ment, if so, what (i) is the nature and (ii) are the results of these investigations,

THE DEPUTY MINISTER OF FOREIGN AFFAIRS

- (1) (a) No
- (b) No
- (2) No information has been received by the Department calling for such an investigation

KwaZulu: political party financed/sponsored

\*26 Mr D J N MALCOMESS asked the Deputy Minister of Information

Whether any political party in KwaZulu is financed or sponsored by the Bureau for Information at any stage, if so, (a) why, (b) when, (c) to what extent and (d) what is the name of (i) this party and (ii) the leader of this party?

THE DEPUTY MINISTER OF INFORMATION

- No
- (a) (b) and (c) Fall away
- (d) (i) and (ii) Fall away

Jamestown: houses sold to Blacks

\*27 Mr D J N MALCOMESS asked the Minister of Constitutional Development and Planning

- (1) Whether any houses in Jamestown have been sold to Black persons in terms of the 99-year leasehold system, if so, (a) how many and (b) in respect of what date is this information furnished,
- (2) whether the area in question has been registered as a Black township, if so, (a) when and (b) what is the name of this township,
- (3) whether the title deeds to the properties so sold have been issued, if not, why not, if so, when?

- (b) 29 February 1988
- (2) No
- (a) and (b) Fall away
- (3) No, the town has not yet been registered

Death sentences of six persons from Sharpeville: representations for commutation

\*28 Mr P G SOAL asked the Minister of Justice

- (1) Whether any representations have been received for the commutation of the death sentences of six persons from Sharpeville, whose names have been furnished to the Minister's Department for the purpose of his reply, if so, (a) from whom, (b) with what result and (c) what are the names of these persons,
- (2) whether any decision has been taken in this regard, if so, what is the decision, if not, why not,
- (3) whether he will make a statement on the matter?

†THE MINISTER OF JUSTICE

- (1) (a), (b) and (c) Yes Representations have been received from various persons and organizations for the commutation of the death sentence of the persons whose names have been furnished by the hon member. It is not feasible to furnish the names of all the persons who made representations in a reply of this nature
- (2) Yes No grounds could be found to commute the sentences imposed by the court and confirmed by the Appellate Division
- (3) No A statement is not necessary

Emergency regulations, orders restricting access to KTC

\*29 Mr J J WALSH asked the Minister of Law and Order

- (1) Whether any orders have been issued in terms of the emergency regulations in connection with restricted access to the KTC squatter camp, if so, (a) by whom, (b) in terms of what regulations, (c) why and (d) what is the purport of these orders,
- (2) whether he has received any representations for the (a) repeal and (b) amendment of these orders, if so, (i) from whom

HOUSE OF ASSEMBLY

Measures of this nature are always introduced with a view to

- facilitating the maintenance of law and order,
- ensuring the safety of the residents of an area and
- promoting the termination of the state of emergency

In this instance, measures were implemented in the interests of the safety and at the request of the majority of the residents of the KTC squatter camp. Since then the situation in this residential area has to a large extent stabilized. A visible tranquility, with which we are pleased, prevails. However, it is noteworthy that a very small group of radical residents are not in favour of stability and peace, likewise, the organisations and/or the individuals who represent the interests of these residents with loud acclamation. Protective measures such as these are labelled as oppressive and unnecessary.

Therefore I wish to emphasise today that these radicals and their representatives do not act or remonstrate on behalf of the greater majority of the community. On the contrary, their actions promote only their own selfish political and personal interests.

*Own Affairs*

Teachers: election agents for political candidates

\*1 Mr A GERBER asked the Minister of Education and Culture †

- (1) Whether it is permissible in the Transvaal, Cape, Free State and Natal Provincial Education Departments, respectively, for teachers to (a) act as election agents for candidates of political parties and (b) distribute party-political information during school hours on school premises, if so, (i) with effect from what date and (ii) subject to what conditions,
- (2) whether he will make a statement on the matter?

THE MINISTER OF EDUCATION AND CULTURE

- (1) (a) Although this is not prohibited by

ordinance I am not in favour of such a practice,

- (b) no,
- (1) and (ii) fall away,
- (2) no

Rationalization of teachers' colleges: recommendations by Cape Education Department

\*2 Mr A GERBER asked the Minister of Education and Culture †

Whether the Cape Education Department was requested by his Department to make recommendations in connection with the rationalization of teachers' colleges in the Cape Province, if not, why not, if so, what (a) recommendations in connection with the teachers' colleges at (i) Paarl and (ii) Welington and (b) other recommendations were made?

†THE MINISTER OF EDUCATION AND CULTURE

- (a) and (b)

The Cape Education Department is part of my Department and as such responsible for administering the policy of the Department of Education and Culture in the Cape. The rationalization of institutions in the Cape is therefore undertaken on the basis of inputs received from the Cape Education Department as well as on other related considerations. It is not normal practice to make known the recommendations that are considered in the process of decision-making.

Teachers: election agents for political candidates

\*3. Mr R M BURROWS asked the Minister of the Budget and Welfare

- (1) Whether a committee is investigating the introduction of levies to be imposed by own affairs departments for the use of certain services, if so, (a) under which Department does this committee fall, (b) on what dates has this committee met and (ii) who are the members thereof and (c) what services are involved;
- (2) whether this committee has made any recommendations on the introduction of such levies, if not, why not, if so, what levies have been (a) recommended and (b) introduced,

HOUSE OF ASSEMBLY

*Steward*  
TUESDAY, 15 MARCH 1988

any contracts or agreements with any trade unions, if so, (a) with what unions, (b) why, (c) on what dates and (d) what are the main terms of these contracts or agreements?

**THE MINISTER OF DEFENCE**

- (1) No (a) and (b) Fall away
- (2) No (a), (b), (c) and (d) Fall away

Cabinet Ministers permitted to serve on boards of directors of companies

788 Mr C J DERBY-LEWIS asked the State President

- (1) Whether Cabinet Ministers are permitted to serve on the boards of directors of local and/or foreign companies, if so, which Cabinet Ministers are directors of (a) local and (b) foreign companies, if not,
- (2) whether there have been any contraventions in this regard over the past year, if so, what action was taken in each case,
- (3) whether he will make a statement on the matter?

**THE STATE PRESIDENT**

- (1) to (3) No

**Own Affairs**

**Sea Point: rent-controlled premises**  
41 Mr C W EGLIN asked the Minister of Local Government, Housing and Works

- (a) How many rent-controlled premises were there in the Sea Point constituency as at the latest specified date for which information is available and (b) how many such premises were decontrolled in that constituency in 1987?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS**

- (a) As at 25 February 1988 there were still 1 129 units, consisting of 608 houses and 521 flats, subject to rent control in the Sea Point, Camps Bay, Bantry Bay and Llandudno areas
- (b) 452 units, consisting of 53 houses and 399 flats, were decontrolled

**State housing sale: houses sold**

44 Mr J J WALSH asked the Minister of Local Government, Housing and Works

- (a) How many houses had been sold by his Department in each province under the State housing sale announced by the then Minister of Community Development on 3 March 1983, as at the latest specified date for which figures are available and (b) how many houses remained to be sold in each province as at that date?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS**

As at 31 January 1988 in respect of dwellings erected for Whites from the National Housing Fund

(a) Transvaal	870
Orange Free State	178
Cape	2 189
Natal	503
(b) Transvaal	1 159
Orange Free State	116
Cape	5 601
Natal	210

**Overseas visits**

46 Mr P G SOAL asked the Minister of Local Government, Housing and Works

- (1) Whether he undertook any overseas visits in 1987, if so, (a) which countries were visited and (b) what was the purpose of each visit,
- (2) whether he was accompanied by any representatives of the media on these visits, if so, (a) what were the names of the journalists involved, (b) which newspapers or radio or television networks did they represent, (c) to which countries did each of these persons accompany him and (d) why,
- (3) whether any costs were incurred by his Department as a result, if so, what total amount in that year?

**THE MINISTER OF LOCAL GOVERNMENT, HOUSING AND WORKS**

- (1) No
- (a) and (b) Falls away

TUESDAY, 15 MARCH 1988

- (2) No
- (a), (b), (c) and (d) Falls away
- (3) No, Falls away

**Cape School Board area: school funds**

62 Mr J VAN ECK asked the Minister of Education and Culture +

What fixed amount per school per quarter was levied by each school within the Cape School Board areas as at 1 December 1987 and 19 January 1988, respectively, in respect of voluntary contributions by parents to school funds?

**THE MINISTER OF EDUCATION AND CULTURE**

as on 1-12-87

**HIGH SCHOOLS**

Name of school	First child	More than one child	First child	More than one child
Bergville	R70,00	+R20,00 for every add child	R70,00	+R20,00 for every add child
Camps Bay	R60,00	+R20,00 for every add child	R60,00	+R20,00 for every add child
Cape Town	R45,00	R60,00 per family	R50,00	+R15,00 for every add child
Ellerslie Girls'	R60,00	+R15,00 for every add child	R60,00	+R15,00 for every add child
Fish Hoek Senior	R55,00	+R12,00 for every add child	R60,00	+R22,50 for every add child
Fish Hoek Junior	R55,00	+R12,00 for every add child	R60,00	+R22,50 for every add child
Gardens Commercial	R25,00	R33,00 per family	R40,00	R60,00 per family
Good Hope Seminary Girls'	R20,00	R20,00 per family	R20,00	R20,00 per family
Groote Schuur	R40,00	+R10,00 for every add child	R40,00	+R10,00 for every add child
Jan van Riebeeck	R30,00	R30,00 per family	R50,00	R60,00 per family
Marland	R10,00	R13,00 for 2 children	R10,00	R13,00 for 2 children
Minerton	R45,00	R55,00 for 2 children	R50,00	R61,25 for 2 children
Muzenberg	R35,00	R65,00 per family	R50,00	R80,00 per family
Norman Henshulwood	R40,00	R50,00 per family	R50,00	R75,00 per family
Pineclands	R55,00	R70,00 per family	R65,00	R85,00 per family
Plumstead	R48,00	R69,00 per family	R75,00	R105,00 per family
Queen's Park	R25,00	R37,50 per family	R60,00	R52,50 per family
Rhodes	R50,00	+R15,00 for every add child	R60,00	+R25,00 for every add child
Rondebosch Boys'	R110,00	+R60,00 for every add child	R110,00	+R60,00 for 2nd child and R40,00 for 3rd child
Rustenburg Girls'	R60,00	+R30,00 for every add child	R60,00	+R30,00 for every add child
SA College	R125,00	+R63,00 for every add child	R125,00	+R63,00 for every add child
Sans Souci Girls'	R60,00	+R30,00 for every add child	R85,00	+R42,50 for every add child

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# Chairman storms out over rent rises

*CAPE TOWN 16/4/88*

A MANAGEMENT Committee chairman stormed angrily out of a City Council meeting yesterday over a proposed rent rise for the council's housing estates.

Mr Patrick McKenzie, the chairman of all the Mancoms which fall under the City Council, said he was "furious" that some tenants would have to pay as much as 50% more in rents and administration and maintenance costs.

The council's 33 900 individual tenants will find their housing costs increasing by varying amounts, according to a complex formula.

A schedule shows that a Bonteheuwel tenant paying R60,06 a month now will have to pay R73,59, a Parkwood tenant paying R54,54 should pay R67,25 and someone in Mitchells Plain paying R81,97 will pay R93,18.

The full City Council has yet to approve its committees' budget suggestions.



be good practice... before the "BIG ONE" day... the Daily Dispatch every day

# Housing in Buffalo Flats area discussed

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**Daily Dispatch Reporter**  
EAST LONDON — Sale prices of houses and rentals in the Buffalo Flats area were discussed at a meeting here yesterday.

Present were the MP for the House of Representatives in Port Elizabeth, senior CPA officials, local municipal officials, Coloured Management Committee (CMC) representatives and members of the Buffalo Flats' Tenants Association (BFTA)

A senior municipal administration official, Miss Abby Cronin, said yesterday after the meeting that a number of issues had been discussed including the sale prices of houses in the various Buffalo Flats extensions and rental issues

She said that the meeting had been convened by the municipality after the MP for the House of Representatives in Port Elizabeth, Mr F Erasmus, had requested a meeting with representatives from the CMC, BFTA, the municipality and Department of Local Government, Housing and Agriculture

Miss Cronin said that the delegation from Port Elizabeth had brought with them approved prices for the sale of houses in the Buffalo Flats extension one and said they would be expediting the prices for ex-

tension 2—7  
The delegation included the MP for the north eastern Cape in the House of Representatives, Mr R O' Reilly and the regional director of the Border and Eastern Cape Region in the House of Representatives, Mr J J Fouche,

She said that the officials would look at some of the houses in the area to investigate the conditions with municipal officials from the relevant technical departments as well as CMC and tenant association representatives.

On the rental issue, Miss Cronin said that the new formula had been explained at the meeting and that this

was being implemented by the council and CMC

She said that any other details of discussions which took place, would have to be furnished by the visiting officials. A promised statement after the meeting did not materialise

One of the CMC members present at the meeting, Mr W J George, said that other discussions had revolved round high rentals in the area and the possibility of the department wavering some of the arrear rentals

He also expressed his disappointment in the fact that the chairman of the CMC, Mr D W Alexander, had not been

present at the meeting when the CMC had been given the opportunity of discussing matters with senior Government officials and representatives

Mr Alexander could not be contacted for comment last night

Mr George said that it had also been brought to their attention that since the MP for Border in the House of Representatives, Mr Peter Mopp, was no longer in the ruling Labour Party, he did not raise issues that needed attention in his region

Mr George said that it had now been decided that the CMC would liaise with Mr O' Reilly to discuss all complaints and requests



Discussing housing and rental issues pertaining to the Buffalo Flats area in the city yesterday were; (from left) a member of the Housing Board for the House of Representatives, Mr D J. Cleary, Mr J J Fouché; Mr F Erasmus, Mr W. J George, and Mr R. O'Reilly

THE CITY PLAN

**Council  
spent R150m on  
homes**

Staff Reporter

CAPE TOWN City Council spent R150 million building 3 300 homes in the Peninsula during the 18 months up to December last year — with Mitchells Plain taking the lion's share of development

According to a housing planning and construction "overview" in the city planner's annual report released yesterday, Mitchells Plain had 2 685 houses and two community centres built and contracts for 750 houses awarded

In Pelikan Park 358 erven were serviced, 220 houses constructed and a further 138 were due for completion early this year

In Hanover Park services for about 150 erven were completed and 107 houses built

In the Bo-Kaap, 69 houses and 24 flats were completed departmentally "after the contractor went into liquidation".

"Self-help" housing, consisting of the "stack sack" method of building blocks, was initiated in Steenberg in May 1987

4th 71015 19/11/88 (124)

# City spends R3m on Cape Flats upgrade

**A TOTAL of R3m is being spent by the City Council on upgrading the urban environment in residential areas on the Cape Flats, the City Planner, Mr David Jack, said in his report released yesterday.**

**Mr Jack explained that from the time the city became involved in providing housing as an agent of the central government, "the prime need was to provide housing for the enormous waiting list of families living in unsatisfactory conditions".**

**Available funds were spent on building the maximum number of dwellings, with estate services being kept as "low and economic" as possible.**

**However, improving road verges, storm-water drainage, street lighting and stabilization was "most desirable", providing that funds made available for this did not impact on rents paid by tenants.**

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civic and public open space uses.

Cape Times 19/4/88

# Major success for pilot self-help housing scheme

Staff Reporter

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THE success of a pilot self-help housing scheme at Steenberg has "exceeded all expectations", City Planner Mr David Jack said in his report released yesterday.

The scheme has been so successful that similar schemes are to be launched in other areas.

The basis of the scheme was that the municipality agreed to supply serviced land and building materials, while the participants took full responsibility for constructing their houses.

Participants paid a R300 non-refundable fee and agreed to complete their houses within 18 months. They were given a choice of 12 three-bedroom styles and materials to construct the shell of the house, supplying internal walls, ceilings, plaster, floor cover and paint out of their own resources.

The scheme was managed by seven technical and administrative staff at an on-site resources centre

ARCUS 25/4/88 (124) (250/227)

## The reasons for Stellenbosch raid

**I**N response to a letter to you from Mrs A Gagliano (The Argus, April 5), I would like to offer the following comment

The population of Kaya Mandi has grown since 1984 when it was 4 500 to 10 088 in November 1987. This figure has risen since then.

Various requests were received from the permanent residents of the hostel, where only unmarried men were housed, for action to be taken against undesirable people.

The following complaints were raised by the residents:

- The incidence of murder, robbery, assault and rape
- Illegal dealing in liquor and drugs
- Illegal possession of firearms and dangerous weapons
- The dealing in stolen property was often raised. This property was sold in neighbouring states
- Prostitution
- Groups and members of factions from surrounding areas seeking a safe port and setting up movements in the hostels.
- Paying tenants in hostels rebelling against the nightly businesses of dealers and prostitutes.
- Incidents had come up of guns being offered in exchange for drink and drugs.

On January 10 a municipal policeman was seriously wounded when shot with a 9mm calibre gun while he was investigating a charge of illegal dealing in firearms.

During the crime prevention operation the following arrests were made:

For trespass, 142 black men, 301 black women and six coloured women, a total of 449, one man for possession of an unlicensed firearm, one woman for possession of possible stolen property; one white man was arrested after four warrants had been issued for his arrest in connection with four charges of drunken driving.

Possession was taken of the following exhibits:

One 6,35mm Berretta pistol with six rounds, two hi-fi loudspeakers, an amplifier, a hot brush and an electric drill, 449 bottles of beer, 133 litres of wine, nine bottles of gin, five bottles of brandy, two bottles of whisky, one bottle of vodka.

Of those arrested, 437 paid admissions of guilt namely 131 men, 300 black women and six coloured women. On

March 28, 11 men and a woman appeared in the Magistrate's Court in Stellenbosch on a charge of trespass. The case against one of the men was withdrawn while the others were found guilty.

During the operation, pamphlets in both official languages as well as Xhosa, were handed to the residents to explain the aim of the operation and to apologise for any possible inconvenience the law abiding residents might have.

It is a pity that the writer became emotionally involved in a police action that was aimed at criminals and crime and was to the benefit of the residents of Kaya Mandi and the general public.

No charges against the police were laid by any of those arrested or residents of Kaya Mandi. Everyone was treated humanely and with the necessary respect.

(Captain) G M H  
BOONZAAIER

(For Divisional Commissioner of Police for the Boland)

Paarl

# Council rent rises 'disappoint'

cmh  
25/4/88  
124

## Political Staff

THE decision by Cape Town City Council to increase rents in the Cape flats townships and Mitchells Plain was greeted with deep disappointment and disgust, the Deputy Minister of Population Development, Mr Luwellyn Landers, has said.

"This step cannot be justified," Mr Landers said in a statement after the Minister of Local Government, Housing and Agriculture in the House of Representatives, Mr David Curry, had called for a review of the financial arrangements on which Mitchells Plain was based.

Mr Landers, who is the MP for Mitchells Plain, said the area had become a dormitory with inadequate employment opportunities.

"The effects of this can also now be seen by the fact that in 1987 Mitchells Plain had 23 000 registered unemployed people," Mr Landers said.

It was for this reason that the decision of Cape Town City Council to increase rents in the Cape Flats and Mitchells Plain was greeted "with deep disappointment and disgust".

Mr Curry said in the House of Representatives last week that it was not fair to say the 250 000 people in Mitchells Plain did not offer any income advantages to the city council although this was apparently the assumption when the financial arrangements for the establishment of that city was made.

"It was accepted that Mitchells Plain must pay its own way.

"Take away the buying power of those people and the work force they represent and Cape Town will be that much poorer.

"I say that the premise on which the financial arrangements for Mitchells Plain was based must be reviewed and this must also be done for each and every local authority in South Africa regarding the so-called coloured area and the rest of the municipality.

"Against this background, I say that the deficits on the accounts of local areas should in the first instance be met from Regional Service Council levies," Mr Curry said.

# Big plans for low-cost Cape homes

Cape Times  
26/4/88  
124

By PETER DENNEHY

**AT LEAST 6 000 low-cost houses and serviced plots are to be made available in the Peninsula in the next year in a bid to ease the city's housing shortage**

Dr Kevin Wall, chief executive of Cape Utility Homes, acting for the Urban Foundation in Cape Town, said yesterday that his company was one of several that hoped to develop some of the 4 500 serviced plots in Khayelitsha.

The Department of Community Services, which had serviced the sites, had challenged developers to build houses there for less than R10 000 a unit, he said.

Provincial Administration officials are expected to announce early next month who will get the contracts

In Elsie's River, the Urban Foundation has already started building 400 houses at Devon Park and two weeks ago it began another 300 at Stratford Green, near the Stellenbosch arterial road

It hopes to begin working soon on a 1 000-plot project in Weltevreden Valley, north-west of Mitchells Plain

In Guguletu, the Urban Foundation hopes to complete sales in a 200-house and 50-plot scheme within two months

The Urban Foundation yesterday said it envisaged selling 12 900 sites and 8 800 houses countrywide in the coming financial year. Last year it sold 7 550 sites and 2 950 houses

All the loans would be levied at conventional market rates, and it was estimated that R350 million would be drawn from the private sector, it said

A quarter-of-a-million new housing units were needed every year from now until the end of the century for black South Africans, the report said. It estimated that about 3,5 million urban people were living in "informal" housing

The South African Housing Trust Ltd, which the government formed with the private sector 18 months ago, said in its annual report released at the weekend that its low-cost housing projects would cost R441 million, R87 million of which would be spent in the Cape over the next three years

Chairman Dr Fred du Plessis said the Trust would develop 37 000 sites and 26 300 houses for blacks in the next three years

the provincial education councils, the Committee of Heads of Education, and the Teachers' Federal Council.

- (2) no, documents of this kind are intended for internal use by the provincial education departments and are therefore not made available,
- (3) refer (2), a summary of the policy was, however, released to the Press on 1988-03-29

Mr R M BURROWS Mr Chairman, arising out of the hon the Minister's reply, will he not in fact consider issuing the full document, at least to hon members of this House, since the press release which is reported to be a summary of it, is at best incomprehensible and at its worst does not make any sense at all

†The MINISTER Mr Chairman, no, I am not considering it, and on the basis of my reply to the second part of the question in which we quite clearly indicate that these documents are for the internal use of the departments themselves, we do not make a public statement on them I would like to assure the hon member, however, that my summary is indeed to a large extent exactly what is contained in the document

†Dr W J SNYMAN Mr Chairman, further arising out of the hon the Minister's reply, I would just like to ask him whether he has taken note of the fact that the postponement of his original statement with regard to this policy directive until after the by-election in Randfontein, was of no avail

Mr K M ANDREW Mr Chairman, further arising out of the hon the Minister's reply, in view of the fact that parents and parent bodies, in terms of the public statement made, are involved in this process of decisions, surely they should have access to the directives in detail so that they know what those directives actually are?

†The MINISTER The hon member is quite right Mr Chairman We realize it too The directors of education have the full statement available The directors of education naturally share it with their school principals, and their school principals also share it with the management councils so that the management councils know exactly what the directives are In reply to his question I would further like to point out that this policy has already been cleared with the

†The MINISTER OF LOCAL GOVERNMENT AND HOUSING

- (1) Yes,
- (2) Yes,

(a) The phasing out programme of properties under rent control is implemented in administrative manageable phases in priority sequence,

(b) As from 17 February 1987,

(c) Regarding phase 1 questionnaires were sent to tenants of rent controlled units in order to determine which tenants qualify for continued rent control protection,

- (d) (i) Bantry Bay
- Clifton
- Camps Bay
- Bakoven
- Hout Bay
- Llundudno
- Fresnaye
- Rondebosch
- Constantia
- Bergvliet
- Milnerton
- Woodstock
- University Estate
- Blaauwbergstrand
- Lansdowne
- Pinelands

(ii) 905 units have been affected in phase 1 and have since been emptied from rent control

For written reply

General Affairs

Group Areas Act: criminal charges brought against persons in Western Cape

256 Mr S S VAN DER MERWE asked the Minister of Justice

Whether any criminal charges were brought against any persons in the Western Cape in connection with offences in terms of the Group Areas Act during the latest specified period of 12 months for which information is available, if so, (a) how many and (b) in how many of these cases were (i) convictions and (ii) acquittals obtained?

The MINISTER OF JUSTICE  
The following information is for the period 1 March 1987 until 29 February 1988

No

I may add that the Attorney-General, Cape Town, has in respect of 130 dockets which were referred to him, not yet made a decision Of these approximately 50 dockets were referred back to the South African Police for further investigation The remainder are receiving the attention of the Attorney-General

Overseas visits

569 Mr P G SOAL asked the Minister of Finance

(1) Whether he or any Deputy Ministers attached to his Department undertook any overseas visits in 1987, if so, (a) which countries were visited and (b) what was the purpose of each visit.

(2) whether he or these Deputy Ministers were accompanied by any representatives of the media on these visits, if so (a) what were the names of the journalists involved (b) which newspapers or radio or television networks did they represent (c) to which countries did each of these persons accompany him or these Deputy Ministers and (d) why.

(3) whether any costs were incurred by his Department as a result, if so, what total amount in that year?

The MINISTER OF FINANCE

(1) Yes

- (a) Switzerland
- West Germany
- Britain
- United States of America
- Chile
- Brazil
- Austria
- Belgium

(b) Europe — to pay visits to banks and other financial institutions

USA — attendance of the annual meetings of the IMF and World Bank  
Chile and Brazil — to discuss monetary and fiscal policy as well as the

Howard

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# Backlog in housing keeps on growing

M.G.A.S 26/4/88 124

By DAVID BRAUN  
Political Staff

IN spite of a huge effort by the private and public sectors to build homes, involving billions of rands, the national housing backlog continues to escalate

Statistics from sources in Parliament this week showed that the total housing backlog for blacks countrywide at the end of December 1987 was 702 750

The shortfall for coloured people and Indians is believed to be at least 100 000 houses

The Minister of Constitutional Development, Mr Chris Heunis, told Mr Peter Soal (PFP Johannesburg North) in the Assembly yesterday that the backlog in the Pretoria-Witwatersrand-Vereeni-

ging area was 354 792, or more than half of the national total

A few weeks ago Mr Heunis disclosed that the official tally of squatters countrywide was close to a million, with 900 000 of these in the PWV area

## Projects

Against a problem of such magnitude, the following housing projects are under way

● The South African Housing Trust Ltd, with R400-million from the Government and R800-million in loan bonds from the private sector, has approved 36 757 new stands and built 21 532 homes

● The Urban Foundation announced yesterday that it would make available about 13 000 developed sites and 8 800 houses to

mainly lower-income communities this year

● Government institutions, as employers, are promoting home ownership among all population groups, according to the annual report of the Department of Public Works

In the last six months of last year, 15 506 loans were granted to public servants. Of these, 7 818 were for new houses (5 279 for black employees). Last year new home loans granted to public sector employees totalled R1 800-million

● President Botha said in Parliament last Friday that the Government had spent R420-million in 1986-87 on serviced plots and low-cost housing for blacks and another R750-million had been allocated for additional low-cost housing for blacks

Mr Soal said people's expectations on housing standards were too high and he called on the Government to provide serviced land so that people could build their own homes, no matter what they looked like

esday, April 27, 1988

Politics

# R3,5m funds bid cut to R0,7m

Cape Times 27/4/88

124

By BARRY STREEK  
Political Staff

A REQUEST by the National Housing Commission for R3,5 million to build 500 self-help houses in Khayelitsha during the current financial year has been cut to R700 000 because of the many claims on available funds, the Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday.

But a new area at Philippi is being investigated specifically to meet the needs of neighbouring areas for black people who cannot be accommodated in existing squatter areas

Mr Heunis, who was replying to questions from Mr Jasper Walsh (PFP, Pinelands), said this information was supplied by the "Cape Provincial Government"

The request from the National Housing Commission for R3,5 million for the 500 houses by means of a self-help programme had not been granted and only R700 000 was granted

Mr Heunis said no individual loans had been granted under the self-help

scheme which was instituted in the 1987/8 financial year

The Cape Town Town Committee was responsible for approving these loans

Asked what additional areas in the Cape Peninsula were planned for those blacks who could not be accommodated in existing squatter areas, Mr Heunis replied. "Khayelitsha is continuously subject to planning and development in order to address the housing needs — including those of squatter families — in the Cape Peninsula

"An area at Philippi is also being investigated, specifically to meet the needs of neighbouring areas."

Where possible, interested parties had been consulted, Mr Heunis said

● No decision had yet been reached on the designation of a 218-hectare area, south of Lansdowne Road in the vicinity of Nyanga/Crossroads, as a development area, Mr Heunis, said

The application to designate it a development area was still under consideration but a decision would be made as soon as possible, he said in reply to another question from Mr Walsh

# Blue Downs house sales 'exceeding all predictions' 124

By TOM HOOD  
Business Editor

SALES of houses at Blue Downs, the R2-billion new town development near DF Malan Airport, have exceeded all predictions, according to project director Mr Carel Marais

More than 1 400 houses have been sold and one of the six developers has reported hitting the R29-million mark with sales

"Our original surveys seemed to show that relatively few people in the coloured community had the funds to buy

"It is quite obvious, however, that people are prepared to make big sacrifices to get in here, probably because it is perceived to be a good area and free from the sub-economic element"

Blue Downs is designed to

house about 250 000 people.

Mr Marais said housing for coloured people was needed desperately and the project could not have been postponed a moment longer

"The latest reports indicate that some 60 000 coloured people are on the waiting list for housing of one type or another

## Two families

"They also indicate that in areas such as Mitchell's Plain, 55 percent of the houses are now occupied by two families"

Moreover, the natural increases in population figures were "quite startling"

"Even if we filled the entire Blue Downs area in three years, we would only be coping with the increase in the population, not combating the backlog in housing," he added

The first phase of the devel-

opment would cost R450-million, but because of the privatisation of the housing and the central business district, the State would be directly responsible only for services costing R40-million

Criticism had been levelled at the Department of Local Government, Housing and Agriculture because it had selected mainly large and established housing developers, Mr Marais said

However, these companies had an ability to give good financial packages and made it easy for the first-time buyer to buy at once, and they made the most of the State's first-time home-buyer's subsidy

In addition, the smaller builders and developers had been catered for by a ruling that all developers had to set aside 20 percent of their land allocation for them

28/4/88

Cape Times, Thursda

124 ~~3/20~~

# Farm chosen for black home scheme

By PETER DENNEHY

A FARM between Khayelitsha and Mandalay is the site of the first black home-ownership scheme in the Western Cape, RSC chairman Mr Piet Loubser said yesterday

A report from the RSC's chief executive officer, Mr Chris Mocke, said 187 residential plots had been provided between Swartklip and Lansdowne roads "at a fairly high gross density of 17,7 units/ha"

The RSC adopted his report, which said the 260m<sup>2</sup> average plot size proposed by Faircape Homes was inad-

equate. It recommended 380m<sup>2</sup> average plot sizes, as in the proposed township abutting it

A separate report, also approved at yesterday's RSC meeting, dealt with the subdivision "for the purpose of establishing a black residential area" of another three unnamed farms south of the proposed township. They comprise a total area of 43ha, all between Khayelitsha and Mandalay

The report on the three farms mentioned a proposal by the owners, African Glue Industries, that private entrepreneurs should be allowed to provide a total of 797 plots there

CAPE TOWN — Police yesterday began investigating possible charges under the Forestry Act against the Simon's Town municipality as over a dozen homeless, angry victims of Monday's fire began counting losses estimated at hundreds of thousands of rands.

The mayor of Simon's Town, Mrs Nicki Holderness, declined to discuss the causes of the blaze.

She said her council had decided to appoint a special municipal committee of inquiry. The committee would "probably" be consti-

## Fire: police probe charges

tuted early next week, she said.

However it was reliably learnt that the runaway blaze began at about 2.30 pm above Murdock Valley when a "sudden gust" of wind lifted burning vegetation in a fire-break and blew it into dense vegetation nearby.

It was said that nine Simons's Town municipi-

pal labourers and their supervisor had "actually stopped burning" and were "damping down" along the municipality's border with Regional Services Council land when the gust struck

4/5/88  
The devastation — the area's worst in 27 years — spreads over 1800 hectares, from Murdock Valley just south of Simon's Town through Millers Point, Castle Rock and Partridge Point to the Spitskop above Smitswinkel Bay.

Five houses and three caravans were gutted and another five houses were extensively damaged along with several storage sheds and out-houses.

Howard

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WEDNESDAY, 4 MAY 1988

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(b) 1984 — None  
1985/1986 — Rylands Secondary School — Cape  
1987 — None

(2) Yes

(a) 1984 — None  
1985 — None  
1986 — Rylands Secondary School  
1987 — None

(b) 1986 — R2 936  
(c) 1986 — R2 936

(d) State Revenue Fund

(3) No

Teachers inspected individually

76 Mr P I DEVAN asked the Minister of Education and Culture

(a) How many teachers in his Department were inspected individually for (i) confirmation and (ii) advisory purposes in 1987 and (b) (i) what are the corresponding figures for 1988 and (ii) in respect of what date is this information furnished?

THE MINISTER OF EDUCATION AND CULTURE

(a) (i) 14  
(ii) 329

(b) (i) Confirmation Nil  
Advisory 81  
(ii) 31 March 1988

Investigations into complaints conducted by superintendent of education  
77 Mr P I DEVAN asked the Minister of Education and Culture

(1) How many investigations into complaints were conducted on average, by each superintendent of education of his Department in 1986 and 1987, respectively,

(2) how many of these complaints were lodged (a) (i) anonymously and (ii) by complainants who identified themselves, and (b) (i) telephonically and (ii) in writing, in each of these years,

(3) whether any of these investigations were initiated by the Chief Director (Control), if so, how many in each of these years?

THE MINISTER OF EDUCATION AND CULTURE

(1) 1986 6  
1987 7

(a) (i) 8  
(ii) 22

(b) (i) Nil  
(ii) Nil

(3) No

1986 1987

8 11

22 22

Nil Nil

30 33

Howard

1325

THURSDAY, 5 MAY 1988

1326

HOUSE OF ASSEMBLY

NATAL

(1) (a) (i) and (ii) None  
(b) Falls away

(2) Falls away

General Affairs

Self-governing territories proclaimed/deproclaimed

482 Mr P G SOAL asked the Minister of Constitutional Development and Planning

(1) (a) How many Black townships outside the self-governing territories were (i) proclaimed and (ii) deproclaimed in 1987 and (b) where are these townships situated,  
(2) how many persons moved into the proclaimed townships in 1987?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

ORANGE FREE STATE

(1) (a) (i) and (ii) None  
(b) Falls away

(2) Falls away

CAPE PROVINCE

(1) (a) (i) 3 (b) Gumtree, Fort Beaufort and Lady Grey  
(ii) 1 (b) Niekerkshoop

(2) 941

TRANSVAAL

(1) (a) (i) 1 (Spruit View Ext 1 — was declared an approved township in terms of Regulation 23 of the Black Township Establishment and Land-Use Regulations, 1986)  
(ii) None

(b) Spruit View Ext 1 is situated to the north-east of Kadehong (German-ton)

(2) 5 families (25 persons)

885 Mr C J DERBY-LEWIS asked the Minister of Constitutional Development and Planning

(1) (a) What types of houses have been built in Khayelitsha by the State and/or with financial assistance from the State, (b) what is the (i)(aa) cost and (bb) purchase price of, and (ii) monthly rental for, each such type of house and (c) in respect of what date is this information furnished,  
(2) (a) how many persons were residing in Khayelitsha as at the latest specified date for which figures are available and (b) how many such persons were living (i) in core-houses and (ii) on site-and-service plots adjacent to Khayelitsha,  
(3) what (a) standards are laid down in respect of accommodation erected on, and (b) rentals are charged for, these site-and-service plots,  
(4) (a) what area of land was purchased for this site-and-service scheme and (b) at what cost?

THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This information was furnished by the Cape Provincial Government

(1) (a) (b)(i)(aa) (i)(bb) (b)(ii)  
Per unit  
Core houses R5 118 R5 969 R20  
R6 191 R6 411

Demonstration houses R27 000 R18 941 Sold out  
Sandbag R7 000 R23 857  
R3 600 Sold out  
houses

(c) 22 March 1988

(2) (a) 97 000

(b) (i) 35 000

(ii) 38 000

# Survey of home building trends shows more activity in EL, King

Daily Dispatch Reporter

EAST LONDON — A survey of home building trends has shown that, while there has been a marked drop in building activity in the Port Elizabeth/Uitenhage region (PEU), the East London/King William's Town region (ELKWT), has shown an upward trend.

The study, carried out by the Institute for Planning and Research at the University of Port Elizabeth, showed that the ELKWT region had escaped the short-term effects of the accommodation depression.

The number of houses built annually in East London has increased steadily from 96 in 1982 to 234 in 1987.

A boom was experienced in 1984, when 245 new houses were built.

A table of homes constructed in the PEU and ELKWT regions for the 17 years between 1970 and 1987 showed a definite downward trend for the

PEU region from 1 350 in 1985, to 700 in 1987.

The median value of additions and alterations is much higher in the ELKWT region than in the PEU region, with an average of R9 250 in East London, R12 000 in King William's Town, R14 925 in Goubaie and R11 287 in Beacon Bay.

The median for Port Elizabeth was only R4 000.

The median value of houses in East London was R45 000, (a decrease of R5 000) and for flats R43 067, (an increase of R5 400). The median value for houses in King William's Town was R52 000.

The number of houses constructed in the study area last year remained on a par with 1986, but considerably more flats were built in East London in 1987 (186 compared to 80 in 1986)

For the first time in five years, flats (38) were built in Goubaie.

Overall, the number of alterations to houses throughout the metropolitan regions remained the same as in 1986.

124  
D 1D 41578y

# Evicted DV pensioner <sup>DID 6 15/88.</sup> appeals for food, shelter <sup>(124)</sup>

**Daily Dispatch Reporter**  
EAST LONDON — An evicted Duncan Village pensioner with an income of R20 a month has made an appeal for help in finding food and a home for his seven dependants

Mr Mzizi Sobolo, 65, who worked in the East London area for 42 years before his retirement, was evicted from his Sandile Street home three months ago because he could not pay the rent of R33,79 a month

The Gompo Town Committee evicted 13 families in one week during February, in an attempt to break a rent boycott that had been in force for over three years

Now six of the evicted families have paid their rent and have been allowed to return to their houses, but Mr Sobolo is still living in a hastily-erected shack in the small yard of his derelict former home

"I was forced to go on early pension when the company I worked for pulled out of the country. I receive R20 a month in pension from them and I have applied for a state pension, but have not heard anything yet," he said

Mr Sobolo has seven dependants, including three unemployed adults and four children. He said the family had survived for the past three months on food handouts from the local branch of Operation Hunger and money given to them by his son



Mr Sobolo, 65, sits outside the deserted home from which he was evicted three months ago, after he could not pay the rent.

— when he had any to spare

A field worker for the local branch of the Black Sash, Mr Larry Field, said "The priority of the town committee appears to be to assist those who can afford it and get rid of the unemployed, aged and poor"

"What sort of solution to the housing crisis is

the local authority offering? On the one hand they provide the facilities for the building of R70 000 houses, while on the other people are evicted for not being able to afford rents of R30 to R40"

He said the people of Duncan Village needed a site and service scheme where infrastructure and services

were provided and people were assisted in building houses they could afford

The seven families who are still without accommodation have applied to the Border Council of Churches for help in caring for the old people and children, until more permanent accommodation can be found for them



W/End Argus

7/5/88

124

# FEAR OF TORCED

By ROBERT HOUWING  
Weekend Argus Reporter

THE irony facing black work-seekers freed of influx control yet hamstrung by the Western Cape's acute housing shortage has come to the fore once again, this time in Villiersdorp

Workers at Villiersdorp Co-op, the town's agricultural co-operative and winery, have been pressured by authorities to dismantle structures they have erected for families alongside their single-quarter barracks and persuade them to leave town

There is no proclaimed black township in the area and the nearest, Zwelethemba, near Worcester, almost 50km away, already has a severe housing backlog

In addition it is believed the white population in the area rejected the idea of building a new black township

About 18 families, mostly from the Transkei, are living in corrugated-iron or wooden shacks next to the men's barracks at the Co-op. They started making their way to the Western Cape after influx control was abolished in 1986

## Hot potato

The women and children were given until last Saturday by the Co-op and Villiersdorp municipality to leave the premises — but they stayed

Mr Jasper Walsh, Progressive Federal Party MP for Pinelands and chairman of the party's Unrest Monitoring and Action Committee (Umac), sees the matter as a "political hot potato," given that most farmers in the region are fruit exporters and susceptible to threats of stricter sanctions

"Due to historical labour practices in the area, specifically coloured labour preference and the use of black migrant labour no provision has been made for the housing of black families," said Mr Walsh

"As a result of lifting influx control wives and children have naturally wanted to join their husbands

"It would be totally inhumane to forcibly remove these people and send them packing back to the Transkei"

## Utmost priority

Mr Walsh said the broader issue of black housing had to be addressed as an "utmost priority" at Government level

"People will no longer accept being forced to move in terms of apartheid dictates"

The issue was "very sensitive", said Mr Janne Raubenheimer, manager of the Co-Op

Mr Raubenheimer said the first families to set up home in the single-quarter enclosure ar-

rived in January. The numbers had gradually increased and on inquiry he had been told there was no housing available for the families at Zwelethemba

"The hostels are on ground belonging to the municipality and they have applied some pressure over this problem," said Mr Raubenheimer

## Denied

But when Weekend Argus accompanied Umac representative Mrs Val Rose-Christie to an interview with Town Clerk Mr J L Serfontein, he denied that the ground was municipal property

"It is private land under the jurisdiction of the company, although it falls within the municipal area

"We have investigated this matter because it involves illegal squatting"

Asked whether the municipality was in a position to break down the structures, he said "I would rather not comment on that"

Mr Serfontein acknowledged that there was no black township in the area

## Attorneys

"Our town planners have been looking at all aspects of housing in Villiersdorp for the past six months," he said "No report has come forward yet but it should be a broad plan in everybody's interests"

The Grabouw secretary of the Food and Allied Workers' Union, Ursula MacDonald, said the union had referred the Co-op matter to its attorneys

The Villiersdorp dispute is the third of its kind in the Western Cape in recent months

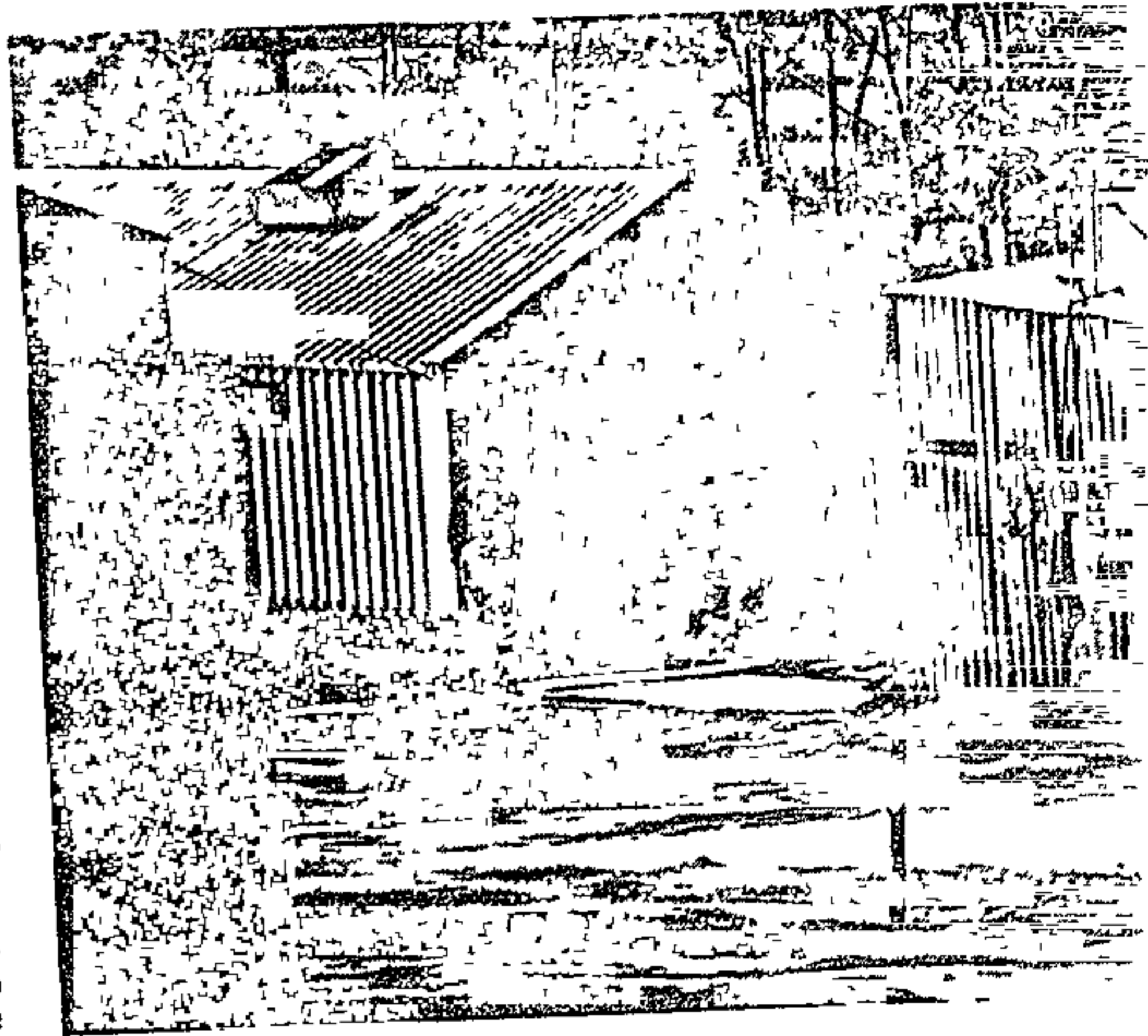
Last October a community of black workers in Grabouw, following a visit by independent MP for Claremont Mr Jan van Eck, called for the establishment of a black township in the area where they could live "like human beings" with their families

Some of the men had lived in single quarters for about 30 years

## Arrests

More recently security forces made more than 400 arrests — mostly women — in a dawn raid on the Kaya Mandi single quarters near Stellenbosch. The women were charged with trespassing

The Minister of Constitutional Development and Planning, Mr Chris Heunis, said in a recent statement that an amendment to the Prevention of Illegal Squatting Act was due soon. It would "considerably improve the present ineffective management of the phenomenon of squatting"



The single-quarter barracks at Villiersdorp Co-op who have trekked from the Transkei to be

# Little Village Tin destruction — the

by MARK STANSFIELD  
Weekend Argus Reporter

THE Groenewalds of Buffelsjags Bay are under threat of removal and face the destruction of their village, which has stood on the seashore for almost a century.

This unique, extended family of 13 houses has lived at the isolated bay since about 1893. Their nearest neighbours are about 50km away. They were a clan of fishermen almost forgotten by time.

Now, in the name of progress, the 20th century has caught up with the Village Time Forgot

The families have been told they must move about 5km up the coast. No reason has been given.

## Dull homes

Their little thatched, ramshackle wooden houses and the generations of memories they contain are likely to be torn down. The village people are to be moved to a "new" village about 5km away.

Their new village is likely to be a dull, unimaginative collection of cinderblock homes, but with modern conveniences they have never had: running water, electricity and toilets.

However, the Groenewalds



Mr Petrus Groenewald is at community has been ordered that has been home to

were not consulted. Nor were they told why the village was built so far from their present homes. Predictably, they are angry and heartsore.

The spokesman for Buffelsjags Bay's residents, Mr Petrus Groenewald, stood on an empty piece of land and asked: "Why must it be here?"

"Why can't they just build new houses a few metres away from where our fathers and our grandfathers lived all these years?"

"I was born in Buffelsjags 46 years ago. My family and I wish to remain as close to that

# of forced removal

The numbers increased and on been told there available for Zwelethemba are on ground the municipality applied some this problem,"

Weekend Argus ac-... representa- Rose-Christie to with Town Clerk he denied was municipal

land under the the company, al- within the mu-

investigated this - it involves ille-

er the munic- a position to structures, he rather not com-

acknowledged no black town-

neys

planners have all aspects of for the he said. "No forward yet a broad plan in

secretary of Allied Workers' MacDonald, said referred the Co-attorneys

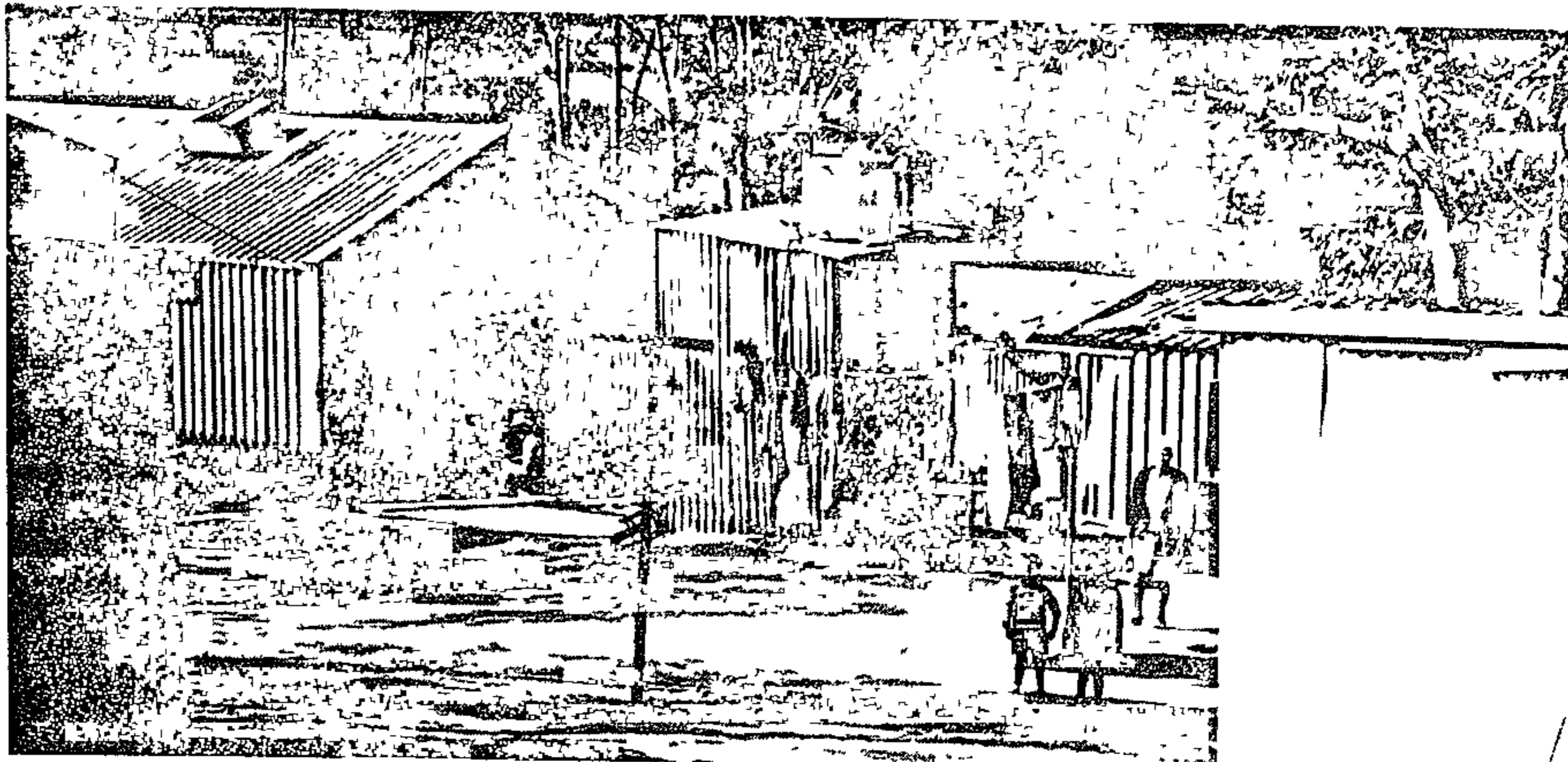
dispute is kind in the in recent

a community in Grabouw, by independ- ment Mr Jan for the estab- township in they could live

had lived in for about 30

ly security than 400 ar- women - in a Kaya Mandi near Stellen- women were

of Constitu- and Plan- nis, said in a that an the Prevention Act was ld "considera- present inef- ment of the squatting"



Pictures: DANA le ROUX, Weekend Argus

The single-quarter barracks at Villiersdorp Co-op and surrounding shacks. Women and children who have trekked from the Transkel to be with their husbands may be forced to move.

## Little Village Time Forgot faces destruction — the fisherfolk must go

by MARK STANSFIELD  
Weekend Argus Reporter

THE Groenewalds of Buffelsjags Bay are under threat of removal and face the destruction of their village, which has stood on the seashore for almost a century

This unique, extended family of 13 houses has lived at the isolated bay since about 1893. Their nearest neighbours are about 50km away. They were a clan of fishermen almost forgotten by time.

Now, in the name of progress, the 20th century has caught up with the Village Time Forgot

The families have been told they must move about 5km up the coast. No reason has been given.

### Dull homes

Their little thatched, ramshackle wooden houses and the generations of memories they contain are likely to be torn down. The village people are to be moved to a "new" village about 5km away

Their new village is likely to be a dull, unimaginative collection of cinderblock homes, but with modern conveniences they have never had: running water, electricity and toilets

However, the Groenewalds



Mr Petrus Groenewald is at a loss to explain why his community has been ordered to move from a village that has been home to their families since 1893.

were not consulted. Nor were they told why the village was built so far from their present homes. Predictably, they are angry and heartsore.

The spokesman for Buffelsjags Bay's residents, Mr Petrus Groenewald, stood on an empty piece of land and asked: "Why must it be here?"

"Way can't they just build new houses a few metres away from where our fathers and our grandfathers lived all these years?"

"I was born in Buffelsjags 46 years ago. My family and I wish to remain as close to that

spot as possible. All our memories are there

"If the Government could give us an acceptable reason why we must move farther away from where we launch our boats we could understand.

"But all they ever say is: 'You must move.' They have never given us a reason for wanting to do it."

He claimed that the villagers' MP, Mr Neville Padiachy, a member of the House of Representatives, said "This land is for rich people... you have to move"

Mr Padiachy, who has been

negotiating with the people of Buffelsjags over the resettlement, yesterday denied he had said the people must move because the area was for the rich

"I have been visiting the Buffelsjags community regularly and have explained that their new homes will have running water, toilets and electricity — things they've never had

"They are adamant that they won't go, so I have written to the secretary of the Bredasdorp Regional Services Council and have instructed him to commence building the new village as soon as possible. Those people will eventually have to move whether they like it or not."

### No reason

Mr Padiachy could give no explicit reason why Buffelsjags was to be located about 5km away from its present spot

The secretary of the Bredasdorp Regional Services Council, Mr A Vorster, said he was unable to comment because Buffelsjags Bay was not on RSC ground "We have no control over it," he added

Yet receipts for the annual levies paid by Buffelsjags residents are issued by his department.

# R2 000-m needed for housing, says Louw

Start 1957  
124

CAPE TOWN — More than R2 000 million was immediately required for black housing in the Cape, the Administrator of the Cape, Mr Gene Louw, said yesterday.

Addressing a conference after signing an agreement of co-operation between the SA Housing Trust (SAHT) and the Cape Provincial Administration (CPA), Mr Louw said with the abolition of development boards, the function of developing black communities was transferred to the provincial administrations.

The CPA had found there was an immediate need for 111 000 houses in the Cape Province.

At an estimated average cost of R10 000 for a house and R10 000 for a serviced site, this meant that more than R2 000 million was required immediately for black housing.

"This amount does not include the very high purchasing price of land. Although it is the policy that owners, in this case blacks, must bear the full costs eventually, funds have to be found elsewhere for the initiation of development actions."

The Treasury is unable to

provide the funds needed for black housing.

"This administration applied for R475 million for the 1988/89 financial year from the National Housing Fund. However, only approximately R110 million was approved.

"Consequently the CPA had to explore other avenues. One of the options led to an agreement entered into between the CPA and the SAHT," Mr Louw said.

He said the agreement concerned was aimed specifically at the development of Khayelitsha.

## AGREEMENT

In terms of the agreement an area of 176,21 hectares is being made available to the trust at a cost of R29,3 million. An additional 175 hectares will later be made available.

With regard to the 176,21 hectares the agreement provided for houses at a maximum cost of R10 000 (excluding the price of the land) to be built on approximately 4 450 serviced residential sites.

The development is to be completed within a year, calculated from July 1 1988 — Sapa

D11 10/5/88

# Black housing needs R2 000m — Louw

124

CAPE TOWN — More than R2 000 million is immediately required for black housing in the Cape, the Administrator of the Cape, Mr Gene Louw said yesterday

He said that with the abolition of development boards, the function of developing black communities was transferred to the provincial administrations

After signing an agreement of co-operation between the South African Housing Trust and the Cape Provincial Administration (CPA), Mr Louw said the CPA had to ascertain what the needs of blacks

were. Their immediate need for housing in the Cape Province was approximately 111 000 units. At an estimated average cost of R10 000 per house and R10 000 for a serviced site, Mr Louw calculated that more than R2 000 million was required

"This amount does not include the high purchasing price of land. Although it is the policy that owners, in this case blacks, must bear the full costs eventually, funds have to be found elsewhere for the initiation of development actions. The Treasury is

unable to provide the funds needed for black housing"

"This administration applied for R475 million for the 1988/89 financial year from the National Housing Fund. However, only approximately R110 million was approved. Consequently the CPA had to explore other avenues

"One of the options led to an agreement entered into between the CPA and the South African Housing Trust (SAHT)"

He said the agreement concerned was aimed specifically at the devel-

opment of Khayelitsha, and in terms of the agreement with the SAHT an area of 176,21 hectares is being made available to the trust at a cost of R29,3 million

The agreement provides for houses at a maximum cost of R10 000 (excluding the price of the land) to be built on approximately 4 450 serviced residential sites

Builders, developers and private people may obtain loans from the SAHT, at eight per cent to finance their development actions or house purchasing transactions — Sapa

# Cape needs R2bn for housing

CAPE TOWN — More than R2bn was required immediately for black housing in the Cape, Cape Administrator Gene Louw said yesterday.

After signing an agreement of co-operation between the SA Housing Trust and the Cape Provincial Administration, Louw said that with the abolition of development boards, the function of developing black communities was transferred to the provincial administrations.

The CPA had to ascertain rapidly what the needs of blacks were, and found that their immediate need for housing in the Cape Province was approximately 111 000 units.

At an estimated average cost of R10 000 for a house and R10 000 for a serviced site, this meant that more than R2bn was required immediately for black housing — Sapa

*Howard*

*Howard*

HOUSE OF REPRESENTATIVES

Indicates translated version

For written reply

Own Affairs

Greater Mitchell's Plain area: housing units built with state funds

1 Mr P C HARRIS asked the Minister of Local Government, Housing and Agriculture

- (1) With reference to the Greater Mitchell's Plain area, how many housing units have been built with State funds in (a) Westridge, (b) Rocklands, (c) Portlands, (d) Woodlands, (e) Lentegeur, (f) Beacon Valley, (g) Eastridge, (h) Tafelsig, (i) New Woodlands and (j) Strandfontein,

- (2) how many of these housing units in each of the above-mentioned areas (a) have been sold and (b) are being rented by the present occupiers,

- (3) in respect of what date is this information furnished?

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE

- (1) (a) 4 042 units
- (b) 4 951 units
- (c) 4 562 units
- (d) 1 693 units
- (e) 5 661 units
- (f) 3 634 units
- (g) 3 294 units
- (h) 5 014 units
- (i) 1 642 units
- (j) 961 units
- (2) (a) Sold
- (a) 4 041 units
- (b) 4 950 units
- (c) 4 562 units
- (d) 623 units
- (e) 5 659 units
- (f) 1 081 units
- (g) 1 085 units

HOUSE OF REPRESENTATIVES

(h) 2 381 units

(i) 1 642 units

(j) 961 units

(b) Rented

(a) 1 unit

(b) 1 unit

(c) nil units

(d) 1 070 units

(e) 2 units

(f) 2 553 units

(g) 2 209 units

(h) 2 633 units

(i) nil units

(j) nil units

- (3) From June 1975 till January 1988

Community Facilities Fund: administration by Cape Town City Council

3 Mr P C HARRIS asked the Minister of Local Government, Housing and Agriculture

- (1) Whether his Department (a) has in any way been involved in or (b) has been informed of the existence of, a certain fund which is administered by the Cape Town City Council and whose name has been furnished to the Minister's Department for the purpose of his reply, if so (i) to what extent is his Department so involved, (ii) what is the (aa) name and (bb) purpose of this fund and (iii) how is the money for this fund collected
- (2) whether he will furnish further information on this fund, if not, why not, if so,
- (3) whether the proceeds of this fund or part of the proceeds thereof, are utilized for the provision of community facilities in

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE

- (1) (a) No
- (b) Yes

(i) Falls away

(ii) (aa) Community Fund      Facilities

(bb) The purpose of the fund is

HOUSE OF REPRESENTATIVES

the establishment of an alternative source of finance for the provision of community facilities

(iii) Money for this fund is obtained from the profits realised from the sale of vacant land which had been purchased with Housing Funds and from charges levied in the rent and purchase prices

(ii) R1 449 685,13

The amounts quoted above are for the period 1 January 1980 to 30 June 1987. The amount collected and spent in each year is not available

(c) (i) Capital estimates for the 1988/1989 financial year have not yet been approved by the Cape Town City Council and can accordingly not be furnished

(ii) Falls away

(d) R2 816 520,10 as at 30 June 1987

- (2) Yes

(3) (a) 1980

(b) (i) R3 646 419,36

HOUSE OF REPRESENTATIVES



BEACON BAY — The first phase of the Beacon Dunes residential development at Goukam Crescent/Mopani Road, which provides for the establishment of 24 up-market homes, has been given the go-ahead by the town council

One of the developers behind the project, Mr E C Bradshaw, said yesterday that the development was still in its "infancy stages", but that the first phase had been approved by the Beacon Bay Town Council and that the architect was processing concept sketch plans

He said the develop-

*DD 10/5/88*  
**Go-ahead given to first phase of residential scheme**

ment would consist of "upmarket homes" in an area the developers viewed "as sensitive"

"Our town planners are taking this into consideration and treating the area accordingly"

He said the full proposal was that the total area of 17 and a half hectares be developed with an estimated 170

homes costing an average R115 000

He added that while phase one would be the start to this, further development of the other phases were subject to investigation, finalisation and approval once presented to the town council

He said only one architect would design

the homes to prevent conflicting designs and to keep high standards

While each house would be designed along specifications of the owner, continuity would be kept. Other features included the walling of the area and provision of security measures

As far as progress on the phase one development was concerned, he said the selling agents, Allied Real Estates, had informed the developers that they had 50 or 60 prospective buyers

It was too early to say when building would begin — DDR



D/D 11/5788

# Cathcart beginning to expand — town clerk

124

by YVONNE MARSHALL

QUEENSTOWN — After a stagnant period of several years, expansion in Cathcart is slowly beginning

The town clerk, Mr Andre van Vuuren, said that while there had not been expansion, there had not been regression either, and there were no empty houses or business premises in the town

Cathcart had, however, lost its only industry, a sawmill, to Alice where it had the benefit of concessions

"Progress within the town limits is being made but, understandably, this is slow. We are a small community and

the council does not want to burden ratepayers"

Recent progress included the building of a new township to the south of the town comprising 52 erven, of which 12 were already serviced, and approval of a subsidy for extensions to the existing sewerage plant, and development of the remaining 35 erven in the coloured township

Sewerage extensions would cost R1 million and had become necessary since the establishment of the town, Katikati. Essential services for that town were provided by the Cathcart municipality

Of the 47 erven in the coloured township, 12

were developed and occupied. A loan application for R110 000 had been made to fund the first phase in developing the remaining stands

The town council was also contemplating another reservoir to supplement the three existing ones which served Cathcart and Katikati

Included in the council's plans to promote the town was a trout hatchery which was being established below the Koch Dam, northwest of the town

Streams and dams near the town would also be stocked to attract visitors. If the venture was successful the

council would consider improving facilities at the caravan park, about one kilometre from the dam

# Gompo group fights eviction

SIX Duncan Village families have gone to the Grahamstown Supreme Court to fight evictions carried out by the Gompo Town Committee in an attempt to break the rent boycott.

Four of the six families have asked the court to restore them to their homes, from which they were evicted in February this year.

The other two have not yet been evicted, and have applied for eviction notices against them to be set aside.

The residents are applying for an interdict, but a court date has not yet been set.

● Meanwhile, residents of Peleton, near King William's Town, want to be reunited — but not under Ciskei, according to National Democratic Movement Party MP Peter Gastrow.

The village is currently divided between Ciskei and South Africa, but the government wants to hand over the South African part to the homeland.

Gastrow said the planned incorporation was a "forced removal by legislation". —  
Elnews

*CAPE TOWN 18/5/88*

# Land set aside for black housing.

Political Staff *126/88*

GOVERNMENT has set aside a further 150 ha of land for black residential development adjacent to the existing Mossel Bay township of Kwanonqaba — effectively doubling the size of the town, according to a statement released in Cape Town yesterday by Constitutional Development and Planning Minister Mr Chris Heunis.

The decision flows from a visit Heunis made to the area in January.

Mr Heunis said it was estimated that this additional area, together with the development of the existing buffer zone between Kwanonqaba and Mossel Bay, will be sufficient to provide for the natural population growth of the town for some considerable period to come.

---

*Howard*

sent, (iii) to which countries did each of these persons accompany him and (iv) why.

(3) whether any costs were incurred by his Department as a result, if so, what total amount in that year?

**THE MINISTER OF EDUCATION AND CULTURE**

- (1) (a) and (b) No
- (i) and (ii) Not applicable
- (2) and (3) Not applicable

**Overseas visits**

\*2 Mr C R REDCLIFFE asked the Minister of the Budget

- (1) Whether he undertook any overseas visits in 1987, if so, (a) which countries were visited and (b) what was the purpose of each visit.
- (2) whether he was accompanied by any officials on these visits, if so (a) what are the names of the officials involved (b) which State Departments did they represent, (c) to which countries did each of these persons accompany him and (d) why.
- (3) whether any costs were incurred by his Department as a result, if so what total amount in that year?

**The MINISTER OF THE BUDGET**

- (1) No
- (a) and (b) fall away
- (2) Falls away
- (3) Falls away

**Overseas visits**

\*3 Mr C R REDCLIFFE asked the Minister of Local Government Housing and Agriculture

- (1) Whether he undertook any overseas visits in 1987 if so (a) which countries were visited and (b) what was the purpose of each visit.
- (2) whether he was accompanied by any officials on these visits if so (a) what are the names of the officials involved (b) which State Department did they represent, (c) to which countries did each of these persons accompany him and (d) why.
- (3) whether any costs were incurred by his Department as a result, if so what total amount in that year?

The MINISTER OF THE BUDGET (for the Minister of Local Government, Housing and Agriculture)

*Howard*

**HOUSE OF DELEGATES**

†Indicates translated version

For written reply

**General Affairs**

**Unemployed Indians**

53 Mr K CHETTY asked the Minister of Manpower

- (1) (a) What is the latest estimate of the number of unemployed Indians in the Republic, (b) in respect of what date is this figure furnished and (c) on what basis was this estimate made.
- (2) (a) (i) how many of these unemployed persons are regarded as persons who have never been economically active on a regular footing and (ii) what criteria are used in determining this figure and (b) how many of them lost their employment in each of the latest specified three years for which information is available.
- (3) (a) how many of the unemployed persons who lost their employment in the above-mentioned three years were covered by the Unemployment Insurance Fund and (b) what amount was paid out in this connection in each of these three years
- (4) (a) what was the amount received by the above-mentioned fund in each of the three years concerned by way of contributions by (i) members/employers and (ii) the State and (b) what was the level of the assets in the fund at the end of each such year?

R325 133 883	R386 467 103	R398 274 527
1985	1986	1987
R189 098 864	R392 173 971	R622 686 728
(a) (ii)	1986	1987
1985	1986	1987
R7 000 000	R7 000 000	R7 000 000
(b)	1985	1986
1985	1986	1987
R157 046 843	R171 352 894	R309 650 152

**Own Affairs**

**Social pensions**

95 Mr M RAJAB asked the Minister of Health Services and Welfare

- (a) How many persons in each specified category are in receipt of social pensions from his Department and (b) in respect of what date is this information furnished?

**The MINISTER OF HEALTH SERVICES AND WELFARE**

(a) Old Age 27 184
Blind 318
War Veterans 243
Disability 20 342
(b) 30 April 1988

**Occupational rehabilitation centres**

96 Mr M RAJAB asked the Minister of Health Services and Welfare  
Whether his Department has established any

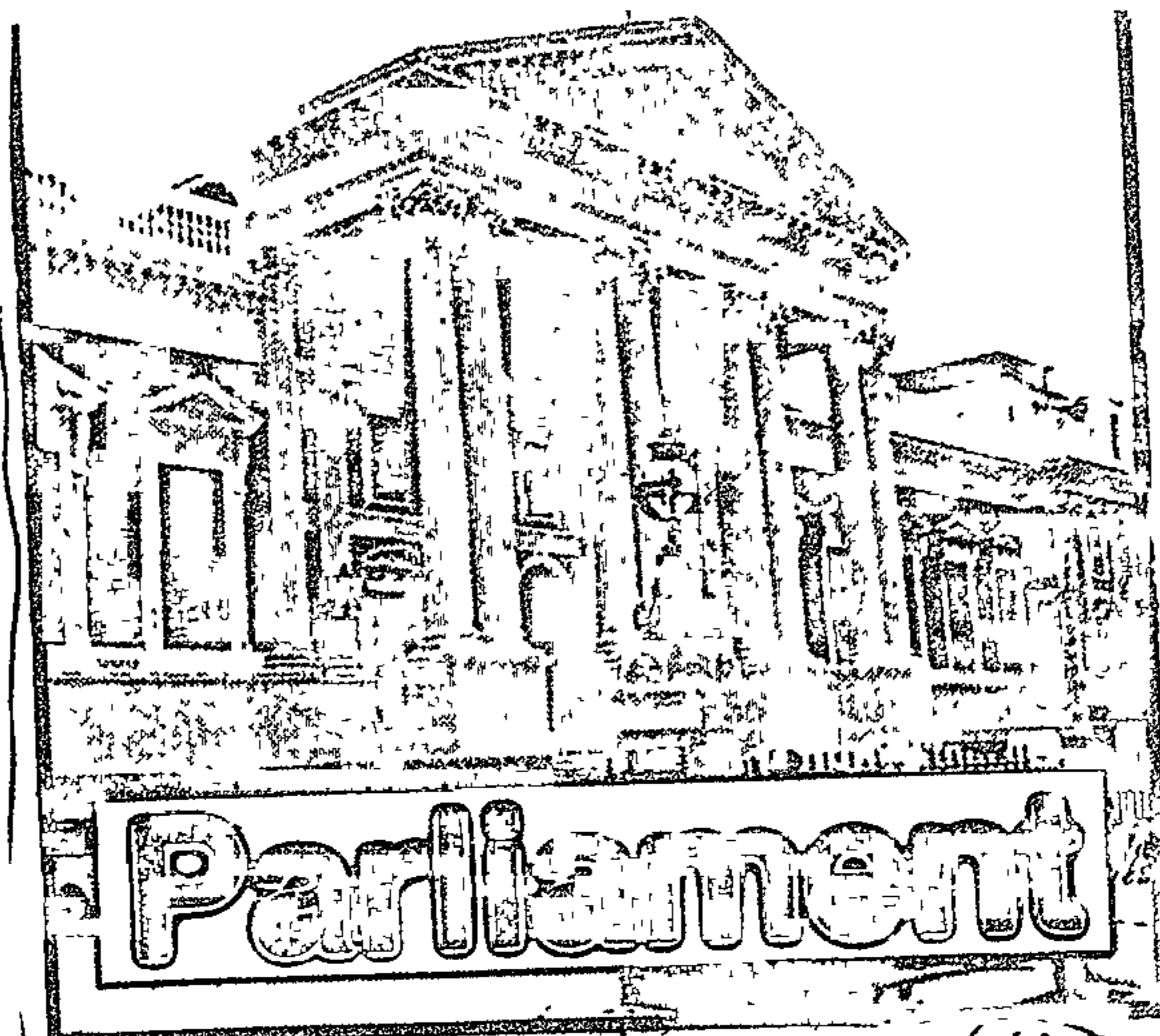
**The MINISTER OF THE BUDGET (for the Minister of Local Government, Housing and Agriculture)**

- (1) No
- (2) The Department does not own land in the area but the local authority plans an extensive housing programme
- (3) Falls away
- (4) No

**\*4 Mr P J MULLER asked the Minister of Local Government Housing and Agriculture †**

- (1) Whether any additional housing projects are envisaged by his Department for the Uitenhage area, if not why not, if so, what are the relevant particulars.
- (2) whether any negotiations have taken place in this regard if not why not, if so, (a) what negotiations and (b) with whom.
- (3) whether any decisions have been taken on the matter, if not why not, if so what decisions
- (4) whether he will make a statement on the matter?

124



## Green light for <sup>(126)</sup> 150 ha <sup>DIP 18/5/88</sup> extension

CAPE TOWN — The government has approved a 150 hectare extension to the black area of Kwa-Nonqaba in Mossel Bay, partially to meet the needs of black construction workers temporarily employed on the Mosgas project.

The Minister of Constitutional Development and Planning, Mr Chris Heunis, said yesterday that an investigation had shown that KwaNonqaba could be expanded to meet the needs of the black community for "some time to come".

Mr Heunis said that the extension to KwaNonqaba would be sufficient to handle normal population growth for a considerable period and would also be able to accommodate the black squatter community of the "JCC Camp", now sited in the "coloured" residential area, as well as black construction workers brought to Mossel Bay temporarily to work on the gas project. — PS

Sowetan 6/1/58  
Eviction  
order is  
sought

THE George municipa-  
lity will apply next week  
to the Cape Town Sup-  
reme Court for an evic-  
tion order to remove resi-  
dents of Lawaakamp

At a meeting last week  
with Lawaakamp  
residents at the Conville  
Hall in George the  
municipality said that  
residents of Lawaai-  
kamp would be officially  
informed on June 7 that  
the George Town Coun-  
cil is to apply to the  
Supreme Court for an  
eviction order

The Bureau for  
Information, who were  
present at the meeting,  
supplied Lawaakamp  
residents with details of  
houses available in  
Thembaletu and dis-  
cussed moving problems  
which might arise

At this point there are  
Lawaakamp residents  
who have lived in the  
area for many years who  
are refusing to move. —  
Sapa

# EVICTIOM ORDERS FOR LAWAANKAMP?

THE first eviction orders would be served on Lawaankamp residents this week, the town clerk of George, Mr Carel du Plessis, said on Friday.

This follows the deadlocking of a meeting called by Mr du Plessis last Thursday to discuss transport arrangements and assistance for the move to the new township of Sandkraal.

had no intention of moving to Sandkraal and demanded that Lawaankamp be upgraded.

They have ignored the May 31 deadline set by the George municipality.

Mr du Plessis said he

believed there had been a change in spirit and residents were willing to move.

The meeting was addressed by a Department of Information official, Mr Obie Oberholzer, and was attended by the mayor of George, Mr John Rodgers, and Mr du Plessis.

Mr Oberholzer said the council's legal team had been busy for the past week and would apply to the court for eviction orders today or tomorrow.

The houses earmarked for Lawaankamp residents would still be available whether they were evicted or moved "voluntarily", he said.

The chairman of the George Management Committee, Mr Jan Christians, told a Lawaankamp delegation that neither the committee nor the coloured community had been consulted about plans to develop Lawaankamp as a coloured residential area. He was opposed to the removal and believed the area should be upgraded — Sapa

## New bid to have editor Sisulu released

*Sowetan 6/6/88*

ATTORNEYS for detained editor Mr Zwelakhe Sisulu are to go to the appeal division in their legal battle to have the courts order his release from detention.

Mr Sisulu, editor of the *New Nation*, has been in detention for almost 18 months.

He is being held in terms of the emergency regulations and has not been charged with any offence. The Minister of Law and Order has given Mr Sisulu's involvement in the National Education Crisis Committee (NECC) as the reason for his continued detention.

### Appeal

Last week a full bench of the Transvaal Provincial Division of the Supreme Court turned down an appeal against an earlier Rand Supreme Court decision in which it was found that the judge could not order Mr Sisulu's release.

**SOWETAN Correspondent**

Attorney Mrs Priscilla Jana said that a further appeal would soon be lodged with the Appellate Division of the Supreme Court in Bloemfontein.

The present state of emergency expires automatically on June 9. Last year the lapsing of the emergency proclamation coincided with the release of a considerable number of detainees.

Asked whether there were signs that Mr Sisulu might be released before the appeal could be heard, Mrs Jana said there were no indications of what the authorities intended.

The *New Nation*, which was suspended in terms of emergency censorship provisions two months ago, is expected to come back into operation after the end of the present emergency.



THIS enterprising young lady is Cindy Ndlovu, who helps her hawker father Peter on his rounds. Dad has discovered that she is more than just good company.

## 4 500 houses planned for Cape blacks

A NEW township to house 4 500 middle-income black families is to be built at Mfuleni on the Cape Flats at a cost of about R150-million.

The project is to be funded by the private sector.

The government has awarded the right to develop the land to two non-profit housing utility companies, Garden Cities and the Housing League. Servicing of the 400 hectare site at Mfuleni - which is across the N2 from Kyayelitsha - has already started and development of the first phase of 300 houses is to begin soon.

Andrew Donovan, general manager of Garden Cities, said the first phase would involve homes ranging in price from about R25 000 to R50 000. Plots would vary in size between 200 and 450 sq metres.

Garden Cities and the Housing League were working closely with the Mfuleni Town Committee "which is setting the pace of development", Donovan said. - Sapa

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Chris (124)  
5/6/88



Main Reel Road west on ...  
Motorists using the M2 West heading  
north must use either the Harrow Road  
off-ramp, and continue to the M1 North

missioner Street  
Goch Street  
Streets will also

## Lawaaikamp removal row still on the boil

Star 3/11/88 Own Correspondent

The town clerk of George, Mr Carel du Plessis, said yesterday that there appeared to be a change of spirit among Lawaaikamp residents and that they were prepared to move to the new township of Sandkraal.

He was due to address a mass meeting of Lawaaikamp residents last night to make arrangements for their removal.

This follows the defiance by 200 families of the May 31 ultimatum to move or be evicted.

A spokesman for the George Civic Association (Geoca) denied yesterday that residents had accepted any compromise.

Geoca secretary Mr Melford Notshokovu said they had tried for two years to arrange a meeting with Mr du Plessis to discuss the upgrading of the township and were hoping it could signal a last-minute reprieve.

Mr du Plessis, however, had ruled out the upgrading of Lawaaikamp.

Sapa reports that Mr Jan van Eck (Independent, Claremont) said in the House of Assembly yesterday that every family forcibly removed from Lawaaikamp was "a nail in the coffin of negotiation".

The Deputy Minister of Constitutional Development, Mr Roelf Meyer, said outsiders were stirring up the people against resettlement.

He said that the "so-called" religious meeting at Lawaaikamp last Sunday had been addressed by, among others, Dr Allan Boesak, the Rev Frank Chikane, British MP Mr Paul Boateng and Mr van Eck.

## Rotation system

Development will house 4 500 families

(124) B/day 2/6/88

# R 30 000 homes for Cape Town blacks

CAPE TOWN — A new black middle-income housing development worth R150m — claimed to be the largest since Khayelitsha — is under way at Mfuleni, near Blue Downs, about 20km from Cape Town, and the development has been welcomed by the mayor of the existing township.

The project, to house more than 4 500 families, announced yesterday, is a joint venture between Garden Cities and the Housing League, both non-profit housing utility companies. No state funds are involved

Isaac Jacobs, mayor of the Mfuleni Town Committee, said he was pleased that the uncertainty of the community had ended

A freeze on development at Mfuleni was lifted in October and a Land Availability Agreement giving Garden Cities and the Housing League

### Own Correspondent

the right to undertake the development of Mfuleni was signed

There are at present 250 homes and several hostels at Mfuleni, housing about 6 000 people. Andy Donovan, general manager of Garden Cities, said yesterday the existing township would be incorporated into the new development

### Pilot scheme

"After negotiation with the town committee, we have agreed to do the development on a gradual basis with a year by year review of demand. We plan to do 300 houses in the first year, but we are starting with a 22-house pilot project."

The pilot project involved houses and plots of different sizes and the

responses of Mfuleni residents, prospective buyers, employers, unions and other interested parties would determine prices and types of houses in the next phase of development, Donovan said

Construction would start as soon as the layout plan for the first phase had been approved, and the pilot homes might be complete by September

"Homeowners will be given the option of either freehold or 99-year leasehold. Initially the project will comprise homes in the price range R30 000-R50 000 on plots ranging in size from 200-450 square metres"

Community facilities were planned, and the proposed Blue Downs railway line would also serve Mfuleni.

Serviced erven would be made available to potential homeowners and to black entrepreneurs

Star 26/5/88  
~~Star 26/5/88~~ (124)  
**Divided land  
handed back  
to residents**

CAPE TOWN — Steinkopf residents in Namaqualand won the right in the Cape Town Supreme Court yesterday to return to communal land taken from them and sub-divided into farms leased to individual farmers.

The court restored the status quo in respect of the use of the land before the division and also ordered Mr David Curry, Minister of Local Government, Housing and Agriculture, to pay costs.

Mr Paulus Cloete said in an affidavit he was born in Steinkopf in 1926. It had been settled for centuries by the "Khoi-Khoi", the Bushman and the Basters.

In 1874 Cape Governor Sir Henry Barkly ordered that the land be kept in trust for the people there.

DIP 2515158 (124) (200)

# Benefactor pays pensioner's rent

by DAVE MARRS

EAST LONDON — A retired businessman here has donated over R1 000 to pay the rent arrears of an evicted Duncan Village pensioner after reading of his plight in the Daily Dispatch

Mr Mzizi Sobolo, 65, heard about the generous act when he returned to his shack in the back yard of his former home in Sandile Street, the day after a report on his situation was published

He found that the Gomo municipal police had unlocked the doors and allowed his family to move back in, saying only that the rent had been paid by an anonymous benefactor

Further inquiries at the town committee offices revealed the name of a retired 68-year-old businessman in the city, who read of Mr Sobolo's plight and went to pay the outstanding amount the next day

When contacted yesterday, he agreed to speak to the Daily Dispatch on condition that his name was not revealed

"I felt sorry for the man. The poor guy had nowhere to go with his family and, as a practising Christian, I felt it was my duty to help him if I could afford it"

He said he was an active member of the St Alban's Anglican Church and had run a manufacturer's agency before his retirement

"I am getting on in years myself and I know how the man must feel not to have a place to stay at his age"

Mr Sobolo and his seven dependants, including four unemployed adults and three children, moved into the shack after they were evicted from the house four months ago because they had not paid R33,79 in rent for the month

The Gomo Town



Mr Sobolo . . . evicted from his home

Committee claimed a rent arrear of R1 046, but Mr Sobolo said he could not afford to pay as he was surviving on a pension of only R20 a month, supplemented by food handouts from charity organisations

Now his delight at the unexpected windfall has been tempered by the nagging problem that caused his eviction in the first place — he does not know how he will be able to pay his rent this month

The budget estimates for the 1988/89 financial year, presented to the city council by the chairman of the finance and administration directorate, Mr Errol Spring, were approved unanimously last night

According to the estimates, ratepayers can expect to pay between 13,5 per cent and 14,74 per cent more — if a proposed Eskom increase is implemented — as compared to an expected inflation rate of more than 16 per cent

Mr Spring recommended to the council that a sub-committee comprising himself, the town clerk, the director of finance and administration and the financial manager be authorised to visit Cape Town to "inform the province of council's financial predicament"

Mr Spring emphasised the maintenance of the city and privatisation in his speech and slammed government cutbacks in subsidies to local authorities

"I regard subsidies as a legitimate source of income and severe cutbacks, without compensating revenue, are completely unacceptable

"Because of subsidy cutbacks, the ratepayers of East London are forced to contribute an additional R705 600, which should form part of the subsidy"

The total estimated expenditure requirements of the city for the financial year ending June 30, 1989, are R45 153 719 for capital and repairs and R133 030 702 for operating expenditure, a total of R178 184 421

Mr Spring said the state treasury had placed a limit of 13,5 per cent on increases in all capital and revenue expenditure by local authorities

It was only with the full participation of the community that the problems of co-ordinating and managing the limited resources could be overcome

With this in mind, it had been possible to limit the overall increase on capital and revenue expenditure to 13,2 per cent, or some R500 000 below the limit

Mr Spring said the increase in the deficit on rates and general services was a matter of great concern, especially in the light of the fact that it had increased by 40 per cent

Some R1,5 million was allocated for major maintenance work in 1988/89, while R13,5 million was set aside in the budget after taking into account the "poor state of our roads and pavements"

Mr Spring said the fact that no allocation

had been received towards proclaimed main roads was a further example of how withholding subsidies was undermining the city's legitimate sources of income

In order to finance the capital programme presented in the budget, it would be necessary to borrow R18 million from external sources during the financial year

The deficit on the city's income and expenditure account was estimated to be R9 677 705 and Mr Spring recommended that the following measures be taken

- The cleansing tariff be increased by 25 per cent, to yield R562 200

- The sewerage tariff be increased by 15,5 per cent, to yield R1 188 000

- Housing rentals be increased to recover an increase in administration fees, service charges and insurance charges, to yield R362 990

- The electricity tariff be increased by 1,75 per cent from July 1, 1988, to yield R943 186

- The electricity tariff be increased further by 12 per cent from January 1, 1989, subject to an Eskom increase, to yield R3 722 073

- Water tariffs be increased by 10 per cent, to yield R1 100 000

- General rates be increased by 14 per cent, to yield R2 047 570

This left a surplus over the deficit of R248 314.

The total yield of general rates on residential properties was estimated to be R7 154 131, and that on other properties R9 569 139, with a total income from rates for 1988/89 of R16 723 270

Mr Spring said the proposed increase in the electricity tariff from January 1, 1989, anticipated a 12 per cent Eskom tariff increase.

While an increase of housing rentals was justified, it was not the solution to the problem of a deficit of R419 616 that remained after a rent increase had been taken into account

The total of outstanding arrears on rentals was more than R1,1 million, he added

"Council has sympathy for the financial plight of the occupiers of these schemes and the administration charges levied by council are one of the lowest of Cape municipalities"

Mr Spring said a Regional Services Council was due to be established in the region during the next financial year and the council should ensure that it was adequately compensated for the assets that were taken over

He said privatisation had received much publicity and he recommended that the council investigate services such as grass cutting, gardening, street cleaning and security that could be taken over by private enterprise

He stressed that the charges payable by ratepayers in East London were in line with charges in other major cities

# Bill ratepayers face hike of over 13pc

Daily Dispatch Reporter

EAST LONDON — Ratepayers here face an increase of more than 13 per cent in rates and tariffs.

124

DID 24/5788

(124) B/day 24/5/88.

## Housing money not enough — Nat MP

CAPE TOWN — Unless more money was forthcoming for black housing, the Cape would inevitably experience growing unrest and dissatisfaction, Ray Radue (NP King William's Town) said yesterday.

Speaking in the joint sitting of the Cape provincial affairs committee, he said representations to government for money for black housing in the Cape should be supported.

He said the R110m allocated for black housing in the 1988/89 financial year was hopelessly inadequate.

Administrator Gene Louw said the system of parliamentary committees on provincial affairs was not ideal and if it appeared yesterday's experiment did not allow enough time for detailed discussion of the Cape's budget of almost R3bn, Parliament should think again about it.

He also said a solution to the problem of providing sufficient funds for vitally necessary basic services such as infrastructure, housing, social and

other community services remained urgently necessary.

The effective increase in the Cape's budget this year, after newly devolved services were left out, ran to a bare 0,19% and coping with a 14% inflation rate was no joke.

"We will have to continually rearrange priorities of services, to scale down standards, to implement greater productivity and to privatise where necessary, but this cannot continue without serious damage to provincial responsibilities."

Funds voted for the roads and traffic branch were not sufficient to provide for the needs of these services in a province measuring 721 004km<sup>2</sup>.

The backlog in the provision and maintenance of roads could not be overcome in the foreseeable future.

Louw said investigations into the financing of rural regional services councils indicated clearly the envisaged levies would not generate enough income — Sapa

# Radue warns of growing unrest unless housing funds stepped up

D10 2415788  
2488  
126

CAPE TOWN — The National Party MP for King William's Town, Mr Ray Radue, warned yesterday that unless more funds were allocated to black housing and community development "we will inevitably experience growing unrest and dissatisfaction"

During the debate on the Cape Provincial Budget, Mr Radue said the Cape Provincial Administration (CPA) had asked for R475 million from central government for the 1988-9 fi-

nancial year, but had only been given R110 million

This was "hopelessly too little", he said

Mr Radue said the "immediate need" for black housing in the Cape was 111 000 units which — at an estimated cost of R10 000 a house and R10 000 a plot — meant that the minimum immediate need amounted to a "staggering R2 billion"

He added that this did not include the initial cost of acquisition of

township land which had to be paid for by central government

If the province was to "seriously tackle" the socio-economic problems facing the black communities and eliminate unhealthy conditions and squatter settlements, there had to be a more reasonable allocation from central government, he said

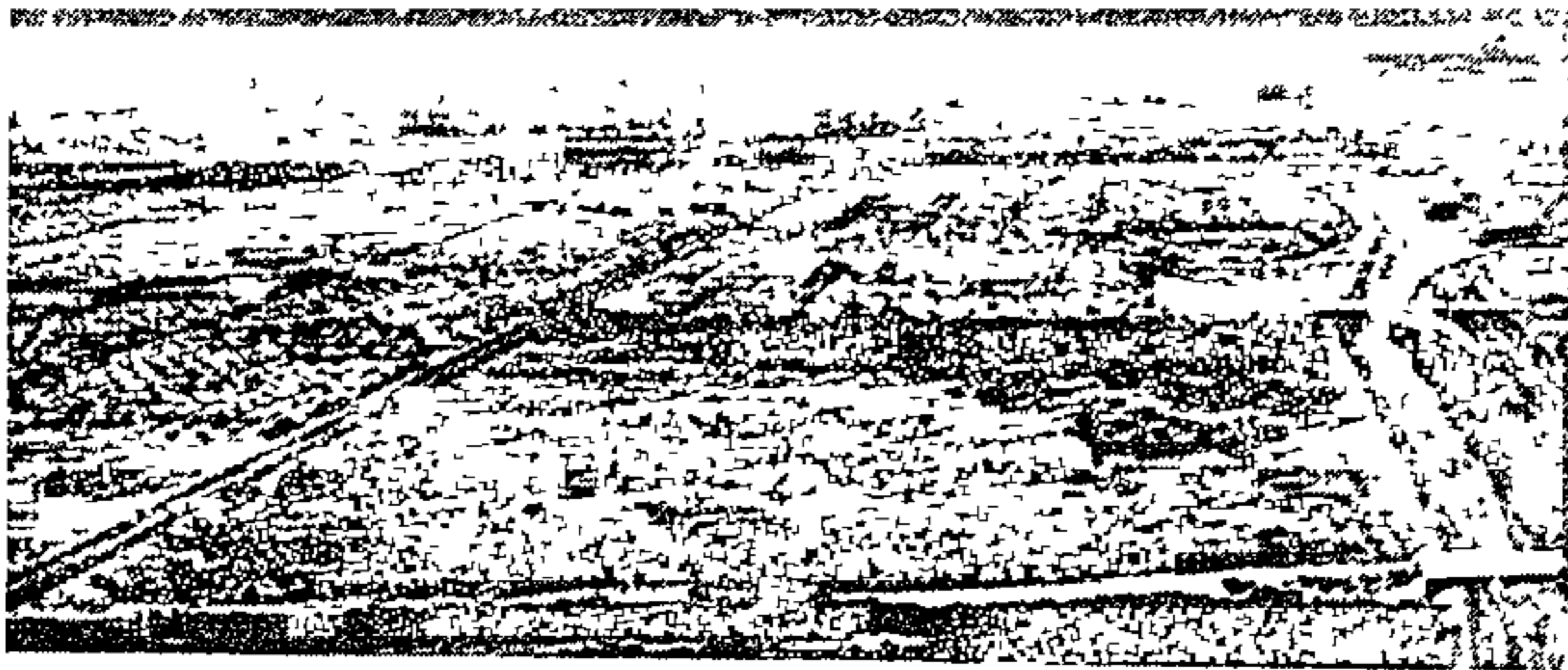
Mr Radue said the private sector should also help and for this purpose the South African Housing Trust had been

established to assist developers and private people to finance housing at an interest rate of eight per cent

Turning to the question of privatisation, Mr Radue said the CPA should also look at rationalising its assets

He said it might be found that some of the buildings owned by the CPA were not being used to the full and could be disposed of, thus, providing a keen source of funds for further infrastructure —  
DDC





Open ground on which the "city" with a view will rise  
By Udo Rypstra

# R300m 'city' with a lake

22/5/88 (124) *Stimes*

AN office and residential complex costing R300-million will be built next to the N1 highway north of Parow and Goodwood, Cape.

The 63ha project has been launched by Fintrust, a Cape group of companies involved in major developments, such as accommodation for the House of Representatives, Project 166 in Cape Town and Old Mutual's squash court and health centres in Constantia and Sandton

## Professional

Fintrust is an investment holding group specialising in multi-faceted professional marketing and project management in property. Joint managing directors are Charles Robertson and Jacques Pauw. A founder member was Jan S Marais, but he was bought out some time ago.

The project has been approved by local authorities and will be developed in six stages. Fintrust has close links with financial institutions which are expected to finance the project.

To be called N1, the centre is described as a new concept to meet the needs of the 21st century.

One of its most unusual features will be a man-made lake covering 7ha, under which there will be parking for 4 000 cars and Hollywood-style film studio facilities as well as laboratories for the Cape film industry.

## Shopping

The main facilities will include

● An office park costing about R200-million. The offices are planned for a wooded area in and around the lake. A high-rise office tower will offer a view of Table Mountain

## Business Times Reporter

● A 26ha housing area for staff. About 600 high-standard dwellings will be built shortly and will have easy access to the office park.

● A shopping area with a two-storey centre which will house chain stores and small shops.

● An amphitheatre with several hundred seats, built partly over the lake and surrounded by fountains.

● Swimming pools, tennis and squash courts, gymnasiums and indoor training equipment.

● A school and creches

● A recreational centre including several cinemas.

● A hotel and open-air restaurants

## Architects

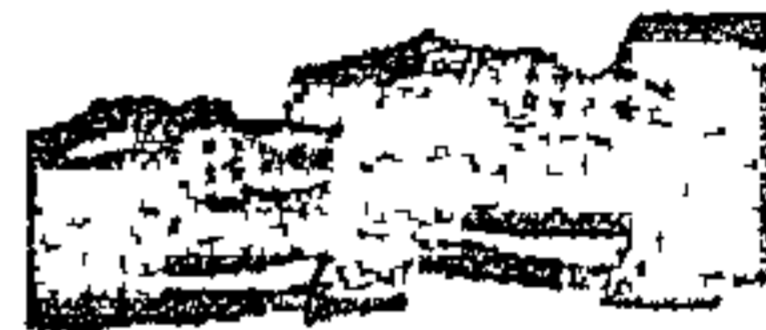
The firm of architects responsible for the design of N1 is Meyer Louw Partnership, which has to its credit the Tyger Valley shopping centre, the Galleria in Sea Point, the Blue Route centre in Tokai as well as town planning in Texas.

Cape Town has office space — but at a premium. Mr Pauw believes the N1 is as logical as the northward trek of corporate businesses from the Johannesburg CBD.

The site, measuring 1,5km by 0,5km, is close to Parow, Monte Vista and Goodwood and the railway line from Cape Town to Bellville, Stellenbosch and Paarl. The developers believe that traffic congestion to and from Cape Town's CBD will be diminished by the N1.

Mr Pauw claims the new city will offer the most comprehensive range of amenities yet assembled in a single development.

The lake, about a metre deep, could be used by gondolas or a ferry service offering fun transport between the different complexes.



P



# State family housing fund: changes planned

DID  
20/5/08

(124)

CAPE TOWN — Major changes have been introduced to the formula for the determination of rentals and purchase instalments in respect of family homes financed through the State's Development and Housing Fund

The annual report of the department of local government, housing and works tabled in parliament says the new formula is aimed at alleviating the burden of the lower income groups

The formula provides for rentals to be calculated according to a percentage of income, until a level is reached where a fully economical rental must be paid, calculated at a standard rate of interest

The principles on which the new formula

is based are

- subsidisation of capital cost of dwelling,
- the formula will apply to the calculation of the interest and redemption component,
- the interest and redemption will be based on a percentage of the tenant-purchaser's income,
- the principle of the income of husband and/or wife, has been accepted for subsidy purposes,
- all expenditure on the provision of services may be debited against the land,
- the cost of the dwelling must be coupled to the percentage income payable,
- rentals for all tenants in a particular in-

come group are to be calculated on the median income of the group concerned,

● the principle must be accepted that a tenant or purchaser earning R800 a month can afford 25 per cent of his income,

● should the cost of a house be exceptionally high the development and housing board may approve a reduction in rent value,

● where a house is erected on land not financed by the fund, the value of the land may be debited as part of the cost of the project, by obtaining a loan from the fund,

● the balance owing on the purchase price shall be deemed to be a loan redeemable in instalments

Hansard

TUESDAY, 14 JUNE 1988

1815

**THE MINISTER OF EDUCATION AND CULTURE**

(a) Yes,

(i) to establish both the unity of the Department and the separate identity of each provincial education department,

(ii) on each letterhead appears the blazon of the Department of Education and Culture and at the bottom the blazon of the relevant education department, the words *Department of Education and Culture*, the name and address of the particular provincial education department are given in both languages,  
(aa) falls away,  
(b) no,  
(i) and (ii) fall away,  
(bb) a standardized compliment slip has not been designed

(1) Whether he or his Department has appointed a committee to investigate and report on the question of Aids in relation to (a) teachers and (b) instruction to pupils, if not, why not, if so, (i) when was the committee appointed and (ii) what are the names of its members,  
(2) whether the committee has reported, if not, why not, if so, what were the main elements of the report,  
(3) whether he will make a statement on the matter?

**THE MINISTER OF EDUCATION AND CULTURE** [Reply laid upon the Table with leave of House].  
(1) (a) Yes,  
(i) 8 June 1988,  
(ii) DEC (HO)

**Cape Town Gardens: rent increases in respect of rent-controlled dwellings**

\*2 Mr K M ANDREW asked the Minister of Local Government and Housing

Whether any applications were received in 1987 for rent increases in respect of rent-controlled dwellings in the electoral division of Cape Town Gardens, if so, (a) how many and (b) what was the average percentage increase granted?

**THE MINISTER OF THE BUDGET AND WORKS** (for the Minister of Local Government and Housing)  
Yes, by Rent Board, Cape Town,  
(a) 119 applications,  
(b) Each application is considered with regard to section 6 of the Rent Control Act of 1976 in terms of which restoration and other improvements, increases in rates, water and electricity tariffs have an influence. The average increase was 25,58%

(b) yes,  
(i) 18 February 1988,  
(ii) NED (Chairman)

Mr J M Deane  
Dr C de M Cloete  
Dr M A F Sofie  
Dr C M Mentz  
Dr B Olivier  
DEC (HO)  
Mr G H J Kruger  
Dr P J Liebetrau  
Dr D B Swanepoel

\*3 Mr R M BURROWS asked the Minister of Education and Culture

**HOUSE OF ASSEMBLY**

1816

1817

TUESDAY, 14 JUNE 1988

**OFSED Dr A Fourie**

Mr C J Zaaman  
Dr J H de la Rey  
Mrs B van der Walt  
Adv J G Prinsloo  
Mr C M Roos,  
TED  
TFC

(2) yes, a preliminary report in respect of (b) has been submitted to the Committee of Heads of Education, the matter is being further investigated,  
(3) yes, should it be deemed necessary

**Provincial education councils' sessional allowances**

\*4 Mr M J ELLIS asked the Minister of Education and Culture  
Whether members of provincial education councils receive sessional allowances, if not, why not, if so, what allowances?

**THE MINISTER OF EDUCATION AND CULTURE**

Yes, a member of an education council who is not a full-time member of the Public Service receives an allowance  
Sessional allowances payable are  
Chairman R218,07 per session day,  
Member R172,18 per session day

*For written reply*

**General Affairs**

**Mouse area: land purchased by State**  
1015 Mr W J D VAN WYK asked the Minister of Education and Development Aid +

(a) What area of land was purchased by the State in the Mouse area before the Appeal Court decision on 29 March 1988 on the incorporation of the above-mentioned area into KwaNdebele, (b) how many persons were moved as a result and (c) what was the total cost of (i) the purchase transactions and (ii) moving these persons?

**THE MINISTER OF EDUCATION AND DEVELOPMENT AID**

(a) From the date of commencement of the Development Trust and Land Act, 1936 (Act 18 of 1936), 30 008 hectares of land was purchased by the South African Development Trust in the Mouse area

**HOUSE OF ASSEMBLY**

1818

Hansard

(b) 928 families were resettled on their request

(c) (i) The cost of purchase of the relevant land is not readily available as it is not kept apart in a register  
(ii) R2 212 356

**Self-governing territories: development corporations**

1071 Mr J H VAN DER MERWE asked the Minister of Education and Development Aid +  
Whether he will furnish information on the salaries and fringe benefits of senior officials of the development corporations of the self-governing territories; if not, why not, if so, what (a) salary and (b) fringe benefits does the (i) general manager, (ii) assistant general manager and (iii) manager of each such development corporation receive?

**THE MINISTER OF EDUCATION AND DEVELOPMENT AID**

Development corporations in the self-governing territories are managed and controlled by a board of directors appointed by the Cabinets of the various self-governing territories. This is done under legislation adopted by all the self-governing territories  
Salaries and fringe benefits of senior corporation personnel are determined by the boards of the corporations concerned and such information is confidential by nature. It is not usual to make such information public

**Ekangala hospitals**

1080 Mr P G SOAL asked the Minister of Education and Development Aid

Whether there are any hospitals in Ekangala, if not, (a) why not and (b) where is the nearest hospital situated, if so, (i) how many of each specified kind of hospital, (ii) how many (aa) beds, (bb) doctors and (cc) nurses are there in respect of each of these hospitals, (iii) who is responsible for paramedical services in this area and (iv) in respect of what date is this information furnished?

**THE MINISTER OF EDUCATION AND DEVELOPMENT AID**

No  
(a) The number of inhabitants does not justify

# 48 families get eviction warnings

124 By Robert Houwing Star 13/6/88

Court summonses have been served on 48 households in threatened Lawaakamp near George in the Cape, according to the George Civic Association.

In a press statement issued through its legal representatives in Port Elizabeth, the association said the summonses notified heads of households that separate court actions had been instituted against each of them with a view to obtaining an order for their eviction.

Each summons states that the defendant had failed to clear his house, situated on land owned by the George municipality, in accordance with a notice requesting this to be done on or before May 31.

Authorities warned they would take legal steps to have residents evicted if they failed to move to the newly developed Thembalethu township.

The municipality has said it needs the land for "redevelopment", but residents have demanded that the settlement be upgraded and they be allowed the stay.

there was never any danger to either passengers or aircraft

SA Helderberg inspection for possible fuel leaks  
\*13 Mr D J N MALCOMESS asked the Minister of Transport Affairs

Whether, with reference to his reply to Question No 9 on 17 May 1988, the SA Helderberg was inspected at any time pursuant to any notification from the Boeing Commercial Aircraft Company in relation to possible fuel leaks in the cargo area, if so, when was the (a) notification received and (b) aircraft inspected?

†THE MINISTER OF TRANSPORT AFFAIRS

No The notice was received on 18 April 1988 whilst the Helderberg had already crashed on 28 November 1987

(a) and (b) Fall away

Mr D J N MALCOMESS Mr Speaker, arising from the hon the Minister's reply, is he aware of the fact that SAA originally issued a denial that they had received the bulletin but said subsequently that they had received one and that the Helderberg had been inspected in terms of the bulletin? As the hon the Minister has denied the fact, perhaps he will answer this question?

The MINISTER Mr Speaker, the hon member is trying to cast suspicion. What I want to do now is to invite the hon member to come along to Jan Smuts Airport where I will arrange that everything be shown him

†Mr J J NIEMANN Then he will also have to apologize here

Mr D J N MALCOMESS Mr Speaker, further arising from the hon the Minister's reply, I want once again specifically to ask him whether he is aware that SAA issued a statement to the effect that the Helderberg had been inspected in terms of the bulletin?

The MINISTER Yes, Sir, I am aware of that. We receive bulletins of this nature from time to time and we undertake all the inspections in terms of those bulletins. I invite the hon member once again to come along and make an inspection. Why does he keep on trying to cast suspicion in this way?

Mr A FOURIE He is making like a chicken  
[Interjections]

HOUSE OF ASSEMBLY

(4) whether he will make a statement on the matter?

THE DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

(1) Yes

(a) Individuals unknown — structures 87

(b) On land belonging to the Western Cape RSC and private owners

(2) No

Since the squatters were resettled in order temporarily housing at Khayelitsha a court case was instituted. The court ruled that the respondents (Administrator of the Cape of Good Hope and the Minister of Law and Order) are to restore applicants' (squatters') possession of the land. An appeal was, however, instituted against this decision

(3) No

(4) No

Cape Peninsula Black housing

\*15 Mr J J WALSH asked the Minister of Constitutional Development and Planning

(1) Whether any Blacks in the Cape Peninsula are currently living outside existing proclaimed Black townships, if so, (a) how many, (b) in what suburbs or local authority areas are they living and (c) what plans have been made for the adequate housing of these persons,

(2) whether there is a need for Black housing outside the areas presently proclaimed for Black housing, if so, what is planned in this regard,

(3) whether he will make a statement on the matter?

†THE DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

(1) Yes

(a) 1 022 (Estimation)

(b) Kraaifontein, Table View, Bloubergstrand, Fish Hoek, Philipp, Simons-town, Hout Bay, Cape Town City Council, Noordhoek

(c) Subject to the availability of funds accommodation for these persons will be provided within the existing Black townships

(2) The housing need outside the areas proclaimed for Black housing is administered according to the national urbanization policy

(3) No

Mr K M ANDREW Mr Speaker, arising out of the hon the Deputy Minister's reply, may I ask him whether any of the communities to which he referred will be moved before the alternative housing which he mentioned is available?

†THE DEPUTY MINISTER Mr Speaker, I have already indicated to the hon member that it will be dealt with according to the policy of urbanization. I cannot supply detailed particulars of each case, but it is clear what the policy is in this case

Squatters' Franchise in local elections

\*16 Mr J J WALSH asked the Minister of Constitutional Development and Planning

Whether (a) persons currently residing in (i) the KTC squatter camp and (ii) Sites B and C in Khayelitsha and (b) squatters living in Nyanga East will be entitled to vote in the forthcoming local elections, if not, why not, if so, (aa) in terms of what authority, (bb) in which wards will they fall, (cc) how will registration of these persons be effected and (dd) what attempts are being made by his Department and/or the Cape Provincial Administration to ensure that persons in these areas are made aware of their status in these elections?

†THE DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

HOUSE OF ASSEMBLY

Diepmeadow 1983/84 107 299,91  
1984/85 23 457 037,75  
1985/86 93 273,59

(b) 17 329 (Except Sundays and Public Holidays)

(c) (i) Mr G L Nordier

(ii) B A degree and Higher Diploma in Librarianship

Dobsonville 1983/84 85 414,94  
1984/85 8 224 317,78  
1985/86 12 783,75

Brits Hospital

Kagiso 1983/84 252 571,61  
1984/85 16 307 913,53  
1985/86 132 440,37

1091 Mr A GERBER asked the Minister of Constitutional Development and Planning †

Mohlakeng 1983/84 53 848,40  
1984/85 5 723 337,22  
1985/86 40 337,87

(1) Whether any facilities for (a) Indian, (b) Coloured and (c) Black persons are provided by the Brits Hospital, if so, (i) what facilities and (ii) as from what date in each case,  
(2) whether it is the intention to extend these facilities, if so, (a) when and (b) what is envisaged in this regard?

Bekkersdal 1983/84 16 862,90  
1984/85 1 243 522,67  
1985/86 2 289,58

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of Transvaal and he supplied the following information

Alexandra 1983/84 75 198,38  
1984/85 33 395 344,83  
1985/86 26 384,61

33 496 927,82

(1) (a) Yes  
(b) Yes  
(c) No  
(i) 3 beds for Indians/Coloured  
(ii) 13 November 1985

Orange Free State: libraries

1072 Mr W J D VAN WYK asked the Minister of Constitutional Development and Planning †

(a) How many libraries in the Orange Free State fall under the Sub-Directorate Library Service at present, (b) what average daily number of books is handled by these libraries and (c) what (i) is the name and (ii) are the educational qualifications of the person in charge of these libraries?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Orange Free State and he furnished the following information

(a) 357

No local authorities received any loans for roads from the Natal Provincial Government during the last five-year period. A number of grants were made for improvements to Provincial Roads in Local Authority areas

Private schools

1151 Mr C J DERBY-LEWIS asked the Minister of National Education

(1) Whether his Department has to approve the establishment of new private schools, if not, why not, if so

(2) whether his Department has given permission for the establishment of new multicultural schools in White group areas, if so, (a) how many such schools were established during the latest specified 12-month period for which information is available, (b) what are their (i) names and (ii) street addresses and (c) why was such permission given, in each case?

The MINISTER OF NATIONAL EDUCATION

(1) No Private schools are being registered in terms of the provisions of laws which are administered by the Department of Education and Training and the respective Departments of Education and Culture  
(2) Falls away

Bloekombos housing

1155 Mr S S VAN DER MERWE asked the Minister of Constitutional Development and Planning

Whether his Department or the Cape Provincial Administration is considering (a) a housing project and/or (b) the establishment of basic services for Blacks of Bloekombos, near Kraaifontein, if so, (i) what is the nature of this project, (ii) how many persons is it intended to accommodate there, (iii) what stage has the project reached and (iv) when is it anticipated that the project will be completed?

The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information  
(a) and (b) No  
Rest of question falls away

Airports, catering facilities

1172 Mr C J DERBY-LEWIS asked the Minister of Transport Affairs

(1) Whether the catering facilities at State airports are administered by his Department, if not, by whom are they administered,  
(2) whether tenders are called for in this regard, if so, (a) for what period are tenders called for and (b) (i) who were the successful tenders over the past 15 years and (ii) on what date was each of these tenders awarded?

The MINISTER OF TRANSPORT AFFAIRS

(1) Yes The catering facilities which include bookshops are leased by the State to private entrepreneurs on a concessionary basis  
(2) Yes  
(a) Normally for a fixed period of five years with an option to extend the agreement for a further four years and eleven months. At Pierre van Ryneveld Airport, Upington where no catering facilities exist a kiosk is leased on a month to month basis  
(b) (i) and (ii)

Jan Smuts Airport

Successful tenders

Airport Enterprises (Pty) Ltd 1 May 1965

Air Terminal Services SA 1 February 1981

Louis Botha Airport

Successful tenders

L P and A J van den Berg

(Pty) Ltd 24 March 1965  
Spskor (Natal) (Pty) Ltd 1 February 1981

Phase two of housing sale pending in EL (124)

from Chris Freimond

CAPE TOWN — The second phase of the sale of state-owned properties in East London's city and North End areas would only go ahead when Indian families currently occupying the property had been given alternative accommodation

The annual report of the department of local government, housing and works, tabled in parliament yesterday, said that state-owned properties in East London's industrial area were being sold in phases to the municipality for consolidation purposes and the eventual marketing of the newly created land components

Phase one consisted of a block of 23

vacant stands which had already been alienated to the city council. The department needed to approve the method of resale

Private marketing agents had been appointed and reserve sale prices had been set

The city council was granted approval for the resale of the sites at a suggested minimum price of R25 per square metre, according to the report

The agreement of sale for phase two of the project had not yet been signed because the city council required vacant possession of the stands and alternative accommodation had first to be provided for an estimated 60 Indian families

# City Council housing scheme rents to increase

Albus  
20/5/88

124

Municipal Reporter

RENTS in City Council housing schemes are to go up by an average of about R7 from July 1.

The increase will be limited to R10 a month or R15 percent of the present rental, whichever is the lower

Council rents were made up of a number of separate items such as rates, administration, maintenance, insurance and capital charge, said City Council spokesman Mr Ted Doman. A rise in the cost of any of these items caused an "unavoidable" rent increase

The cost of materials and labour for maintenance had increased "tremendously" and the present contribution being paid by tenants was "completely inadequate".

Increased administration costs will also be passed on

These costs would go up by R1,9-million in the coming year, said executive committee chairman Mr Dick Friedlander in his budget report to the council yesterday

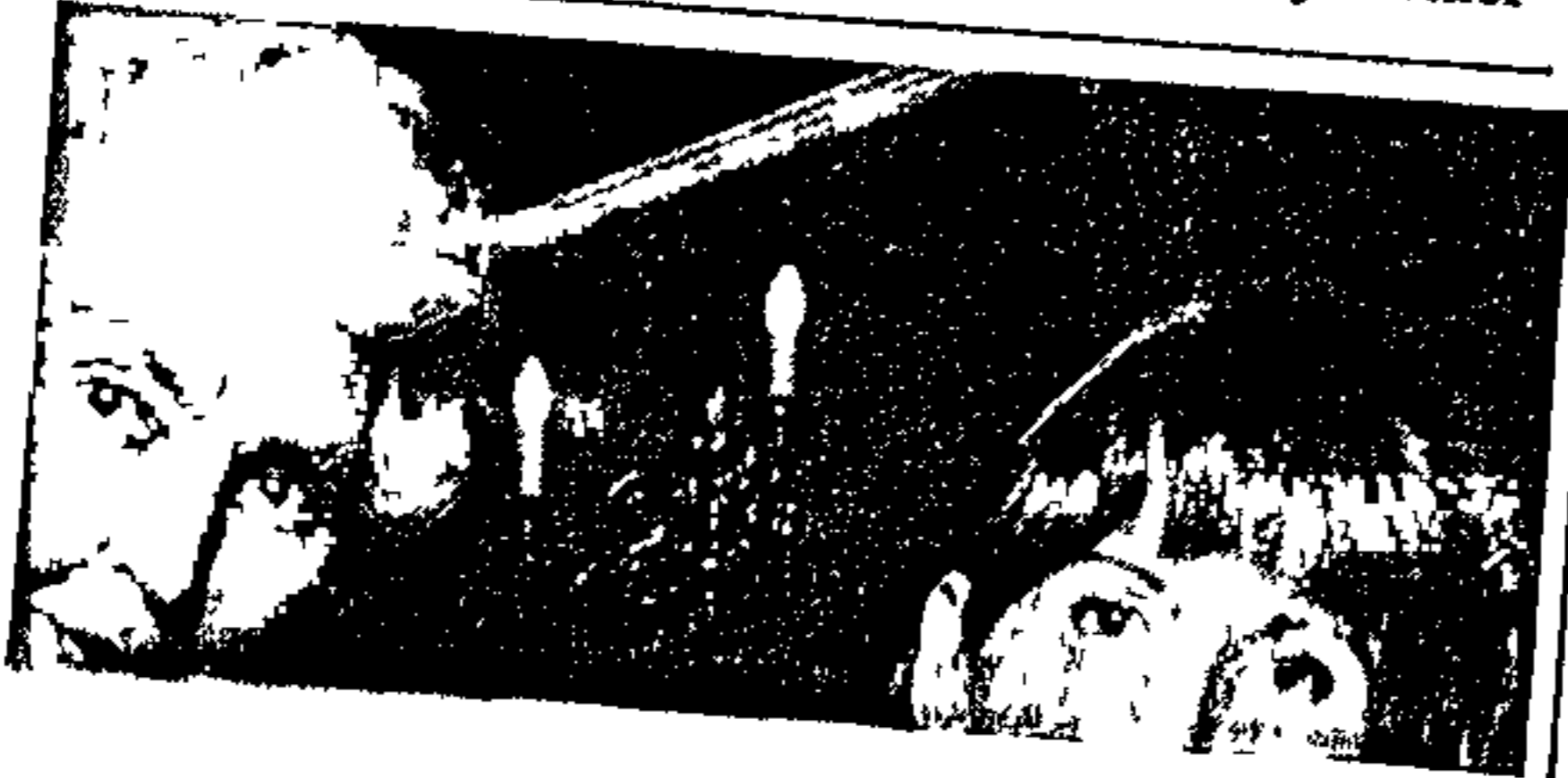
In addition, the 12,4 percent rise in property rates announced yesterday will hit council tenants

● An attempt to increase property rates by one percent more than the 12,4 percent proposed in the 1988/89 budget was defeated at the council's budget meeting yesterday.

According to Mr Friedlander's budget report, each percent of rate is estimated to bring in R1,62-million

"If we voted with our hearts there is no doubt we would be in favour of increasing the rates to ease the burden on tenants," Mr Friedlander said

"However, it is with regret that we have to say that we cannot burden the ratepayers any further"



# Austere city budget rise welcomed

By PETER DENNEHY

BUSINESSMEN welcomed the City Council's austere 12,4%-rate-rise budget yesterday, but the Cape Areas Housing Action Committee (Cahac), representing tenants, urged the council to reconsider impending rent increases

The new rate, effective from July 1, will be 4,54 cents per rand of municipal valuation, as against the current rate of 4,04 cents

However, the 26% rebate for residential properties reduces the effective rate for homeowners to 2,99 cents in the current year, and 3,36 cents as from July 1.

This means that a house in Claremont with a municipal valuation of R25 900, now paying R774 a year, will pay R870 in rates in the next financial year, a Constantia house with a municipal valuation of R57 810, paying R1 728, will pay R1 942, a Harfield Village house with a valuation of R10 710 paying R320 will pay R359, a Milnerton house valued at R3 850, paying R115, will pay R129 and an Athlone house valued at R18 370, paying R549, will pay R617

Rents in the council's housing estates will also rise by 15% or R10 a month, whichever is lower, from July 1. Mr Ted Doman, the council's public relations officer, said most rent increases would be between R6 and R7

Mr Henne van Wyk, Cahac's chairman, said the increases were "disturbing" as they came at a time of wage freezes and high unemployment

Mr Neil Ross, a member of the housing committee, proposed that rates should be increased by an additional 1% to raise R1,62 million with which to subsidize rents in the housing estates or maintain council houses

Only four other coun-

From page 1

cillors — Mrs Eulalie Stott, Mrs Joan Kantey, Mr Peter Parkin and Mr Eric Merrington — supported him, and the motion was lost.

On the other hand, Mr Arthur Wienburg proposed that the rates increase should be 2% lower, at 10,4%

The resulting deficit should be made good by removing R3,4 million from the council's financial reserves and scrapping the councillors' new pension fund, he proposed.

R3,4 million is the amount which will have to be set aside over 10 years for the pensions fund. Only one other councillor, Mr Ian Iversen, voted with Mr Wienburg.

Mr Richard Friedlander, chairman of the executive committee, said the most important goal for the coming year had been to restrict the rate increase "to the lowest possible level" while maintaining the present level of services and encouraging new development. He also hopes to build up capital reserves

Mr Michael Boyes, president of the Cape Town Chamber of Commerce, said restricting the rate increase to 12,4% "will certainly lend weight to the national effort to get inflation under control, and this is to be welcomed"

He added that his one regret about the budget was that the civic patrol had been shelved, as it would have made the city a safer place

Other features of the budget are that electricity tariffs will increase by 12% at the beginning of summer. Water prices have already increased by 9% from April.

The usual 26% rebate on rates for all residential properties has been retained. Income limits within which the aged can qualify for further rebates have been raised by R100 in all the income categories between R400 and R700 a month

The 12,4% rate increase will bring in an extra R20,3 million to the city's coffers

Yet the total budget amounts to R1 133,9 million. Vast amounts within the budget, for example most of the funds for houses and roads, come from the central government or the provincial administration

Estimated capital expenditure within the next year will be R267 million, while operating expenditure should amount to R866 million

Operating costs are divided up into R450 million for the council's trading services (electricity, water, markets and the abattoir), R39 million for housing and R378 million for general services such as cleansing, libraries, drainage, fire services and civic halls

Last year's City Council budget of R1 014 million was the first to surpass the billion-rand mark.

Mrs Eulalie Stott, chairman of the housing committee, said the council would be able to build only 1 060 houses this year, its second-lowest total since 1979

She expected only R49 million for coloured housing from the government this year. The council would also get 4 000 serviced sites, yet it needed and was capable of building 8 000 houses a year if it was only provided with the land and funds, she said

To page 3



# R300-m boost for low-cost housing

MR645 15/6/88

124

Staff Reporter

PLANS for a R300-million self-help housing project at Delft, an 850 hectare site flanking D F Malan Airport, have been unveiled by the House of Representatives administration.

The project, part of Blue Downs, is aimed at providing housing for about 15 000 families whose main breadwinners earn less than R1 000 a month.

Describing the Delft scheme as his department's "star project", the Minister of Local Government, Housing and Agriculture, Mr David Curry, said about 80 hectares of industrial land would be set aside nearby to provide work opportunities.

Social services and community facilities would also be provided, he said.

## Assisted

"The project is structured for home ownership on an affordable basis whereby people will buy erven and be assisted in participating in the development of their homes, using proven self-help principles," Mr Curry said

It was estimated that the project would require about R300-million from the department over the next five years, with the total investment expected to top R360-million.

"Construction of major trunk services is to start in August, while the construction of the first houses is scheduled for 1989."

Mr Curry said the coloured housing backlog in the Cape Town area was about 60 000 units.

"The bulk of this need is for households whose head earns up to R1 000 a month or, more

specifically, earns less than R500 a month

The Delft project was a "major step" towards containing the housing shortage, he said.

● A R67-million housing project in Bethelsdorp, Port Elizabeth, is to begin soon.

"It is anticipated that over the next five years more than 2 000 erven will be developed to provide much-needed housing for the lower income group," Mr Curry said

*Cape Times 15/6/88 (124)*  
**New housing scheme for city**

By PETER DENNEHY

A HUGE new low-income coloured suburb of 15 000 self-help homes is to be established on 850 hectares of government land at Delft, 'between D F Malan Airport and the nearby up-market Blue Downs housing scheme. The new home-ownership scheme was announced yesterday by Mr David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives. The Delft development is the latest of several large-scale black and coloured housing pro-

jects for the Cape Peninsula announced recently.

Last month, the Provincial Administration signed an agreement with the Housing Trust for 4 450 houses at Khayelitsha. Another 4 400 plots will also be made available to black people on Brown's Farm, near Crossroads.

The government envisages spending R300-million on the Delft scheme over the next five years, starting in August

Page 3

**Penny**

By FIONA CHISHAM

WHAT a weight to go! Day Penny Butler, C, best-known dieter, when a plastic surgeon that weight of skin from my.

This brings her gra

From page 1

**New suburb**

*Cape Times 15/6/88 (124)*  
 this year with road building and the installation of bulk water and sewage pipelines.

Mr Curry said there was a backlog of 60 000 coloured housing units in the Cape Town Metropolitan area.

Mr Curry said his department would service the plots and possibly "lay down slabs" on which people could build. Long-term loans would be made available to buy materials.

● The successful Belhar self-help scheme has been extended from 250 houses to 2 000.

● About 120 families were already living in Blue Downs, Mr Curry said, and 1 400 houses were due to be handed over in August this year. Many people from Mitchells Plain were moving to Blue Downs, which would eventually have a population of 250 000.

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*CAF Links 16/6/88*

# Council to consider hostel for servants

Staff Reporter *(204) 124*

CITY councillor Mr Chris Joubert, who represents part of Sea Point, has suggested to the city planner that the council should investigate building a hostel on Green Point common for single domestic workers employed in the area.

Mr Joubert said that the previous lack of recreational facilities for "our domestic workers" had been partly addressed by establishing a Domestic Workers' Association (DWA) clubhouse on the grounds of the Green Point track near the stadium.

The clubhouse now served as a crèche, recreation hall, education centre and employment advice office.

However, there was also a "tremendous" shortage of accommodation for single domestic employees, and more and more blocks of flats were closing their servants' quarters.

Employees were now expected to come to work from their homes, he said.

He asked city planner Mr David Jack to investigate the possibility of erecting a building beside the DWA centre to house "single employees of our area".

Funding ought to come from the private sector, he said, and employers could pay for the upkeep.

# Housing crisis 'getting out of hand' in Cape

W/1/16/85  
12/6/85

by TYRONE SEALE, Weekend  
Argus Reporter

CAPE TOWN, an expanding city that urgently has to find homes for 46 000 coloured and African low-income families, also needs hi-tech industries to provide jobs and to save the city from its serious economic problems, says the Mayor, Mr Peter Muller.

At the same time, tourism has to be planned to create income throughout the year and to attract low-income visitors to the city.

The biggest challenge facing the city's planners between now and the turn of the century is accommodation for about 200 000 people squatting or sharing homes around the Peninsula, Mr Muller said.

This does not include families who because through their relatively high incomes do not qualify for State assistance through the City Council

## "Pretty static"

Opening a new creche in Woodstock recently, Mr Muller said the council was "deeply concerned about macro economic forces which appear to be getting out of hand in this city".

"At a time when we are supposed to be generating wealth in this country the growth pattern is pretty static in Cape Town and could, in real terms, be said to be declining," he said.

"We are worried that every year we are slipping back in the provision of housing. There have been noises (in the council) to abandon the waiting list.

"We have 46 000 families who need homes but the extra funds allocated for the poor and very poor by the National Housing Fund and the Government do not seem to make any kind of dent in this great backlog.

## Great influx

"Some of us believe that we should keep the waiting list alive because it is some system of providing for those in need. We also believe that it is the best way of providing for the needy when the funds do become available eventually."

In a subsequent interview Mr Muller said the increasing demand for housing stemmed from a great influx of people from rural areas to the city and from those who are now putting their names on the waiting list after years of living with other families.

"We aren't coping with the existing demand, never mind creating enough

houses for the future," Mr Muller said.

"While it is true that the Government is doing more in building houses, most of it is going into black (African) housing."

Speaking about Cape Town's economic state Mr Muller said "At the moment our growth rate is absolutely minimal, almost static. In terms of inflation and real value we are slipping.

"Primarily the basic consumer markets are concentrated in the PWV (Transvaal) area. If businessmen and industrialists are looking for a place to set up operations their decision would inevitably be to be near the markets, particularly given the high cost of transport."

## 140 jobs a day

Mr Muller said that Cape Town needed such industries to provide jobs for its growing number of unemployed

Quoting statistics from the city planners Mr Muller said the prediction was that the number of job-seekers in the Cape Town metropolitan area from Simon's Town to Durbanville would increase from 1 000 568 in 1985 to 1 176 000 in 1990.

This meant that about 140 new jobs had to be created every day to accommodate this growth.

"We can say to prospective investors that, by and large, the bulk of the population here is fairly sophisticated labour with high productivity potential. So we should try to get hi-tech companies here.

"People here have a relatively good quality of life. They don't just work but spend their leisure time in pleasant surroundings with plenty of facilities for sports and hobbies.

"We have good schools and it is relatively cheap to put together an effective, relatively inexpensive production package.

"Also, the cost of land is not very high."

Mr Muller said tourism was an important factor in promoting economic prosperity. It had to be tailored to attract low-income groups and to make the city affordable and attractive for 12 months a year.

Mr Muller said problems in the city were compounded by a rapid population growth, which was expected to rise from the present 2,2-million to 3,8-million by the turn of the century.

# Municipal cops on rent strike

EAST LONDON — Municipal cops alias "greenflies" Duncan Village township here have gone on a rent-strike after they were moved from Mdantsane to Duncan Village. (124)

The cops are unhappy with the high rents and the condition of the houses they live in.

More than 100 policemen live in the Ndende Street area after many were moved there to be available on short notice.

The houses were built as part of a township upgrading scheme.

A policeman who refused to be named said they were promised free accommodation if they moved, but were charged rent of R213 for a house shared by four people. The amount had been steadily dropped to R87, but the cop said the rent was still too high.

## Unhealthy living conditions

He also complained about "unhealthy conditions" and said houses had no electricity, no ceilings, the floors became damp at night, there were no inside doors and the roofs leaked when it rained.

The policeman said they were not harassed or threatened with evictions for refusing to pay.

Other people living in the same area are also refusing to pay rent.

The head of the municipal police, Warrant Officer Willem Wolmarans, denied they were compelled to stay at Ndende St.

"They can stay wherever they choose. The accommodation in Duncan Village was just a favour for those who don't have houses."

He would not comment on the greenflies' rent boycott, referring inquiries to the mayor of the Gomo Town Committee, Eddie Makeba.

Makeba was not available for comment. - ELNEWS

23-29/6/88 South

# Lawaaikamp <sup>Star 24/6/88</sup> to fight back

CAPE TOWN — The Lawaaikamp Civic Association would fight the forced removal of its residents to Sandkraal in court, the association said yesterday.

A spokesman said most of Lawaaikamp's residents had been given eviction summonses by the George municipality and the association had instructed its lawyers to fight the matter in court.

"We see the municipal actions as an attempt to disguise a forced removal. Even if the court decides against us, we believe we have a moral right to remain in our homes where we have lived for many years," he added. — Sapa. (124)

~~SP~~

~~SP~~

# Families left homeless after blaze in PE's Red Location

CP Correspondent

A RAGING fire in Port Elizabeth's Red Location shanty town this week left more than 100 residents homeless.

This, the latest in a spate of fires, has highlighted the problem of accommodating those left homeless by fires, a common feature in the densely populated shanty towns

After the fire, most victims were housed in canvas or plastic tents or moved to other townships, while - they are told - their houses are being rebuilt by the Ibhayi City Council.

However, many claim they never return to their old townships after a fire

In May last year, a fire that left 21 families homeless swept through a section of Red Location.

Residents were moved to Silvertown, a newly built area which got its name from the glare caused by the tin shacks. They have not been returned to their original sites

In July 1987, another fire in Red Location destroyed an entire block. One resident, Jane Ose, 67, claimed she had been assured by the council that her home would be rebuilt to allow her to move back

Red and Walmer locations - which have been under threat of removal - are prone to outbreaks of fire and need upgrading

according to residents.

In March this year, 200 victims were left homeless after a fire destroyed their houses.

In August 1987, nine families whose Red Location homes were destroyed by a fire, expressed fear they would not be allowed to return once their homes had been rebuilt. An emergency town was built for homeless families in New Brighton Township

The Port Elizabeth Anti-Removals Committee has said the victims were given tents because they refused to move to Motherwell.

Following a fire in Walmer township, which left 200 people homeless last year, residents accused the Ibhayi City Council of trying to use the disaster to effect forced removals.

They were told that only "registered" tenants would be allowed to rebuild their homes on the sites. Others would be moved to "temporary accommodation" at Motherwell.

A spokesman for the Anti-Removal Committee said the people were angry and did not want to move

Walmer Township - which lies adjacent to the affluent suburb of Walmer - had been under threat of removal for 15 years. It will be upgraded

The Ibhayi City Council was not available for comment.

26/6/88

124

~~CP~~

CP

# Zwide man's kids locked out, belongings seized

## CP Correspondent

A ZWIDE resident has been locked out of his house and his possessions seized after he failed to pay rent arrears of R2 000.

Wanda Calata, a father of three, said he returned home last week to find his children locked out and the house empty.

He was told by neighbours that the Ibhayi Council had taken his things and had left him a message to report to the Zwide rent office.

A spokesman for the Legal Resources Centre said his organisation was arranging with the Ibhayi City Council to give Calata respite on humanitarian grounds and have his possessions returned.

Calata said he had been unemployed for a year but started work in February this year.

Ibhayi Town Clerk El Pullen confirmed that "the Ibhayi Town Council will confiscate goods of an oc-

cupant in rent arrears" only as a last resort.

He said confiscation was primarily an action to regain control of a house and was done only when a house had been visited "on more than one occasion" and was always found locked.

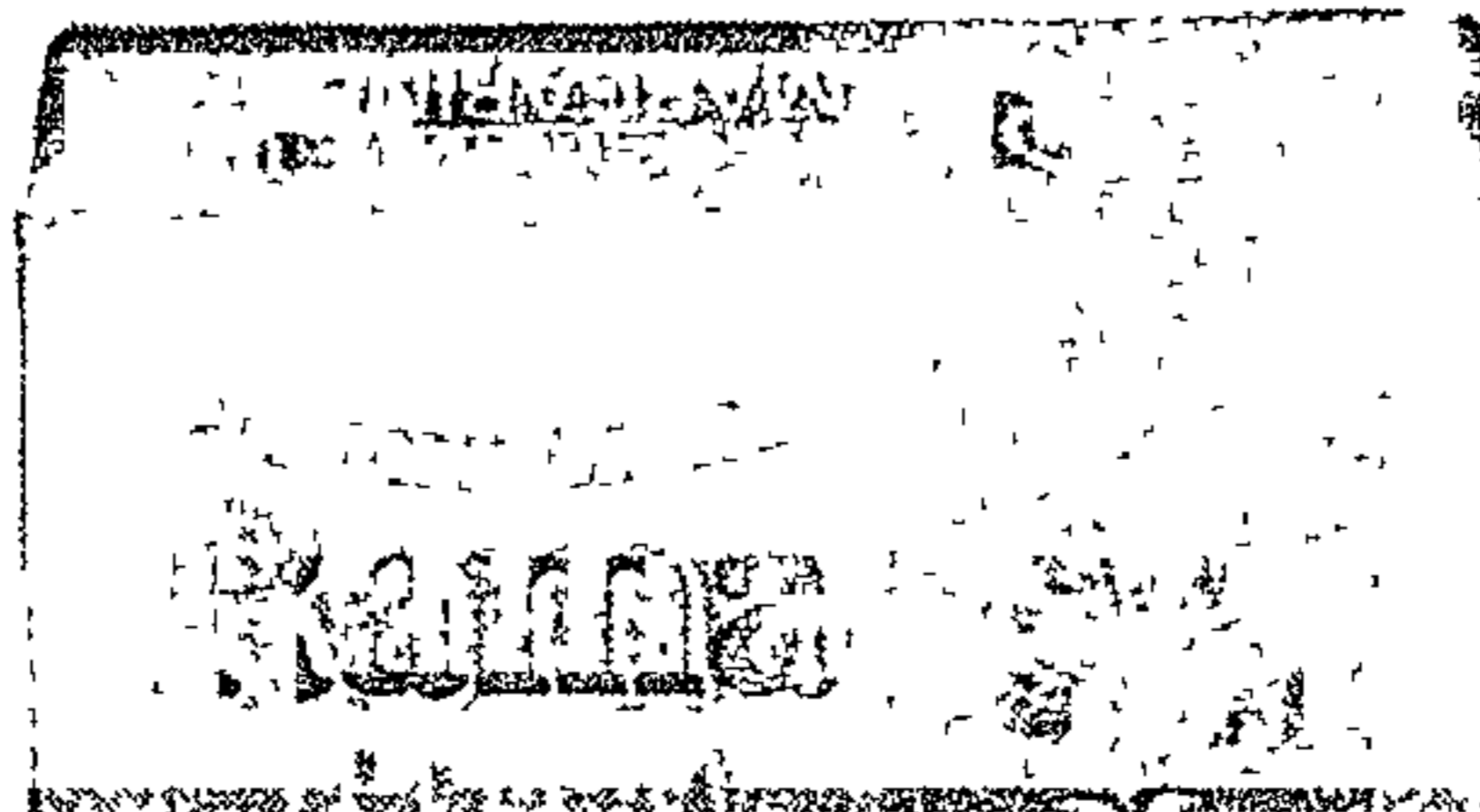
He said Calata was to have been evicted on May 2 but he was not at home. This happened on two further occasions.

He said Calata had been evicted before, but had moved back in.

"Neighbours could not recall when last they had seen Calata. This led to the conclusion that the house was not even occupied," he added.

He warned that Calata's goods would be sold if they were not removed from council property within 60 days.

Pullen denied that Calata had approached the Zwide rent office to make arrangements to settle his arrears. — Pen





# Easier now for some low earners to buy homes

Staff Reporter

THE Cape Provincial Administration has drawn up a new sales formula to help black residents to buy their own homes with a salary as low as R500.

This was announced by the MPC for local government in the Administration, Mr T W Nyati, at a press conference yesterday.

Mr Nyati said the lowest income groups would receive higher state subsidies than those earning more

The houses which qualify for the subsidy scheme are only those that were financed by the National Housing Commission.

Of the total housing stock of 76 000, only 8 000 have been sold since the implementation of the sale of house three years ago.

Mr Nyati said the low sales were due to ignorance of the benefits of home ownership in the black community, interference from "radicals" who urged people not to buy, and the belief that people would soon be getting their houses free of charge.

## COMPLEX

He said that in 1986 the average sales in black areas were 200 a month

House prices were calculated by a complex formula which has since been changed to accommodate a broader spectrum of buyers

A new formula now being introduced includes discounts based on the age of the house; the performance of tenants as rent payers, the length of past rental payments; and a discount of up to 65 percent based on acute structural defects

Mr Nyati said that after the new formula was put into use, the sale of houses increased towards the end of 1987

This year, house sales had increased to more than 500 houses a month

# Residents meet RSC *APR 28/1980* over new rent plans

*126*  
Municipal Reporter

REGIONAL Services Council officials last night met a delegation of residents from the Belhar Action Committee who wanted more information on the controversial new rent formula.

A spokesman for the group, Mr Kevin Patel, said he believed 27 000 tenants in RSC areas alone were expected to have already made a decision over whether or not to go on to the new formula

The new rents come into effect from July 3 this year, but objections were supposed to have been in by June 20.

Mr Patel said some people had only had eight days to make the major decision on whether to object against being moved on to the new formula

## Incomes

"They also fear that a new system, taking into account joint incomes of both husband and wife, will be phased in after October," he said.

This reporter asked Mr David Curry, Minister of Local Government, Housing and Agriculture, two weeks ago whether this fear was grounded, and he said there were no such plans

However, Mr Patel said that according to a government circular explaining the new rent formula, the principle of using joint incomes had been accepted in principle although it would be phased in "at a more appropriate time"

On the current formula those earning R150 to R300 a month pay off 3% of the original cost of the house a year

**Uitenhage sports complex for Rosedale/Gerald Smith/Gamble**

19 Mr P J MULLER asked the Minister of Local Government, Housing and Agriculture +

Whether a sports complex is envisaged for (a) Rosedale, (b) Gerald Smith and (c) Gamble, in the vicinity of Uitenhage, if so, (i) when is it anticipated that building operations will (aa) commence and (bb) be completed, and (ii) what total amount has been allocated for this purpose, in each case?

- (1) No
- (a) to (c) Fall away
- (i) (aa) Falls away
- (bb) Falls away
- (ii) Falls away

**Despatch additional housing projects**

20 Mr P J MULLER asked the Minister of Local Government, Housing and Agriculture +

- (1) Whether any additional housing projects are envisaged by his Department for the Despatch area, if not why not, if so, what are the relevant particulars,
- (2) whether any negotiations have taken place in this regard if not why not, if so, (a) what negotiations and (b) with whom,
- (3) whether any decisions have been taken on the matter, if not, why not, if so, what decisions
- (4) whether he will make a statement on the matter?

**The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE**

- (1) No  
Development is the responsibility of the local authority and the Department provides on application loans for such development
- (2) No
- (a) and (b) Fall away
- (3) Falls away
- (4) No

21 Mr P J MULLER asked the Minister of Local Government, Housing and Agriculture +

- (1) Whether any additional housing projects

**HOUSE OF REPRESENTATIVES**

are envisaged by his Department for the Kleinskool area, in the vicinity of Port Elizabeth, if not, why not, if so, what are the relevant particulars,

- (2) whether any negotiations have taken place in this regard, if not, why not, if so, (a) what negotiations and (b) with whom,
- (3) whether any decisions have been taken on the matter, if not, why not, if so, what decisions
- (4) whether he will make a statement on the matter?

**The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE**

- (1) No  
Development is the responsibility of the local authority and the Department provides on application loans for such development
- (2) (a) and (b) Falls away
- (3) Falls away
- (4) No

37 Mr T R GEORGE asked the Minister of Education and Culture

- (1) Whether, with reference to the reply of the then Minister of Education and Culture to Question No 1 on 5 August 1987 regarding the relocation of the Rand College of Education an additional teacher training college is being envisaged by his Department in the Johannesburg area, if not why not if so (a) where will it be located, (b) when is it anticipated that building operations will (i) commence and (ii) be completed and (c) (i) what is the estimated total cost of the project and (ii) in respect of what date is this estimate furnished
- (2) whether he will make a statement on the matter?

**The MINISTER OF EDUCATION AND CULTURE**

- (1) No A new college for the sole purpose of replacing the existing Rand College of Education is planned for Nancefield. At the moment there is no need for an additional teacher training college in the Transvaal area
- (2) No

**QUESTIONS UNDER NAME OF MEMBER**

Abrahams, Mr T—	616 794, 795, 796, 919, 920 921, 1176, 1286, 1437, 1438, 1598, 1725, 1726, 1742, 1864, 1873, 1978, 1979, 1980, 1981
<i>General Affairs</i>	
Agriculture, 939	
Constitutional Development and Planning, 953 954, 1111, 1649	
Education and Development Aid, 1736, 1891	
Defence, 1650	
Bandulalla, Mr M—	
<i>Own Affairs</i>	
Education and Culture, 2002	
Andrew, Mr K M—	
<i>General Affairs</i>	
Agriculture 2066	
Communications, 1958	
Constitutional Development and Planning, 335 1584, 1719, 1758, 1805, 1879, 1896 2045, 2047 2050	
Defence, 102 184, 185, 186, 206	
Economic Affairs and Technology 1163 1270, 2067	
Barnard, Dr M S—	
<i>General Affairs</i>	
Administration and Privatisation, 1188, 1189	
Constitutional Development and Planning, 404 690 691 693 704, 721, 725 726, 727, 729 730, 902 903, 910, 950 984, 989 994, 997, 1096, 1327, 1328 1329 1384	
Defence, 285	
Education and Development Aid, 416	
Home Affairs 415	
Justice, 381 533, 534 627	
Law and Order 838 839 1080, 1225	
National Health and Population Development 396 435 436, 441 442 443, 445 447 448 749 752, 753 754 755, 757 842 945	
<i>Own Affairs</i>	
Education and Culture 214 425	
Burrows, Mr R M—	
<i>General Affairs</i>	
Administration and Broadcasting Services 60, 212 849	
National Education 604, 1829, 1872 1873, 2054	
National Health and Population Development 1819, 2048	
Transport Affairs 2068	
<i>Own Affairs</i>	
Education and Culture, 23 24, 28 175 614, Defence, 11 101	

new schools, administered by his Department were built in 1987 and (b) how many classrooms in each of these categories were built for (i) pre-primary, (ii) primary and (iii) secondary pupils,

- (2) whether there is a shortage of classrooms for Black pupils at present, if so, (a) what was the shortage in respect of classrooms for (i) pre-primary, (ii) primary and (iii) secondary pupils as at the latest specified date for which figures are available and (b) what is the estimated cost of providing these classrooms?

**The MINISTER OF EDUCATION AND DEVELOPMENT AID**

- (1) (a) (i) 610  
(ii) 1 764

(b) (i) None (In cases where the bridging period has been instituted, primary classrooms are used.) Pre-primary classrooms are not provided by the Department

- (ii) 142 classrooms at 11 existing primary schools  
700 classrooms at 28 new primary schools  
(iii) 468 classrooms at 18 existing secondary schools  
1 064 classrooms at 24 new secondary schools

- (2) Yes

(a) (i) The Department does not provide pre-primary schools

- (ii) 1 084 calculated at 40 pupils per classroom. (global statistical calculations with information as at March 1987)

- (iii) 2 194 calculated at 35 pupils per classroom. (global statistical calculations with information as at March 1987)

(b) Approximately R262 million calculated at 40 and 35 pupils per primary and secondary classroom respectively and approximately R617 million calculated at 35 and 30 pupils in primary and secondary classrooms respectively

Black student teachers. bursaries  
1203 Mr K M ANDREW asked the Minister of Education and Development Aid

- (a) How many bursaries were granted by his Department to Black student teachers in 1988 and (b) what was the total amount granted in that year?

**The MINISTER OF EDUCATION AND DEVELOPMENT AID**

- (a) 12 087

- (b) R17 058 000

**Black teachers employment/qualifications**

1204 Mr K M ANDREW asked the Minister of Education and Development Aid

- (1) (a) How many Black teachers were employed by his Department in State (i) primary, (ii) secondary and (iii) high schools in the Republic as at the latest specified date for which figures are available and (b) what was the increase or decrease in numbers for each type of school compared to those as at a date one year earlier.

(2) what percentage of such teachers is in possession of (a) university degree, (b) teaching diploma, (c) matriculation certificate and (d) junior certificate?

**The MINISTER OF EDUCATION AND DEVELOPMENT AID**

- (1) (a) (i) 38 133  
(ii) 11 371

(iii) Teachers included in secondary schools

(b) The increase from 1986 to 1987 was

- (i) 1 196  
(ii) 991

(iii) Numbers included in secondary schools

- (2) (a) 3.01%

- (b) 83.75%

(c) 50.55% (included are the 3.01% graduates)

(d) 49.45% (Junior certificate or lower) Information as on the first Tuesday of March 1987

Farm schools for Blacks established/closed  
1205 Mr K M ANDREW asked the Minister of Education and Development Aid

How many farm schools for Blacks were (a) established and (b) closed in each specified departmental region during the latest specified 12-month period for which information is available?

**The MINISTER OF EDUCATION AND DEVELOPMENT AID**

Region	(a) Established	(b) Closed
Northern Transvaal	54	6
Highveld	18	3
Johannesburg	0	0
Orange-Vaal	57	13
Orange-Free State	26	10
Natal	34	9
Cape	20	8
TOTAL	209	49

Information as on 31 December 1987

Western Cape Black housing schemes  
1209 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) (a) 6  
(b) 13

**The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

This matter vests in the Administrator of the Cape Province and he furnished the following information

Location	(a) (i)	(a) (ii)	(b)
Khayelitsha Town 2	4a + 4b	4c (site+service)	857
Guntree	Village 3		1 590
Jonkersdam			4 450
Guguletu			750
Old Cross Rd	Erf 258, 259+264		619
Langa	B1		246
Mfuleni George	Erf 408		75
Beaufort-West	Phase 1		54
Paarl Mbekweni	Phase 1(b)		1 116
	C3 Phase 2		90
	(self-built)		238
	(self-built)		288
			255
			235
			40
			465
			50
			289

- (3) Yes (a) (i) 5 (a) (ii) 7 451

+ 3 (Self-built) 790 (Self-built)

8 8 241

(b) 16 May 1988

## Langa/Nyanga/Guguletu housing

1210 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (a) What total number of persons can be accommodated in the (i) houses and (ii) single quarters presently available in (aa) Langa, (bb) Nyanga and (cc) Guguletu without there being undesirable overcrowding and (b) in respect of what date is this information furnished?

## The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

(a)	(i)	(ii)
(aa)	11 852	9 179
(bb)	7 420	8 116
(cc)	31 560	9 277
(b)	May 1988	

## Cape Peninsula Black population

1212 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) What is the latest estimate of the (a) *de facto* and (b) *de jure* Black population of (i) Old Crossroads and (ii) each specified other township in the Cape Peninsula in respect of (aa) adult males and females, respectively, and (bb) children.
- (2) In respect of what date is this information furnished?

## The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

The honourable member is referred to my reply to Question 159 put by Mr P G Soal

## Fire-arms

1216 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) Whether with reference to his reply to Question No 332 on 7 October 1987, he will now furnish information on whether any bodies or organizations falling under the jurisdiction of the (a) Cape (b) Orange Free State, (c) Transvaal and (d) Natal Provincial Administration have been authorized to issue fire-arms, if not, why not, if so (i) what bodies or organi-

HOUSE OF ASSEMBLY

Hansard

zations, (ii) for what purposes, (iii) subject to what conditions, (iv) what categories of fire-arms are involved, (v) how many fire-arms of each category had been issued by these bodies or organizations as at the latest specified date for which information is available and (vi) to whom were these fire-arms issued.

- (2) In respect of the above-mentioned fire-arms, (a) how many were (i) lost, (ii) stolen and (iii) recovered during the latest specified 12-month period for which information is available and (b) (i) on how many occasions is it estimated were they used subsequent to being so lost or stolen and (ii) how many persons were (aa) injured, (bb) seriously injured and (cc) killed as a result?

## The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

I do not regard it in the interest of either the country or the public to furnish this information

## Aliens illegally in the Republic

1217 Mr K M ANDREW asked the Minister of Justice

- (a) How many aliens were (i) charged with and (ii) convicted of being in the Republic illegally in 1987 and (b) in terms of what statutory provisions were they (i) charged and (ii) convicted?

## The MINISTER OF JUSTICE

The information is not readily available in the Department or at the Central Statistical Services. The Honourable Member's attention is also drawn to my reply to Question No 35 of 10 March 1986 (Hansard Col 399 of 1986)

## Black nurses: Western Cape

1219 Mr K M ANDREW asked the Minister of National Health and Population Development

- (1) Whether there are facilities available for the training of Black nurses in the Western Cape if not, (a) why not (b) how many Black nurses are employed by the State in the Western Cape, (c) where are the nearest training facilities situated and (d) what plans are there to provide such training facilities in the Western Cape, if so, (i) what specified training facilities, (ii)

where are they situated, (iii) when were these training facilities opened, (iv) what courses are offered and (v) how many students (aa) applied for admission, and (bb) were admitted, to each specified institution in 1988.

- (2) whether there is accommodation available for Black student nurses at training facilities in the Western Cape, if not, (a) why not, (b) where are the nearest accommodation facilities situated and (c) what plans are there to provide accommodation facilities, if so, (i) what accommodation, (ii) where is it situated, (iii) since when has it been available and (iv) how many nurses can be accommodated?

## The MINISTER OF NATIONAL HEALTH AND POPULATION DEVELOPMENT

In view of the fact that the status of the different existing facilities and student numbers has not changed since my reply to Question 639 of 8 October 1987, I am not at this stage, in a position to furnish the Honourable Member with meaningful new statistics in this regard

- However, with regard to question (1)(d) and (2)(c) the following additional information is supplied

- (1) (d) (i) In addition to facilities currently available the planning of a Nursing College on the proposed 'Cape Flats' Hospital premises is under way.
- (ii) on premises still to be finalised on the 'Cape Flats',
- (iii) still in the planning phase,
- (iv) to commence with the four-year Diploma in Nursing Science and Midwifery, and as the need arises, post registration courses,
- (v) (aa) and (bb) fall away,

- (2) (c) (i) nurses residence.

- (ii) on the premises of the proposed 'Cape Flats' Hospital.
- (iii) project still in the planning phase,
- (iv) 1 000 nurses

Langa/Nyanga/Guguletu family housing units

1225 Mr K M ANDREW asked the Minister of Constitutional Development and Planning

- (1) How many new family housing units were provided in (a) Langa, (b) Nyanga and (c) Guguletu in 1987,

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

## The MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

- (1) (a) 51  
(b) Nil  
(c) 295
- (2) None

## State President: official residences

1227 Mr C J DERBY-LEWIS asked the Minister of Public Works and Land Affairs

- (1) (a) How many official residences are available for use by the State President, (b) where is each situated and (c) what was the cost of maintaining them during the latest specified period of 12 months for which figures are available.
- (2) (a) how many other official residences are in use at present and (b) (i) by whom and (ii) for what purpose are they being used?

## The MINISTER OF PUBLIC WORKS AND LAND AFFAIRS

- (1) (a) Two  
(b) At Pretoria and Cape Town

- (c) Separate figures are not kept in respect of maintenance costs for official residences since those costs form part of the total amount which the Department spends in maintaining state buildings

- (2) (a) 175  
(b) (i) Ministers, Deputy Ministers, certain office bearers of Parliament and the Presidents' Council, Administrator-General of South West Africa, Commissioner-Generals, Heads of RSA

HOUSE OF ASSEMBLY

# 'Scrap rents plan'

30/6-6/7/06  
124

By RYLAND FISHER

COMMUNITY organisations are making last-minute attempts to prevent the implementation of a controversial new rents formula which, they claim, even lawyers and housing authorities find difficult to understand.

The new formula, drawn up by a government committee with representatives from all three houses of parliament, come into effect on July 3 in areas controlled by the Western Cape Regional Services Council. Objections had to be handed to the authorities by June 20.

The formula will be implemented in Cape Town City Council areas on August 1 to coincide with a general rent increase.

It uses the income of the householder to determine the rent to be paid. The old formula is based on the cost of building the house.

## Last minute

In last minute developments this week

- The Cape Areas Housing Action Committee (Cahac) sought legal advice with a view to possible court action.
- A delegation from the Belhar Action Committee met with officials of the RSC.
- The Advice Office Forum (AOF) called on the government to scrap the formula and go back to the drawing board, and
- The City Council asked the government to give tenants more time to consider the formula.

Cahac organiser Wilfred Rhodes said "Tenants should be given at least four months to decide. They must not be prejudiced because of any decision they have already taken."

## Only eight days

AOF spokesperson Kevin Patel said the local authorities had not given tenants enough information.

"The formula was introduced on July 1 last year and the authorities took months to work it out, yet many tenants only had eight days in which to make up their minds."

"Even our lawyers found it difficult to decipher. Some housing officials don't understand the formula."

Patel said it appeared the Labour Party wanted to use the formula to win votes in the October municipal elections.

"After October, they could decide to include the income of spouses to determine rent payments."

He said tenants should be allowed to switch formulas when it suited them.

"In fact, the new formula should be scrapped and a totally new one worked out."

A City Council spokesperson confirmed they had met with Cahac and had written to David Curry, Minister of Local Government, Housing and Agriculture in the House of Representatives.

Pensioners Clifford Oliphant and his wife, Spasie

## 'It's Greek to me'

CLIFFORD Oliphant sat in a room of his small Clarke's Estate flat, riffling through a pile of letters from his local authority.

"The new rents formula? Yes, I've heard about it. But frankly, I don't understand it. It's Greek to me," he says.

Oliphant had until June 20 to lodge objections against the new formula.

The 59-year-old disability pensioner said he objected though he received a letter from the Regional Services Council only a week before June 20.

He opted for the old formula.

"I followed my pocket. My present rent is R53,92 a month and they want to increase it to R61,77 from July 3. I can't even afford the existing rent. How can I support the new formula?"

Oliphant and his wife, Spasie, both receive a pension of R162 a month.

Under the old formula, his rent is based on the cost of his house and service charges.

Under the new system, his rent will be

made up of capital charges — based on his income — and service charges.

The letter from the RSC gave a breakdown of how his rent would be determined under the new formula.

He will pay R55,52 on service charges, insurance and maintenance and R6,25 on capital charges, the part of the rent based on his income.

The letter gave no breakdown of his old rent.

Oliphant's capital charges will increase significantly if his wife's income is included in the figure used to determine his rent, as will happen after the October municipal elections, according to some community organisations.

The capital charges will increase to R35,75, based on their joint income of R324, according to a government circular used to calculate rents.

His monthly rent could then be R91,27.

# Don't sign Tenants told

124

30/6-6/7/88 South

"DON'T sign rent documents you don't understand".

This is the warning to tenants of State-owned houses on the eve of the implementation of a new rent formula which even experts find confusing.

The new formula is based on the income of the breadwinner as well as service charges, while the old formula was based on the building cost of the house.

Tenants are being asked to chose between the old or the new formula.

## Half the story

Community organisations, in a last-minute bid to stop the implementation of the formula next week, accused the Labour Party of using the rents plan to catch votes for the October municipal elections.

"They are telling people their rents will come down. But this is only half the story. What will happen if the incomes of the breadwinners and the spouse are linked as will happen later."

Cape Areas Housing Action Committee organiser Wilfred Rhodes says tenants need more time. And Advice Office Forum spokesperson Mr Kevin Patel cautions that rents may rise later if incomes are linked.

● **See page 3**

Government has heralded the... Also, millions of squatters rose a protest

# Lwandle centre of controversy

ALMOST a year after the Government mooted plans to upgrade the Lwandle men's hostels outside the Strand, controversy continues over the issue

A white local authority rejected the scheme because the extension of Lwandle would be near a planned white residential area.

The Western Cape Hostel Dwellers Association (WCHDA) opposed the scheme and called for provision of family accommodation.

In August the Administrator Mr Gene Louw, announced the government would provide R3,78-million to upgrade the hostels

He said the area was developed for single black workers from the Strand-Somerset West and surrounding areas

Development would provide for recreational and community amenities

The Strand town council said the

hostels should be removed and its inhabitants sent to Khayelitsha, about 20 km away

This was reportedly supported by the chairman of the Strand Ratepayers Association Mr A P Lubbe

Recently Strand residents protested against the upgrading of the Lwandle hostels

Lubbe said whites would not buy property in the farmland adjoining

Lwandle, earmarked for development as a residential area.

The Somerset West council welcomed the idea of developing the hostels for family accommodation

Gordon's Bays council felt Lwandle should be upgraded for single males but that family housing be provided in the Hottentots Holland vicinity

Mr Christopher Ngundze branch

secretary of WCHDA, said the Lwandle residents wanted to stay with their families

It is unacceptable that our wives and children should not stay with us. We want comfortable lives like other people

We are to meet Mr Chris Heunis soon to hear about the outcome of our request to develop the hostel for family accommodation," Mr Ngundze said

## Poor ablution facilities, no privacy in bathrooms, severe overcrowding

# Hostels of squalor

STANFORD SOJINCA smiled wearily and gestured with his hands as he summed up his views on Lwandle hostel, his home for the past 28 years

"Nothing has changed at all in this place. We are still living in squalid conditions like before

A father of three children in Transkei he shares a room with ten people

The hostel complex houses about 6 000 migrant labourers most employed by local construction companies. Others like Sojinca, a cook, work for a local fruit canning company

Sitting in a tiny "room" partitioned with curtains Sojinca remembered life at the hostels

Showing no anger, he recounted his experiences of 37 years of living in hostels

In 1948, a year after leaving school, Sojinca worked in Cape Town and stayed at Langa single quarters

Two years later he worked in a Witbank colliery for R8 a month. In 1952 he found work in Mossel Bay and later in a Namaqualand fish factory. A year later he was employed by a fruit canning factory, earning R4,80 a week

"There was no alternative. We needed to survive"

At the age of 30 Sojinca moved to Lwandle hostels

"The hostels were built just after the 1960 national uprisings. I remember well I was told to stay at hostel Number 45. There were about ten men sharing a room. Like



Stanford Sojinca recounts his 28 years of "squalor" in the hostels of Lwandle

now, overcrowding was a problem.

"The rooms were cold and there were no ceilings. We complained to the authorities about these issues but nothing happened

In 1964 electricity was installed in Lwandle hostels and three extra kitchens were built

Sojinca spoke of problems during

visits from his wife

"I could not stay with her at the hostel. I used to rent a house at a nearby Waterkloof squatter camp so that I could stay with her

"In 1976 the squatters were moved to Mfuleni. I then used to stay with my wife at a relative's house in Guguletu

In 1969 his child died in Transkei while his wife was visiting

Sojinca has witnessed three rent increases during his time in the hostels

In 1960 it was R3 and now the rent is R9,40 a month.

A devout Christian he does not miss church services on Sundays

His weekly routine is a busy one

At about 7am he boards a bus for work. He returns after six and cooks supper himself, seldom using the kitchen facilities. Like most, he uses his own stove

He welcomed the formation of WCHDA in 1986. It is a way for us to be heard

The atmosphere in the complex was calm. Children were playing in the dusty streets with homemade toys. Dwellers seemed to be unconcerned about the squalid conditions

Some dwellers could be heard cheering at the soccer stadium

A tour around the settlement also revealed that:

- The ablution facilities were in a poor condition. There was no privacy in the bathroom. Some of the shower taps were broken and there was no place to hang clothes. Residents complained that there was no hot water

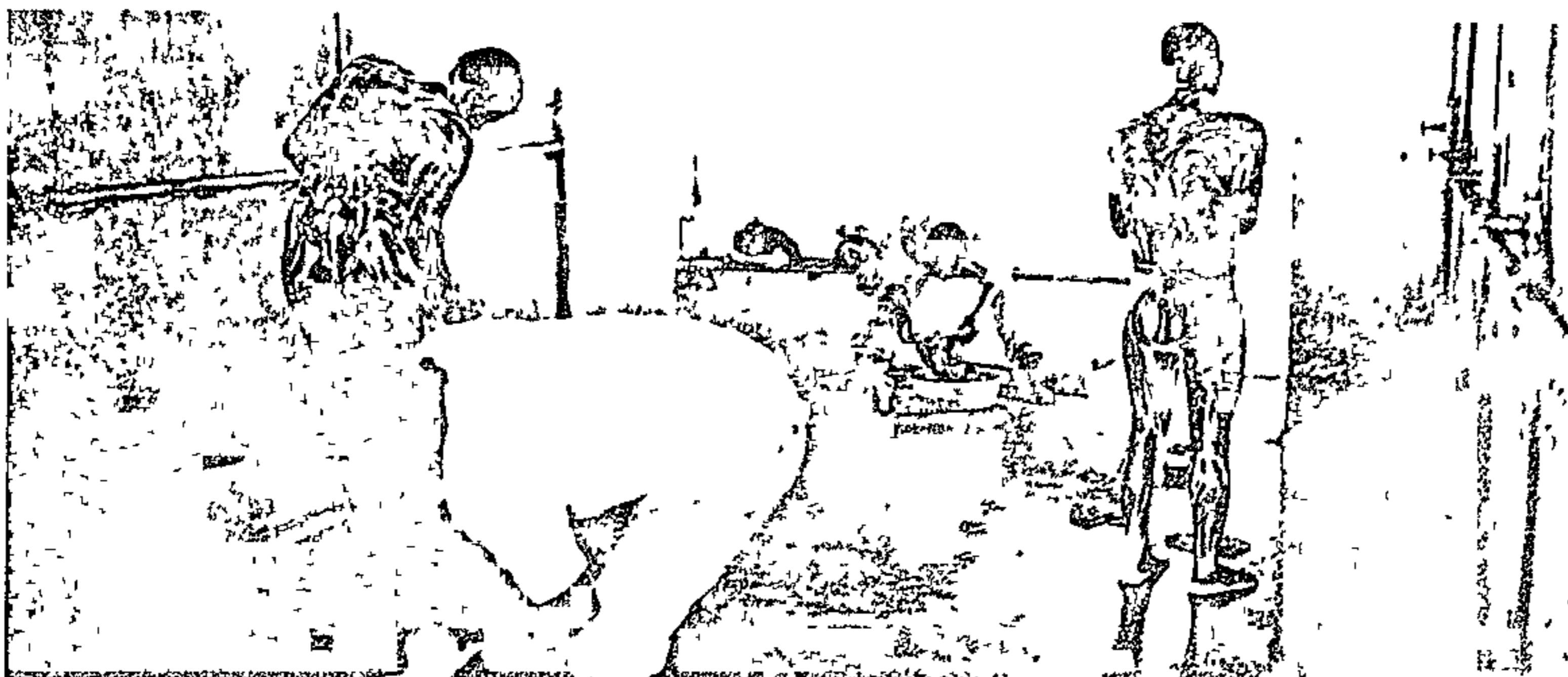
- The stench coming from the bucket toilets was intolerable. Most toilets had broken doors

- Dwellers' rooms had no electricity

- Most areas were strewn with rubbish

- In the absence of wardrobes workers hung their clothes in the space above their beds

Many residents prefer to cook in their rooms as the kitchens are some distance away



Poor ablution facilities offer the residents of Lwandle no privacy



# Brown's Farm 'for industry' — council

124  
CALL-Times  
8/7/88

By PETER DENNEHY

CAPE TOWN'S planning officials have changed their minds over the development of housing on Brown's Farm in Philippi just south of Crossroads, and want it kept for industry after all.

Deputy city planner Mr Neville Riley said in a report before the city council's executive committee yesterday that he had initially had "in the main, no fundamental objections" to using the 218ha area — twice the size of Old Crossroads — for housing.

The Administrator of the Cape, Mr Gene Louw, wanted the overflow of people from Old Crossroads and other areas of the

Crossroads complex to be able to settle there, the report said.

Mr Lluwellyn Landers, the MP for Mitchells Plain, objected to the loss of industrial land, but was assured that an even larger industrial area would be demarcated between Mitchells Plain, Khayelitsha and Crossroads.

Mr Riley said that that area, with Guguletu, Philippi and Blue Downs, would house 1,7 million people, about 700 000 of whom would be economically active.

"If insufficient jobs are provided in the area, workers would need to commute long distances to the established industrial and commercial areas." This would vastly increase the costs of daily commuting and would add to the

congestion on major roads on the Cape Flats.

The council had wanted to include Philippi Industria into its area since about 1981, but a report on this matter had been held back "in view of the policy of that time that all industrial development should occur in and around Atlantis".

Since then, Khayelitsha and Blue Downs had been developed while Atlantis "failed to expand as originally anticipated". This made Philippi even more desirable as an area of industrial employment.

The Regional Services Council has yet to decide on the land zoning. Squatters are keen to get the land for housing, and the government seems amenable to this.

than two years ago

# Fears of big rent hikes

14-20/7/88  
Sautz  
124

EAST LONDON. - Residents in coloured areas here fear their rents may double in terms of increase notices from the city council.

In its notices last month, the city council said rent increases would be effective as from July 1. The people were served with the same worded notices, the difference being how much each household was previously paying.

## Survey

Rent increases are not the same. Those who are paying R28,47 are now expected to pay R42,40 and those who paid R43 would pay R70,71 by the end of this month.

The city council said in the notices that it was increasing the payments as a result of the "increases in cost of municipal services and in terms of circular minute 9 of 1980 of the Department of Community Development".

The latest move followed the issuing to tenants of "compulsory annual income survey questionnaires."

Residents had until March 31 to return these to the office. According to the questionnaire a maximum rental was going to be charged if tenants failed to comply with the requirements.

— ELNEWS

# City property sales soar 85 percent

MAG 5  
12/7/88  
124

By TOM HOOD, Business Editor

THE housing boom lifted property sales in Cape Town by 85 percent in the first five months of this year.

Freehold property of all kinds worth a total of R462-million changed hands, compared to R250-million in the same period last year, according to City Council figures today.

The number of transactions also rocketed, from 4 634 to 6 698 — 45 percent.

The average price jumped 28 percent, from R53 900 to R68 900, in spite of a huge increase in sales in the Mitchells's Plain area which could have been expected to push down average prices.

## PRESTIGE AREAS

Sales for May hit a record R136-million, but this figure is distorted by inclusion of a backlog of sales which delayed the publication of monthly figures for about three weeks.

This figure is ahead of the previous peak of R118,5-million for March and far ahead of the R43-million for May last year.

May's transactions numbered 1 948, including land and commercial property, and exceeded April's 1 480 and last year's May figure of 852.

Sales in the Mitchell's Plain area amounted to R24,7-million, against R15,8-million for April: 713 houses changed hands, up from 564 in April.

But sales in almost every ward show substantial increases.

In the prestige Ward 1 — Bantry Bay, Camps Bay and Clifton — the value of sales rose to R14-million from R8,3-million in April, boosted by several deals of more than R400 000, including a Clifton house sold for R1,1-million.

The number of transactions, however, was only 56, up from 45 in April.

The figures released today do not include sectional-title sales, mostly flats. These are estimated at R15-million in May.

# R7-million arrears debt for Cape Flats residents

By DENNIS CRUYWAGEN  
Staff Reporter

CAPE FLATS tenants and owners owe more than R7-million in rent and water and electricity bills.

The chairman of the Western Cape RSC, Mr P J Loubser, said Press reports had given the impression that residents owed the Western Cape Regional Services Council R17-million, but the actual amount was R7,25-million and the money was not owed to the RSC but to the House of Representatives for which the council acted as an agent.

"Any possible loss would be debited to the department concerned," he said.

The total arrears was not regarded as bad debt because "the major portion of it is covered by bonds on the properties concerned and by electricity deposits".

Mr Loubser said the failure by tenants and owners to meet their obligations was cause for concern, especially in Atlantis.

Outstanding electricity charges in Atlantis amounted to 10,6 percent of the annual revenue. In the case of water the arrears of R489 000 represented 28 percent of the total of R1,737-million.

Residents in other areas owed R1,9-million in rent compared with a total of R14,149-million, while people in Atlantis were in arrears with R2,7-million or 22 percent out of a total of R12-million.

Mr Loubser said the new rental formula, which came into operation at the beginning of this month and was retrospective to July 1 last year, should make it easier for residents, especially in Atlantis, to meet their obligations.

## Criticism of rent formula rejected

*CMT & TMTS 2/17/88*  
Municipal Reporter

124

THE City Council has brushed aside the Athlone and District management committee's objections to implementation of the government's new rent and home repayment formula

According to a report before the committee yesterday, its members had been surprised to learn recently that the new formula was being applied despite their opposition

- The new formula relates payments more directly to the income of the breadwinner, and less to the cost of the house

It is designed to benefit especially those of very low income in relatively new houses, and will cost some higher earners in old houses more

# Big rents hike

124

SOME rents in Sarepta, Kuilsriver, have almost doubled.

Tenants interviewed this week said they had received notices from the Kuilsriver town clerk informing them of the increases.

Trade unionist Joseph Thee said his rent had been increased from R61,33 to R119,87.

The notice gives reasons for increases as adjustments to administration charges, service charges, and income

Thee, an executive member of the Congress of Trade Unions (Cosatu), said the increases were in terms of the new rent formula

## Win votes

Most of the people would not be able to afford the increases, he said.

The new formula was being introduced at this time to win votes for the "puppets" in the October municipal elections, Thee said.

The new formula, drawn up by a government committee from all three houses of parliament, came into effect earlier this month

Tenants had until June 20 to decide on the old or a new rent formula.

# Wrong colour, women evicted

EAST LONDON - The municipality here has served two African women living in a "coloured" township with eviction orders.

The husband of one of the women was told to re-apply for his house when "remarried"

Cynthia Volvas claimed to have received a letter telling her that she was an illegal tenant. She was evicted a day after paying five months rent arrears

Volvas' husband received a letter from the housing department telling him his lease had been cancelled as he had not occupied his house for three months

Susan Phillips, of Parkside, said she was told she was an illegal resident.

Phillips, whose "coloured" husband died last year, said she had been living in Parkside with her mother-in-law since 1984

She was granted a temporary stay of the order by a magistrate on Saturday — ELNEWS

124

South

21-27/88

# Wrong colour, women evicted

124  
south

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21-27/1/88

# Elgin helps workers to help themselves

CAPE TOWN 23/7/88

124

Elgin Timbers management team, frustrated by red tape delaying a municipal self-help housing scheme, has secured scarce residential plots at Grabouw for some of its workers. GM Peter Grobbelaar told AUDREY D'ANGELO about it.

WHEN the Bolton Footwear Group bought Elgin Timbers at Grabouw two years ago, it inherited workers' housing which was an embarrassment by today's standards

The firm was founded in 1939 when attitudes were more patriarchal than today and provides free housing on the premises for some of the workers

But there are 236 workers and their families living in 38 houses

And GM Peter Grobbelaar said this week that although a few of the houses were fairly modern "there is bad overcrowding and 11 of those houses should simply be demolished"

The firm spent nearly R40 000 on upgrading the scheme, providing electricity and sewerage

The management discovered that 37 of the workers were on the waiting list for a self-help

building scheme planned by Grabouw municipality

But inquiries revealed that although land was earmarked for this scheme it was not yet serviced. Getting the services put in and the land ready for building seemed likely to be a lengthy process

However, during the discussions Grobbelaar heard that Eskom was moving workers from Grabouw

Approaching Eskom, Elgin Timbers was able to buy 19 serviced plots on behalf of workers, at a total cost of R95 000

"We think this is quite a coup in view of the fact that serviced plots are so scarce at Grabouw and other people, including the municipality, want them," said Grobbelaar, with satisfaction

"We were able to get them for a very reasonable price, R4 500 each"



Peter Grobbelaar found a way round red tape.

The plots will be registered in the names of the 19 workers to take part in the Elgin Timbers Staff Self-build Scheme and the company will apply for State-assisted loans on their behalf "They are all earning less than R1 000 a month and would not qualify for a normal building society loan," Grobbelaar explained

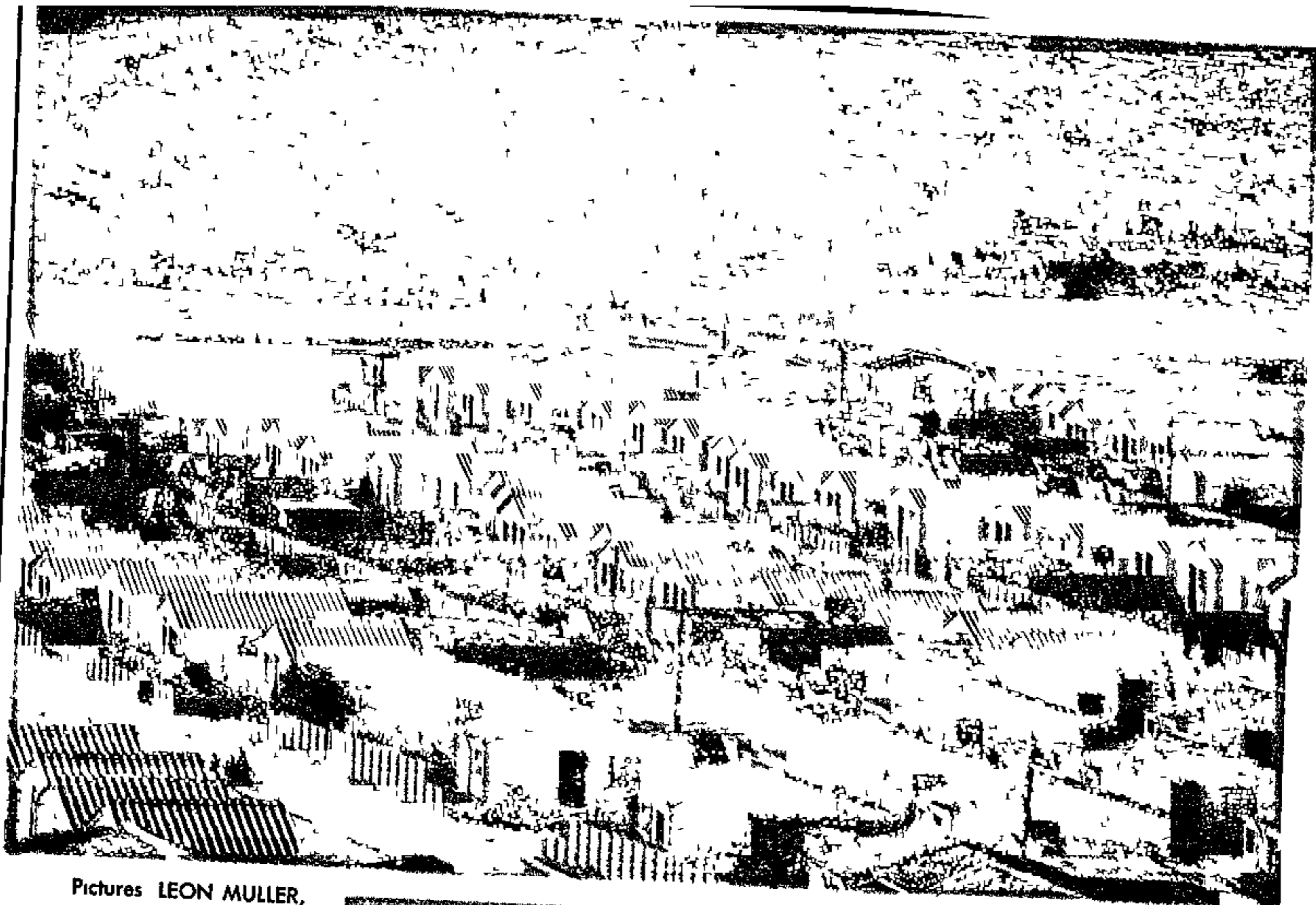
"Elgin Timbers will supply the materials and plans to build timber-framed houses of varying sizes and will provide expertise and infrastructure for the scheme free of charge

"The 19 people in the scheme have a variety of skills between them. They will form a corporate body and build all the houses, each using his own skill, free of charge in their spare time

"The houses will vary in size, from 60 square metres to 100 square metres, and will have from two to four bedrooms. But with this system they will cost less than R30 000 including the plot

"Our 19 workers will each have an asset worth at least R48 000 excluding the plot"





Pictures LEON MULLER,  
The Argus.

**BRICK HOUSES:** Site A, above, in Khayelitsha where 5 000 two-roomed houses were originally built to accommodate sub-tenants from Langa, Nyanga, Crossroads and Guguletu.

■■■  
**SHACKS:** A vista of shacks in Site B, Khayelitsha. This area was originally established on a site-and-service basis.



## Self-help loans given to 100 in Khayelitsha

Staff Reporter

**SELF-HELP** loans of up to R7 000 have been granted to 100 residents in Khayelitsha this financial year, according to Mr L C Koch, director of Community Development for the Cape Provincial Administration.

He said: "We are aware that many people cannot afford to build houses so the Government has been helping with R7 000 loans repayable over 30 years when sufficient funds are available."

Khayelitsha is divided into five areas: Sites A, B and C, Green

Point and a new area called Lingeletu.

According to Mr Koch, people who live in the two-room houses at Site A are former sub-tenants from Langa, Nyanga, Crossroads and Guguletu.

Only 5 000 two-room houses with inside toilets were built and there are no plans to build more.

### Private sector

Mr Koch said Sites B and C and Green Point were established on a site-and-service basis. Residents in these areas live in shacks.

The Government was negotiating with the private sector to build houses in these areas for

"those who can afford it", Mr Koch said.

Site B is a large shack settlement on either side of the Khayelitsha railway line.

The streets are narrow and the only proper buildings are schools. There are flush toilets and water.

Facilities at Site C are poor compared with Site B. Here the bucket system is in use and water comes from taps in the streets. The roads are tarred but potholed.

The only proper buildings are schools, a community hall, a clinic and a police station.

Conditions in Green Point and Lingeletu are similar to Site C.

## Joffe to stand for Ward 7

**Municipal Reporter**

DR Jack Joffe, who represents Ward 9, has announced that he will be standing for re-election to the City Council in Ward 7.

Ward 9 includes Brooklyn, Rugby, Ysterplaat, Paarden Eiland, Sanddrift and Tygerhof.

Ward colleague Mr Tony Powell and Mr N J S Basson have been nominated by rate-payers to stand with their official candidate.

Both councillors in Ward 7 — Mrs Esmé Chait and Mr Kossie van Zyl — are leaving the council when their terms expire

Ward 7 covers the Foreshore, the eastern part of Cape Town, part of Salt River, Maitland, Ndabeni, Kensington, Epping Industria and Thornton.

# Build homes for squatters, not factories, says agent

**Municipal Reporter**

29/7/88

A PROPOSAL to build factories instead of squatter housing on a large tract of land at Brown's Farm, near Crossroads, has been referred back to the council's executive committee for a rethink

The land, about 218ha in extent, is intended to provide about 5 000 serviced sites for Crossroads squatters

However, after initially supporting this proposal the city planner said it should be rejected

He favoured incorporating the land into Philippi Industria and suggested adding a further 320ha nearby

He reported that jobs were already badly needed in the area and the situation would get worse

This echoed objections raised by the deputy Minister of Population Development, Mr Lluwellyn Landers, who is MP for Mitchell's Plain.

Mrs Bronnie Harding, a property consultant, told the council that rather than force people to Khayelitsha against their will, this land should be made available for housing

Nobody wanted to buy the land, which was "a large area where nothing, but nothing happens"

"Nothing has happened to that land for the 20 years I have had it on my books," said Mrs Harding

"Investors burnt their fingers they are trying to offload this land at reduced prices," she added

She said Mr Landers could have had reasons other than pure economics for objecting to the land being used for housing

The total land package of 538ha was a "colossal tract", she said

"In the meantime we will be making black people feel that we are not with them," she said

Increasing  
can trip 4/8/85  
rents only  
choice 124  
councillor

**Municipal Reporter**

NOBODY in the council's housing estates would have to pay higher rent if there were a better alternative to increasing the rents, Mrs Eulalie Stott said yesterday.

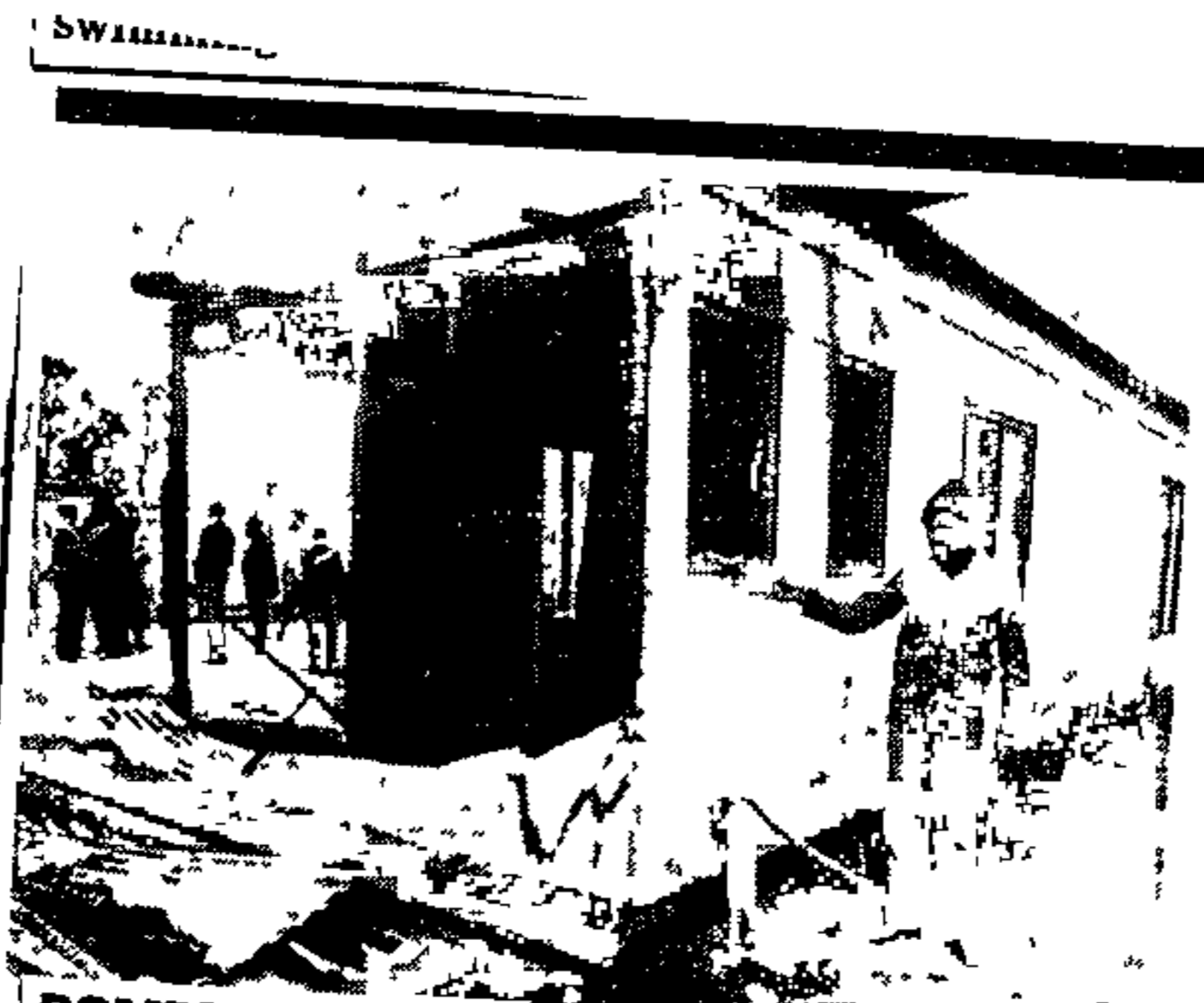
She was reacting to a statement by Mr Patrick McKenzie, the chairman of the Athlone and District management committee, who said the City Council would be responsible if the July 1 rent increase — of just over 7% overall — led to dissatisfaction.

"I don't blame Mr McKenzie, everybody must keep their eye on the electorate," Mrs Stott said. "The House of Representatives said they did not have the funds available to subsidize rentals, maintenance or other municipal increases."

The council was subsidizing its housing estates by R3,3 million this year, the largest sum ever. It was not allowed by law to budget for deficits.

"If we subsidized them (the housing estates) any more, we would have to raise the rates. Many of the houses are owned, and those are not subsidized."

Mrs Stott did in fact support a motion during the budget meeting to raise rates and keep rentals down.



**BOMBED ...** A hostel dweller with what he believes is a piece of the petrol bomb that destroyed the advice office of the Western Cape Hostel Dwellers' Association. The room behind him is a crèche and play centre. Picture ALAN TAYLOR

# Nyanga office bombed

Staff Reporter

A PETROL BOMB was hurled into the advice office of the Western Cape Hostel Dwellers' Association in Nyanga East about 1am yesterday, starting a fire which gutted the building.

Mr Johnson Mpukumpa, the association's publicity secretary, estimated damage to the pre-fabricated building at R17 000. A filing cabinet full of records of unemployed people had been destroyed, he said.

Four sewing machines used in a self-help project, a typewriter, a telephone, office furniture, clothing and children's toys had also been lost in the fire, he said.

The office is part of the Nomzamo Training Centre, which comprises a crèche and play group centre as well as the advice office. It was opened in

May last year by Archbishop Desmond Tutu.

Mr Mpukumpa said one of the hostel dwellers, a Mr Victor, had heard the bang of the petrol bomb and had seen a car reversing rapidly with its lights off soon afterwards.

When he saw flames he called on other hostel dwellers to help fight the fire.

MP Mr Jan van Eck, who visited the site yesterday, said he believed there were political motives behind the attack, which he thought had been made in an attempt to intimidate the hostel dwellers into playing a more passive role in the community.

A Congress of South African Trade Unions (Cosatu) spokesman said Cosatu had also lost some files in the fire. He saw the petrol-bombing as an attack on the democratic movement

# Lobi recovering after bomb blast

Staff Reporter

GUGULETU community councillor Mr Denys Lobi, 56, who was attacked on Friday for the seventh time since early 1986, is recovering from hand grenade shrapnel wounds in Tygerberg Hospital.

He indicated to hospital personnel yesterday that he would prefer not to speak to the press or have a photograph taken. A hospital spokesman said he was "not in a critical condition" and would say no more than that.

# Guguletu homes at R60-90 000

124

Staff Reporter

PLUSH homes for up to R90 000 are being sold in Guguletu as part of a "market probe" of 50 housing units of which 60% are expected to be taken by Christians

The general manager of the Western Cape division of the housing company, Mr Arthur Augoustatos, said yesterday that in just three weeks, 12 of the homes, clustered in a "village" concept in NY1, had been sold for between R61 000 and R90 000 each. His company had first tested the market by canvassing 72 major companies for prospective buyers

Customers so far had included a doctor (for the R90 000 home), nursing sisters, teachers, senior SABC technical staff and a general dealer

The homes, which included three bedrooms (one en suite), tufted wall-to-wall carpets, fitted kitchens, built-in cupboards and an open-plan lounge-dining room, were surrounded by a 2,1m-high wall with two security entrances

Each property was 275m<sup>2</sup> (house 75m<sup>2</sup>) and included garages with tip-up doors

Mr Augoustatos said it was his company's first foray into the Western Cape market after big successes with prestige houses in

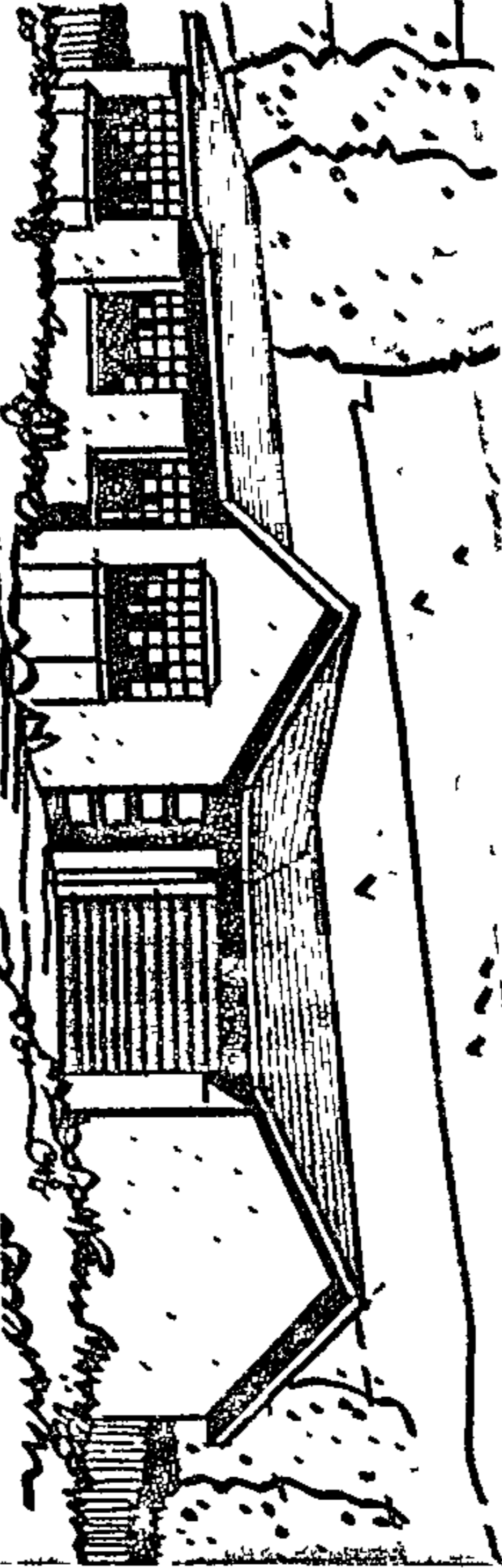
the PWV area.

"In Soweto we did about 70 in the R65 000 bracket over a six-month period and nationwide we've done 350 a month on average since setting out three years ago"

Although the market was "far larger" in the PWV area, the Peninsula response had been "better than expected"

Services at the Guguletu village were being installed and he expected 60% of the homes to be occupied by Christmas

Mr Augoustatos said homes in the Guguletu village price bracket constituted about 5% of the national sales of his company



PLUSH LIVING . . . An artist's impression of one of NY1 "village cluster" homes being built in Guguletu. This one, dubbed the "Protea" model, sells for R78 200

Hostel <sup>ARCUS</sup>  
dwellers <sup>11/18/88</sup>  
meeting <sup>12.4</sup>

Labour Reporter

A SPECIAL general meeting of the Western Cape Hostel Dwellers' Association this weekend will discuss the rebuilding of the centre in Nyanga which was petrol-bombed on Saturday night

Mr Johnson Mpu-kumpa, the association's publicity secretary said all records and office equipment and sewing machines were destroyed in the fire.

A delegation from the Congress of South African Trade Unions, which held its regional congress in Cape Town at the weekend, had visited the scene.

Mr Mpukumpa said the venue for the meeting had not yet been decided.

The regional congress of Cosatu condemned the attack on the office.

LETTERS

Box 11, CAPE TOWN 8000

(124) (2220) (2221)  
Cape Times 7/8/88  
**Bombing destroyed people's  
means to do something useful**

From ROSELLE FRASCA, Cape  
Regional Director, Opera-  
tion Hunger (Wynberg):

I READ with real sadness your  
report (Cape Times, August 8)  
of the bombing of the Western  
Cape Hostel Dwellers' Associa-  
tion's building in Nyanga

This association has been  
running a successful and much-  
needed creche for which we  
have been supplying soup. Most  
of the parents of these children  
are unemployed. Furthermore,  
we supplied sewing machines  
and materials for some of the  
mothers to start a sewing group  
so that they could earn some  
income. All of this has been  
destroyed.

Violence is never positive,  
but in this case it is particular-  
ly counter-productive as these  
are people who are simply try-  
ing to do something useful with  
their lives. We will endeavour  
to do all we can to give them  
another start.

# UK to assist squatters

CAT 6 7/10/85  
Political Staff

18/8/85 (124) 3000  
THE British government intends supporting an Urban Foundation project to provide assistance for informal housing in the Western Cape, the British ambassador in South Africa, Mr Robin Renwick, said yesterday

The British government was taking particular interest in the Urban Foundation's informal settlement schemes based on the upgrading of shack and squatter settlements, he

said at the foundation's annual meeting in Johannesburg

"Last October we made a contribution through the Urban Foundation for the provision of low-cost housing in the squatter settlements where people had lost their homes in the Natal floods.

"We also intend to support plans to provide assistance for informal housing in the Western Cape"

● Message from Maggie — Page 8



## CONSTRUCTION

ARGUS 19/8/88 (22) 124

**R30-m Disa venture****Business Editor**

LESS than a year after expanding into the Eastern Cape, Bellville-based Disa Homes is involved in housing projects there worth R30-million, with more in the pipeline.

The company is building for first-time home owners in Swartkops Valley (Port Elizabeth), Gompo Town (East London) and King William's Town

Since starting in the Western Cape in 1981, Disa has aimed at high-quality, low-cost housing for people in the middle-income group and offered a 100 percent financial package to help families who would never otherwise have been able to buy a home

The Eastern Cape houses cost on average R50 000, including plot, shrubs, trees, roll-on grass and carpeting

"There is a lively interest in

the housing projects at Port Elizabeth and King William's Town and we expect the same at Gompo Town," says marketing director Danie Buys

Of the 352 plots available at Swartkops Valley, 100 have already been sold and 40 houses are being built

Practically all 65 plots in the King William's Town scheme have been sold

Total value of the King William's Town project is R3,5-million, that of Swartkops Valley is R17-million, and that of Gompo Town is R6-million

Homes for the affluent in Gompo Town, which will form an elite suburb with attractive street scenes, will consist of houses with two to four bedrooms, one or two bathrooms, single or double garages and separate or combined lounge/dining rooms

Marketing of the 100 plots has started and these houses will belong to first-time homeowners, or they may be acquired through company or state-sponsored subsidies. The financial package will include 100 percent bonds

Disa plans on expanding activities in the Eastern Cape

Besides housing, the company is working on two multi-million-rand shopping complexes in Bellville and Mitchell's Plain

The company was listed on the JSE last year and more than doubled its turnover and tripled its profits in the first six months of the current financial year

After-tax profits jumped from R412 000 in 1987 to R1,2-million in 1988

# Valley of Vines under siege

## City's population is threatening Constantia farms

Plans are in the pipeline to cut up another old Constantia farm for housing, raising the question whether the remaining Valley of the Vines farms can survive in a city with a burgeoning population hungry for land. Staff Reporter MICHAEL MORRIS investigates. WILLIE de KLERK took the picture.

**S**HARP-eyed steppe buzzards from Russia circle over the Constantia vineyards every summer, frightening off flocks of starlings and other small birds edging to peck among the vines.

These northern sentries have probably swirled over the vineyards since Simon van der Stel planted the first ones and made Constantia wines famous.

However, today's Constantia farmer faces hazards Van der Stel could hardly have imagined. And there is no natural parasite as effective as a migratory buzzard.

Since the turn of the century the city has encroached steadily on the Constantia valley, acquiring a status as one of the country's most desirable "suburbs". It keeps growing.

But Constantia is not quite a suburb. Between the houses and the mountains are the farms ... those left after subdivision and development.

Walloon, Denaendal, Morningside, Hauptville, Kreupelbos and Berglyvet have gone. Welgeee and Uitsig remain as the home of equestrian activities, but their future is by no means certain.

Dreyersdal, Zomerlust and Alphen are on the roll call of farms compressed or hemmed in by a creeping city.

Plans to cut up Silverhurst for houses have again aroused fears that the valley's rural character is imperilled — although the Regional Services Council has yet to approve the subdivision. Silverhurst was sliced from Groot Constantia in 1712.

In the 1970s town planners allowed houses to encircle the farm and complaints from residents helped to end pig and poultry farming.

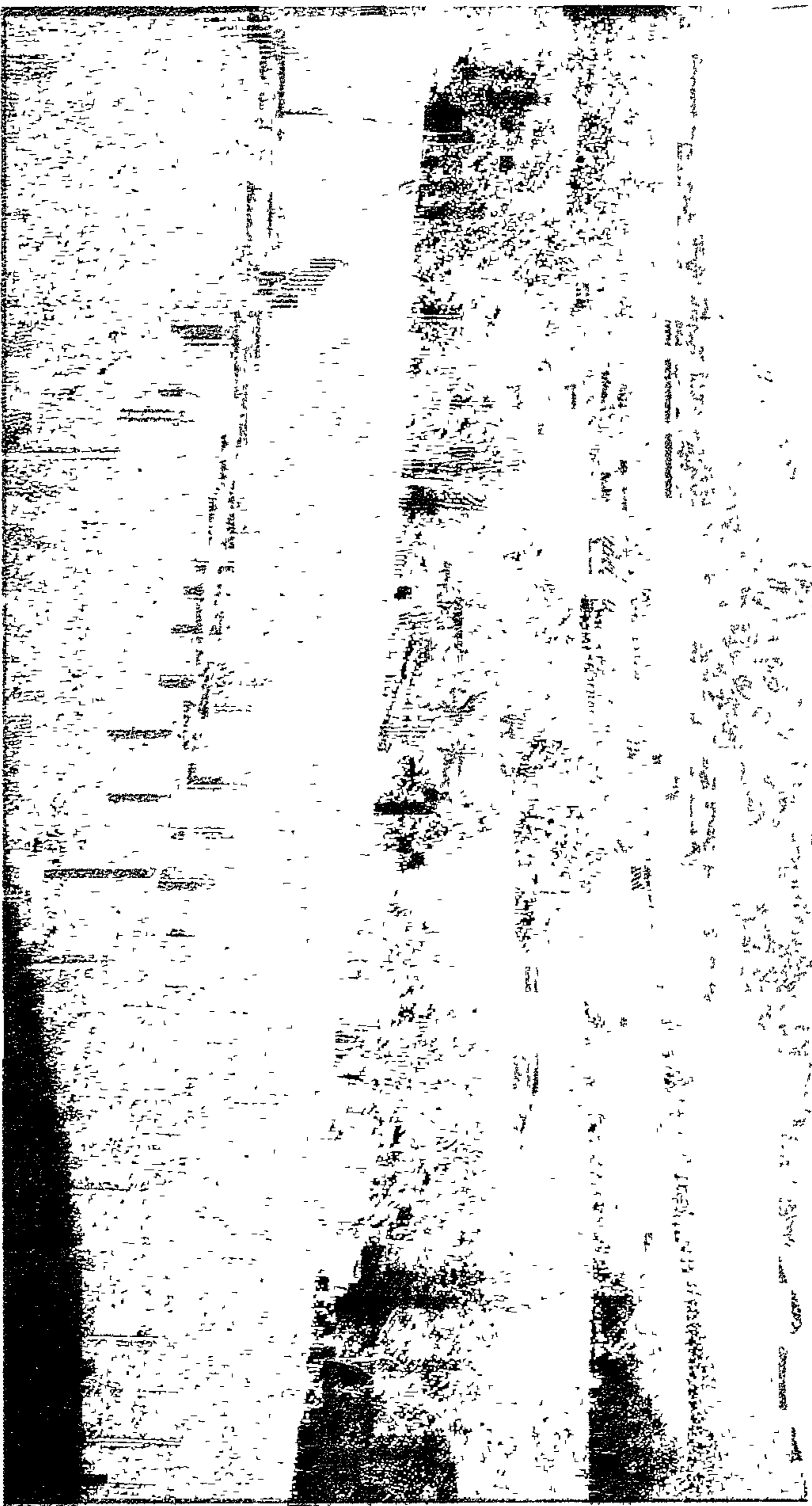
Other farmers in the valley say Silverhurst was literally stuffed as a farm. Economics, says a city property lawyer, is the most important factor.

"In some cases, properties have become too small to run economically as farms and the owners have had colossal offers from developers."

"If a property is worth, say, R3-million, but because of the zoning and public pressure the owner is not able to sell, he is having to bear the cost of the policy of keeping Constantia green."

"The farms must be allowed to be run efficiently or — if the owner cannot subdivide

**RIGHT: Constantia's historic vineyards command the slopes, but the city continues to advance.**



— he should be compensated if he wishes to cease farming, or if farming becomes uneconomical.

Conscious of the trials they face living cheek by jowl with 20th-century urban growth, the four biggest Constantia estates are nevertheless confident of their tenure. There can be little doubt that Groot Constantia, Klein Constantia, Buitenverwachting and Steenberg are here to stay.

Andrew Louw's family has owned Steenberg since at least 1838 and family lore dates the connection back to 1695. At 200 ha, it's the biggest farm in the Constantia valley. Steenberg produces hanepoot table grapes, a modest quantity of table wine — made at a co-op cellar on the Cape Flats — and has a herd of beef cattle. A dairy operation was ruined by disease some years ago.

In Mr Louw's assessment of farming in

Constantia, maintaining economies is most important.

"In order to justify farming on land of such high value, you have to aim at achieving the highest possible production levels. Farming has to be very efficient but, at the same time, you have to steer away from things that will provoke neighbours."

"We have kept going because we have employed farming consultants to advise us."

The 185 ha Groot Constantia is a national monument run by a government board. General manager Dame Appel says "Subdivision is no threat to us, but it is very difficult to run a farm straddled by residential areas. It seems that people want to live in a rural environment, but do not want to be affected by farming."

At the 168 ha Klein Constantia, owner Dugge Jooste, whose family has owned the

liquor business Sedgwick and Taylor since the last century, is no farmer, but he loves the valley.

He bought Klein Constantia eight years ago. "I know nothing about farming, but I know who to talk to," he says.

But Mr Jooste is satisfied with renovating the vineyards and producing good wines.

Among those he turned to for help were viticulturist Ernst le Roux, now general manager of the estate, and winemaker Ross Gover. Mr le Roux does not doubt the permanence of Klein Constantia and believes conditions in the valley are special.

The third big wine-producing estate is the 140 ha Buitenverwachting, left in trust by alleged computer spy Richard Mueller and, like Klein Constantia, in renaissance

Farm manager Andre Badenhorst grew up in the valley his father, Japie, was manager of Groot Constantia.

He says the economic reality of Constantia farming is sobering.

"It's economically viable only in the long term. The capital costs of establishing vineyards — running into something like R15 000 a hectare — are tremendous and the market is very competitive. Running a wine farm is like running a big business."

Mr Badenhorst also endorses the view that what sets Constantia apart from other wine-producing areas are the constraints imposed by the public and the difficulties these create for farmers.

But they hope the newly formed Constantia Wine Route will generate wider public support for the preservation of rural Constantia.

# Property Sales Hit R1-bn High

By TOM HOOD  
Business Editor

PROPERTY worth almost R1-billion was sold in Cape Town in the 12 months ending June 30.

The total of R996,4-million is 77 percent more than sales of R546-million in the previous 12 months and reflects the housing boom and mushrooming sales in Mitchell's Plain and other coloured residential areas.

The latest City Council figures also disclose that the value has risen ten-fold from the R92-million recorded for 1978.

Transactions averaged R83-million a month — the record was R136-million in May — and people in the property industry, with record earnings from fees and commissions, were clearly laughing all the way to the bank.

Sales in the previous 12 months averaged R47-million a month while 12 years ago the monthly average was just R7,8-million.

Higher property prices are also confirmed by the statistics, with sales running 212 percent ahead of municipal valuation, up from 167 percent in the previous 12 months.

Some suburbs show higher prices than others, however. Leading the upsurge was Ward 4 (Gardens), with prices 325 percent above valuation. This was followed by Ward 1 (Camps Bay, Bantley Bay, Clifton), showing a 306-percent appreciation and Ward 11 (Newlands and Rondebosch) with prices 302-percent above valuation.

Lowest increases were in Ward 6 (central Cape Town) at 67 percent above valuation, Ward 9 (Brooklyn, Rugby, Tygerhof), up 110 percent and

(Woodstock, Salt River area), up 112 percent, and Ward 7 (Thornton, Matieland, Kensington), up 120 percent.

The record number of transactions, 15 518, was 43 percent higher than the 10 814 for the previous 12 months and compares with 5 466 for the 1986 year.

Most sales — 5 718 — were recorded for Mitchell's Plain, which shows a 42-percent increase on the 4 028 houses sold in the previous 12 months.

Next busiest area was Ward 13 (Athlone, Bridgetown, Lansdowne, Hanover Park, Rondebosch East, Kenwyn, Crawford and part of Claremont), where 2 414 properties worth R105-million changed hands (1987 1 706 worth R665-million).

Thurd came Ward 1 with 422 properties worth R70-million (1987 276 worth R42-million).

Latest monthly sales, for June, amounted to R90-million, a jump of 51-percent on the R59,5-million for June 1987. This was below May's R136-million — a figure artificially inflated by a backlog of sales.

The figures indicate an average price 268 percent above valuation, compared with 199 percent in June last year.

The 1 337 deals is well above the 1 095 recorded for June last year and above the average for the first half of 1988.

Mitchell's Plain again leads the field with 489 deals worth R16,7-million for June.

● Easier sales in the boom meant that fewer property owners turned to auctions. Only 149 properties (plots and buildings) were auctioned, fetching R8-million, in the year to June 30, while in the depressed times of 1984 some 290 properties were auctioned for R12-million.

(See graph on page 2.)

# GAA amendments unacceptable — Council

Staff Reporter

CAPE TOWN City Council finds the proposed amendments to the Group Areas Act unacceptable and has pleaded for a special dispensation for the municipal area of Cape Town.

The council objected to the draft legislation for the following reasons:

- The arbitrary and harsh implementation of the proposed legislation without any provision for alternative accommodation
- The pressure likely to be brought on the council to provide alternative accommodation, even though this would not be a legal obligation of the council

● The effect that these pressures would have on the limited funds available for housing, and the delays which would result in meeting the general housing needs of those families who have been on the housing waiting list for many years.

● The use of magistrates for inquiries into the alleged "illegal" occupation or ownership of premises, and the removal of any judicial discretion from them

● The degradation of human relations in that the proposed legislation would make it easy for one neighbour to report another for alleged infringements of the legislation

The council had unsuccessfully sought an interview with the parliamentary standing committee considering the draft legislation to make representations, said Exco chairman Mr R M Friedlander.

However, the Free Settlement Areas draft legislation was welcomed, given that the council will be able to decide which areas should be open to free settlement and that residents of such areas will be entitled to elect councillors to represent them. The council would then undertake to provide these areas with municipal services, he said.

Mr R M BURROWS Mr Chairman, arising from the reply of the hon the Minister, may I ask him whether, in view of the fact that this formula has, in part, been used for the past two budgetary years, he does not consider himself under an obligation to lay the formula upon the Table?

The MINISTER Mr Chairman, I made it quite clear that the formula has been used as a framework within which allocations are made. It has not yet been determined as general policy. I have made some progress with regard to the negotiation process. I have negotiated with all Ministers involved in education and I have obviously also had consultations with the hon the Minister of Finance. I have his agreement in principle but only on its finalisation as general education policy can and will the formula be made public. Until such time, while I am still engaged in the negotiation process, amendments to the formula may be effected.

Mr R M BURROWS Mr Chairman, arising further from the hon the Minister's reply, could he give us an indication as to when this formula will be finalised?

The MINISTER Mr Chairman, I am trying to finalise it as soon as possible. In the meantime, by using it as a framework, we are gaining invaluable experience with regard to the empirical implementation of this formula. It is not easy to determine such a formula because in the final analysis such a formula must be capable of accommodating all the needs of all the population groups in a meaningful, just and equitable manner. At this stage we are once again looking at certain aspects which are causing problems in practice.

Group Areas Act, removal of restrictions on shopping centres

\*8 Mr R M BURROWS asked the Minister of Constitutional Development and Planning

- (1) Whether he, his Department or any provincial administration has received any representations for the removal of Group Areas Act restrictions on shopping centres which are not contiguous to central business districts, if so, (a) from what bodies or persons and (b) what was the (1) gist of these representations and (ii) response thereto,

- (2) whether shopping centres and central

HOUSE OF ASSEMBLY

what was the purpose of placing the advertisement,

- (2) whether all information contained in the advertisement was correct, if not, (a) why not and (b) what errors did it contain, (3) whether any broadcast media were informed of the advertisement, if so, (a) which media and (b) when?

The MINISTER OF INFORMATION, BROADCASTING SERVICES AND THE FILM INDUSTRY

- (1) (a) An advertising agency, but the final responsibility of course rests with the Bureau for Information

(b) R34 916,70

(c) Advertising budget — Bureau for Information

(d) Transvaal Sowetan, Vaderland, Transvaler, The Star, Pretoria News, Citizen, Beeld  
Natal Daily News  
OFS Die Volksblad

(e) To inform the public about registering for the municipal elections

(2) Yes, regarding the area to which it was targeted, at the time of going to press

- (a) Not applicable  
(b) Not applicable  
(3) Yes

(a) SABC  
(b) 9 June 1988

Mr P G SOAL Mr Chairman, arising out of the reply of the hon the Minister, he mentioned in answer to paragraph (2) that the information was correct. Could he tell us why he then had to issue a subsequent advertisement correcting the errors in the original advertisement?

The MINISTER Mr Chairman, there were one or two facets concerning which the information changed between the going to press of the first advertisement and the publication of the second advertisement.

Mr P G SOAL Mr Chairman, on a point of order I believe that the hon the Minister is not giving us correct information

The CHAIRMAN OF THE HOUSE Order! Be that as it may, it is not for us to decide at this stage. That is a matter for debate.

Mr P G SOAL Mr Chairman, further arising from his reply, could he tell us on what date the information changed if the advertisement first appeared on 21 June and then subsequent advertisements appeared a week or ten days later?

Mr D J N MALCOMESS Admit you were wrong. Be a man!

The MINISTER Mr Chairman, I have the information somewhere and if the hon member would table his question, I shall reply to it.

†Dr W J SNYMAN Mr Chairman, further arising out of the hon the Minister's reply, I should like to ask whether, apart from the cost of the advertisements, his department or any other State department is considering bearing any other direct or indirect expenses of candidates in the election?

†The MINISTER Mr Chairman, I can reply only in respect of the department for which I am responsible, and the answer to that is no.

Mr P G SOAL Mr Chairman further arising from the hon the Minister's reply if the information contained in the advertisement — as the hon the Minister said in a Press statement sometime towards the end of June — applied to the Transvaal, could he tell us why he placed advertisements in newspapers in the OFS and in Natal?

The MINISTER Mr Chairman, if the hon member would care to examine them, he will find that the advertisements which appeared in the other provinces contained different information.

Langa, Nyanga, Guguletu single-quarter hostels  
\*10 Mr P G SOAL asked the Minister of Constitutional Development and Planning

- (1) Whether any single-quarter hostels in Langa, Nyanga and Guguletu are still being used if so (a) how many in total and (b) where are they situated,

(2) whether these hostels are to be converted into family units, if so, when, if not why not,

(3) in respect of what date is the above information furnished?

†The DEPUTY MINISTER OF CONSTITU-

HOUSE OF ASSEMBLY

- (2) No, see reply 1(b)(ii) above

(3) Yes

Free trading status has already been granted to central business areas and regional shopping centres in 72 cities and towns

\*9 Mr P G SOAL asked the Minister of Information, Broadcasting Services and the Film Industry

- (1) (a) Who drafted the text of the advertisement encouraging people to register for the October municipal elections and which appeared in certain newspapers on 21 June 1988, (b) what was the total cost of the advertisement, (c) from what account was the advertisement financed, (d) in which publications did it appear and (e)

2155 TIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

(a) Yes

(a) 707 — Units

(b) Langa — 513 Units

Nyanga — 122 Units  
Guguletu — 72 Units

(2) No policy decision has been taken by the Town Committees

(3) 29 June 1988

Langa, Nyanga, Guguletu, single-quarter hostels  
\*11 Mr P G SOAL asked the Minister of Constitutional Development and Planning

- (1) Whether, with reference to his reply to Question No 29 on 6 May 1986 any single-quarter hostels in Langa, Nyanga and Guguletu have been converted into family units, if not, why not, if so, (a) how many (i) single-quarter units have been converted and (ii) family units have been created and (b) where are they situated,
- (2) whether the policy of his Department regarding the construction and utilization of single-quarter hostel accommodation has changed since his reply to the above-mentioned question if so (a) when (b) why and (c) what is the present policy regarding the provision of family accommodation,
- (3) in respect of what date is the above information furnished?

The DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

This matter vests in the Administrator of the Cape Province and he furnished the following information

- (1) No — To date no policy resolution has been made by the Town Committee
- (a) (i) and (ii) Fall away
- (b) Falls away
- (2) Yes
- (a) Since the abolition of influx control

2157 THE MINISTER OF EDUCATION AND CULTURE

(1) (a) and (b) This is a matter for the Department of National Education, (c) information is not currently available.

(2) no

Universities' budget cuts

\*2 Mr R M BURROWS asked the Minister of Education and Culture

- (1) Whether any cuts have been made in the budgets of universities falling under his Department in respect of the 1988-89 financial year, if so, what cuts,
- (2) whether he will make a statement on the matter?

†The MINISTER OF EDUCATION AND CULTURE

- (1) Yes, universities received between 71% and 82% of the amount set as the ideal by the subsidy formula,
- (2) no

Mr R M BURROWS Mr Chairman arising out of the hon the Minister's reply, I want to ask him whether he would make available the information with regard to the particular universities which fall under his control as to their subsidy cuts in the previous year

†The MINISTER Mr Chairman, it is up to the universities themselves to decide on that

State schools privatisation

\*3 Mr R M BURROWS asked the Minister of Education and Culture

- (1) Whether he or his Department has determined a policy regarding the possible privatisation of such existing state schools as wish to become privatised, if not why not, if so (a) what is this policy and (b) (i) when and (ii) by whom was it determined
- (2) whether he or his Department has given any consideration to a changed basis for the financing of state schools electing to be privatised, if not why not, if so, (a) what changes are being considered and (b) who has been consulted on this matter
- (3) whether he has made any statements on

the subject of the privatisation of schools, if so, (a) what was the content of these statements and (b) when were they made,

- (4) whether he or his Department has received any representations from any schools and/or bodies in connection with the privatisation of existing state schools, if so, (a) what are the names of the schools and/or bodies involved and (b) what was the outcome of these representations,
- (5) whether he will make a statement on the matter?

†The MINISTER OF EDUCATION AND CULTURE

- (1) No, since it has not been considered necessary
- (a) and (b) fall away,
- (2) no, see (1) above,
- (a) and (b) fall away,
- (3) no,
- (a) and (b) fall away,
- (4) yes,
- (a) British Petroleum,
- (b) the request was not granted,
- (5) no

For written reply

General Affairs

Advisory committee on labour matters advertisement

1312 Mr C J DERBY-LEWIS asked the Minister of Information Broadcasting Services and the Film Industry

Whether the Bureau for Information has contributed to advertisements appearing in the press under the name of a certain advisory committee on labour matters, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, (a) what is the name of this committee, (b) in what (i) newspapers and (ii) other publications did these advertisements appear, (c) (i) how many times and (ii) on what dates did the advertisements appear in each such publication and (d) what was the total cost involved?

†The MINISTER OF INFORMATION BROADCASTING SERVICES AND THE FILM INDUSTRY

*Howard*

**TIONAL DEVELOPMENT AND PLANNING**

This matter vests in the Administrator of the Cape Province and he furnished the following information

- (a) Yes
- (a) 707 — Units
- (b) Langa — 513 Units
- Nyanga — 122 Units
- Guguletu — 72 Units

- (2) No policy decision has been taken by the Town Committees
- (3) 29 June 1988

Langa, Nyanga, Guguletu single-quarter hostels

\*11 Mr P G SOAL asked the Minister of Constitutional Development and Planning

- (1) Whether, with reference to his reply to Question No 29 on 6 May 1986, any single-quarter hostels in Langa, Nyanga and Guguletu have been converted into family units, if not, why not, if so (a) how many (i) single-quarter units have been converted and (ii) family units have been created and (b) where are they situated,
- (2) whether the policy of his Department regarding the construction and utilization of single-quarter hostel accommodation has changed since his reply to the above-mentioned question if so (a) when, (b) why and (c) what is the present policy regarding the provision of family accommodation,
- (3) in respect of what date is the above information furnished?

**The DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING**

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- (a) (i) and (ii) Fall away
- (b) Falls away
- (2) Yes
- (a) Since the abolition of influx control

HOLSE OF ASSEMBLY

(b) As a result of the fact that families may now be accommodated there

(c) The policy of the Town Committee is to convert all single quarters into family units as and when funds are available

- (3) 29 June 1988

Clairvaux Road, Kalk Bay objections to development

\*12 Mr J B DE R VAN GEND asked the Minister of Constitutional Development and Planning

Whether he or the Deputy Minister for his Department received any objections to the development of a property in Clairvaux Road, Kalk Bay, if so, (a) from whom were the objections received, (b) what was the nature of the objections and (c) what was his response thereto in each case?

†The DEPUTY MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING

(a), (b) and (c)

An objection was received regarding the possible possession of the property by a Coloured person. This objection was referred to the Administrator of The Cape Province for the consideration of an application for a permit in terms of the Group Areas Act, 1966. I am not prepared to disclose the name of the objector without his permission

*Own Affairs*

Educators increase in remuneration

\*1 Mr R M BURROWS asked the Minister of Education and Culture

(1) Whether college/school educators received or will receive an increase in remuneration in the 1988-89 financial year, if not why not if so, (a) with effect from what date, (b) what was or will be the extent of the increase and (c) what is or will be the cost of this increase to his Department.

(2) whether he will make a statement on the matter?

*Howard*

**THE MINISTER OF EDUCATION AND CULTURE**

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(2) no

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(2) whether he or his Department has given any consideration to a changed basis for the financing of state schools electing to be privatised if not, why not, if so (a) what changes are being considered and (b) who has been consulted on this matter,

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(a) and (b) fall away,

(3) no,

(a) and (b) fall away

(4) yes,

(a) British Petroleum,

(b) the request was not granted,

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For written reply

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The MINISTER OF INFORMATION BROADCASTING SERVICES AND THE FILM INDUSTRY

HOLSE OF ASSEMBLY

# 'Sex for rent' slur - claim

18-24/8/88  
124  
Scap

A CAPE Provincial Administration official allegedly told women in Langa to sell their bodies for money to pay their rent.

Three women told SOUTH this week that the official urged them to "sell your bodies at the men's hostel".

The women are part of a group of Langa residents who face eviction because they are unable to pay their rent.

The residents, many unemployed, owe the CPA up to R800 each in rent arrears.

Some have been forced to make loans at exorbitant interest rates to pay their rent, they claim.

Miss Monica Sono, of Zone 12, an unemployed mother with four children, said her furniture was removed and damaged by "Bantu Administration workers in green uniforms".

She forced her way into her house as she feared gangsters in the area.

"I am prepared to do anything because I cannot get work I paid the administration R400, which I borrowed at 20 percent interest," she said.

"I still owe them them R300 If they evict me again I do not know where I'll go " Her monthly rental is R33,83.

Mrs Elizabeth Mack of Zone 21 is an unemployed mother with TB. Two of her four children are at school The other two are unemployed.

She pays a monthly rental of R31,24

"The Cape Town Town Committee sent me a pink form notifying me that they will claim my dwelling under Section 86 (3)," Mack said

"The Bantu Administration people knock like policemen They swear at us.

"My neighbour and I were told by a Mr Potgieter of the Bantu Administration to go and sell ourselves at the men's hostel — to 'go and get my money'. I have no money What do I do?"

Elizabeth Mbalu of Zone 21 No 30 is a single parent Social workers at Red Cross Hospital encouraged her to stay at home to care for her hyperactive child.



Mrs Elizabeth Mbalu, of Zone 21, No 30 Langa, holding an eviction notice

"I went to Potgieter at the Administration Board to pay R400 as part of my rent," she said.

"He demanded the whole amount of R800 I asked the social workers to speak to him, but he still refused to accept the money. He told me he wants his house back and that I should go and sell myself at the men's hostel.

"Eventually my mother paid

them the R400 which she borrowed from her boss at a very high interest rate. My son started school recently. I hope to get work soon."

Potgieter has denied being rude to tenants

"You should speak to my senior if you want to know anything about rents," he said.

His superior could not be contacted for comment.





**UPGRADE HOSTELS.** The Western Cape Hostel Dwellers Association has called on the government to upgrade hostels and to recognise progressive community organisations. At its annual general meeting at the weekend, the association also voted to support the campaign for a living wage and an end to migrant labour. Above, squatter leader Jerry Tutu (centre), of Site B Khayelitsha, addresses the AGM. With him is WCHDA publicity secretary and organiser Johnson Mpukumpa and secretary Super Nkatzo

18-24/8/88  
(124)  
Scapa

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## PROPERTY

# Housing Trust grants for W Cape take off

By TOM HOOD  
Business Editor

*ARCW's  
24/88*

SOUTH African Housing Trust has made its first grant of funds for houses in the Western Cape — more than R11-million — from which black families can borrow at 9 percent interest fixed for five years

Minimum qualifying income is R450 and the finance will enable houses to be marketed at prices from R8 000 to R20 000 in Crossroads and Khayelitsha.

The funds have been allocated to Habitech, the home-building company in the Stocks and Stocks group, which will immediately start building 227 houses at Crossroads and 150 at Langelethu, Khayelitsha

*(124)*

Fifty-two houses will be completed by October and many have already been sold, says Mr Gerhard Ras, Habitech's manager for black housing

The grant also reduces the buyer's deposit from the usual 10 percent to 5 percent — this alone makes homes more easily affordable to many black workers in low-income jobs, says Mr Ras

The company asked some 800 people what they really wanted in a home and found people did not want to buy cluster houses and that they placed low priority on electrification

But they wanted dry interiors, internal water and sewage reticulation and ceilings

Test houses were built and in-

spected by the Cape Provincial Administration and Housing Trust

Buyers of the R8 000 to R20 000 houses will have a choice of site and design.

"Those who want to finish off the interiors of their homes at their own expense and in their own time will be able to buy a shell house at an affordable price

"But their homes will look no different externally from fully finished houses selling at higher prices," added Mr Ras

The Housing Trust will take responsibility for quality control of all homes built and has appointed a leading firm of independent civil engineering consultants to handle the project

**Ouma  
Maria  
Tokkie's  
570%  
rent  
hike**



Elijah Barayi



25/8-19/08  
Scout  
124

Pensioner Maria Tokkie's rent has increased from R56,86 to R327,74 a month — a hike of more than 570 percent. Ouma Tokkie (above) receives a monthly pension of R167. She is one of several thousand residents of the Strand, near Cape Town, whose rents went up last month.

— Full story on page 3

investigated alternative uses for  
all, the council decided yester-

Get from 31/8/88

124 □ □

IN a move to further the privatization of council activities, the City Council yesterday agreed to appoint, as a "test run", a private-sector firm to act as project managers on a scheme to build 71 houses in the Bo Kaap. The consulting firm will take over the functions of the council's quantity survey and building and production branches on the project.

□ □ □

THE pedestrian bridge at Clovelly Halt railway station is to be demolished in favour of a pedestrian level-crossing, the council resolved yesterday.

□ □ □

A BY-LAW preventing the distribution of handbills and advertisements was yesterday passed by the council. The placing of handbills on motor cars was also prohibited.

#### Too late for classification

##### DEATHS

LARKIN — Trudi, passed away peacefully 28th August 1988 after a long illness courageously borne. Fondly remembered by Michael, Anne, Clare, Alexandra, Jane and Steven. May she rest in peace. Funeral 31st August 1988 at 11am at St Pauls Catholic Church, Somerset West. Donations in lieu of flowers to World of Birds.

(CMS90218)

# Pros and cons of low-cost housing

Municipal Reporter

11/6/45 29/7/86 124  
TRADITIONAL brick-and-block construction is still the most favoured look for low-cost housing schemes and innovative building methods should be considered only under strict conditions, the council has decided.

The housing committee tabled several recommendations on new building systems such as timber-frame, stack-sack and wire-mesh reinforced concrete.

The systems will have to comply with national building regulations, must have an expected life-span of at least 30 years, be cheaper than conventional building methods and suitable for local conditions.

They must also be acceptable to the community for whom they are provided.

If they did not have a "traditional brick/block appearance" they should not be considered unless they offered an "appreciable cost benefit"

Mr Frank van der Velde made a plea for a more open-minded approach.

"We should accept innovative ideas and not stick to Western standards.

"We have got to be innovative if we hope to beat the housing crisis," he said.

Mr Llewellyn van Wyk disagreed

Houses built by the council had to conform to certain standards, he said. The innovative methods had not been proved and it was not certain if they would stand up to the local climate and conditions

"We have to make a decision .. whether to build cheap now and pay more later," he said

Housing committee chairman Mrs Eulalie Stott said that in self-help schemes different building methods could be tried. However, when the council built houses it would be irresponsible to have anything less than the established standards

## Time called on 295 meters

Municipal Reporter

MOTORISTS will smile at the news that 295 faithful servants of the council are being retired after 27 long years of marking time.

A sage nodding of the head will accompany reports that these old warhorses — 295 parking meters — are "constantly malfunctioning and prone to jamming with time on".

But the smile will fade at the news that R200 000 is being spent on replacements in Roeland, Darling, Corporation and Butenkant Streets.

# Ouma's rent shock

Scrap  
124  
25/8-  
1/9/88

By RYLAND FISHER

A WIDOWED pensioner's rent has increased from R56,86 to R327,74 a month — a hike of nearly 600 percent.

Mrs Maria Tokkie, of the Strand, receives a monthly pension of R167

"After I fetched my pension at the post office last week, I took all my money to the housing office. It was still not enough to pay the new rent," said Tokkie, 65.

Thousands of other residents in Strand townships face similar increases, according to the Helderberg Advice Office

Advice office worker Mr Paul Endley said the increases showed the Labour Party, which controls the local Coloured Management Committee (CMC), did not know how to control housing and rent

"After the October elections, these people will have more power I dread to think what will happen then"

He said Tokkie's case was one of many

Tokkie lives in a three-roomed house with her daughter, Marietjie, who has an eleven-year-old son, Manuel Tokkie also has an adopted son, Boo!

Marietjie gave her R28 a month

Her pension is her only other income

"I was better off when I lived in a shack At least there I paid very little rent," said Tokkie, who moved from the Kleinplasië squatter camp to the Gustrow housing scheme late last year

Holding a notice informing her of the rent increase from July 1, Tokkie said she has had to beg for food since paying her rent last week

"My neighbours and my children have to give me food It is the first time in my life that I have no food in the house

"These houses are new but they make us hungry There is not even a single can in my cupboard

"At Kleinplasië, we built our own shacks and paid four or five rand rent a month"

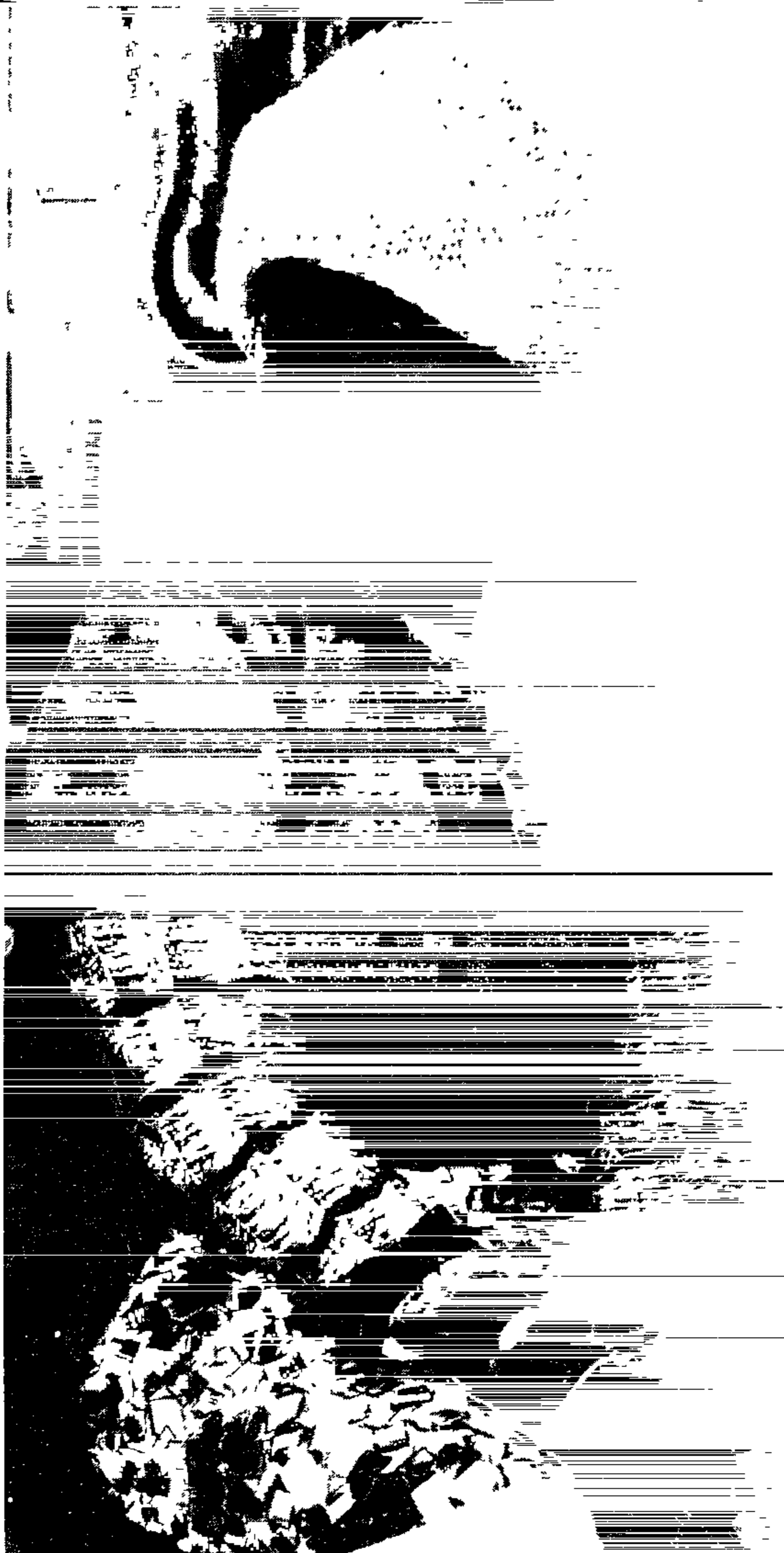
Mr Ivan Kammies, secretary of the local Coloured Management Committee, said Tokkie had "only herself to blame"

"We sent out several income certificates which she did not fill in She also did not come to see me to help her Instead, she sits at home

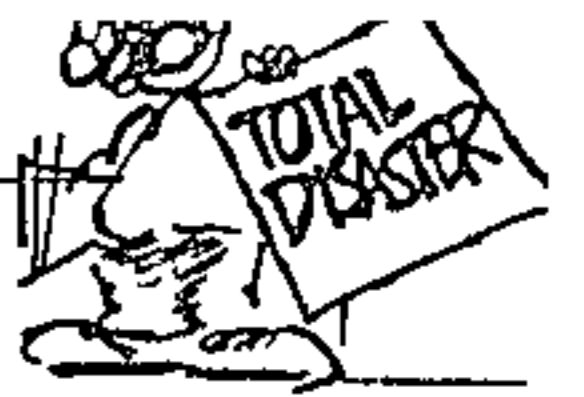
Running to newspapers will not help her I'm here to help her"

Kammies said residents had had sufficient notice of the increase

"We sent out notices in February, May and June People wait until the last minute to respond There are still many outstanding, like Mrs Tokkie"



Mrs Maria Tokkie pension not enough to pay rent



"It's worse than I thought. We're out of petrol."

# Male chauvinism booms in three-to-a-bed hostels

124  
SPM  
2/9/88

CAPE TOWN — Academics, Dr Mamphela Ramphele and Mr Emile Boonzaier, have this week published a myth-busting new book, "South African keywords the uses and abuses of political concepts".

The chapter, "Gender And Race", provides a fascinating glimpse into the lives of thousands of ordinary men and women in the Western Cape, how some women hop from bed to bed to survive and how South Africa's social and political order affects working-class black men "in a way that brings out the worst kinds of chauvinism in them".

They focus on a study of relationships in local hostels where, according to a survey conducted within the past two years, there is an average bed occupancy of 2,8 people, a person to working toilet ratio of 133 to one and a person to tap ratio of 117 to one.

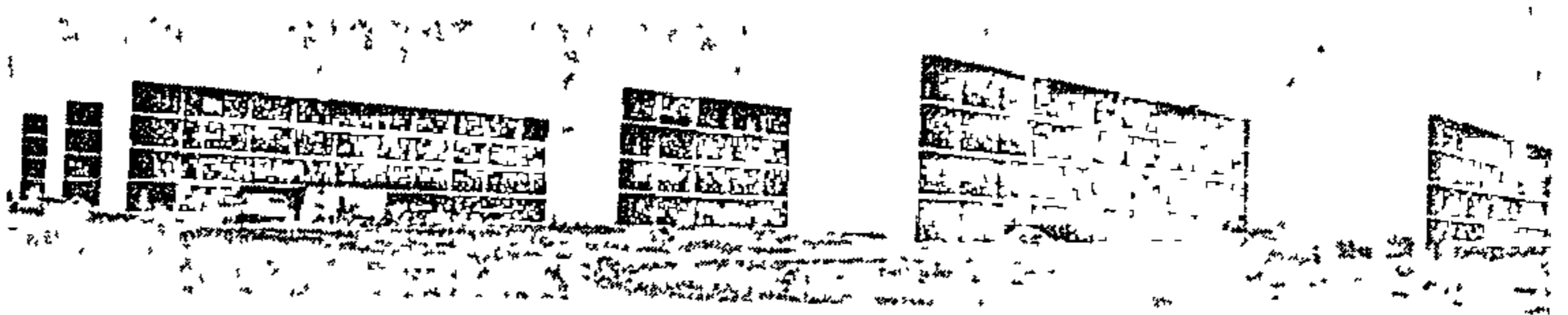
"By definition, all the bed-holders are adult males. They therefore find themselves in the enormously powerful position of controlling the only viable source of urban accommodation available to dependants — mostly female

"The majority of female residents (51 percent) are wives of bed-holders"

Many of the wives came to the hostels as "a desperate measure



Dr Mamphela Ramphele ... explored lives of migrants



BY JEREMY DOWSON

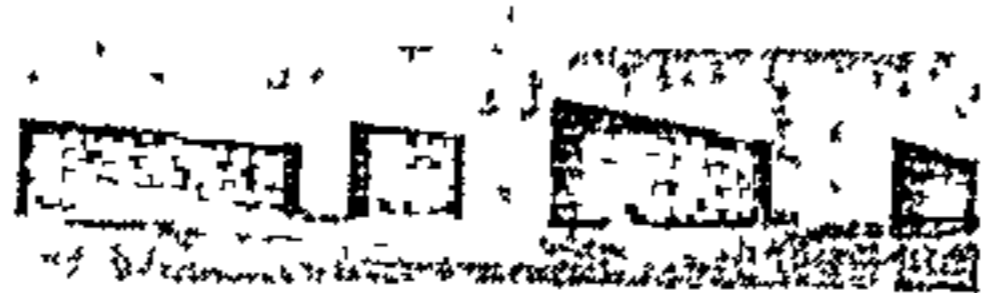
With an average of almost three people to a bed, relationships between men and women in the "man's world" of the black hostels seldom have much to do with love — and everything to do with power and survival

to save their families from disintegration, starvation or both"

Some marriages continued to function well, in spite of the odds

"But for many wives the move to town involves entering a cold, indifferent and sometimes openly hostile environment where they are seen as intruders by their husbands"

These unstable marriages were usually marked by the husband's failure to send money to the wife and were often asso-



ciated with unemployment, loss of responsibility for the family at "home", alcohol abuse and extra-marital relationships with girlfriends in town

Most of the unmarried women were mothers and came to Cape Town to search for a source of income to support their families

Their relationships with men were motivated "primarily by the need for accommodation, although other considerations, such as financial support and occasionally affection, also play a part"

"They literally jump from bed to bed to survive"

According to one unmarried woman interviewed: "People have boyfriends mainly because they need a place to stay. Some do it for the sake of being supported by these men, but they are a minority. Most people hate the system of living together ("ukuhlalisana"), but they have

no choice because of accommodation problems"

Women's dependence on bed-holders placed men in an enormously powerful position over women, making the hostels truly a man's world

Some men went as far as to prohibit their wives from using contraceptives to control their sexual activities — irrespective of their own behaviour

Commented one man "One has to remove the licence to loose life to avoid one's name being disgraced in the village during one's absence"

Unmarried women were, in a particularly difficult position.

"For men the benefit is mainly that of having a 'domestic slave' to attend to their laundry, cooking and cleaning, as well as a sexual partner"

Relationships between women



were in turn marked by intense competition and fights regularly broke out, sometimes ending in death

"Physical attractiveness becomes a matter of survival. One of the unfortunate consequences of this is the widespread use of skin-lightening creams

"Failing to use such preparations is seen as suicidal"

Said one woman "You are regarded as a woman who doesn't care about her appearance and you are dumped in favour of those women who are nice and pink"

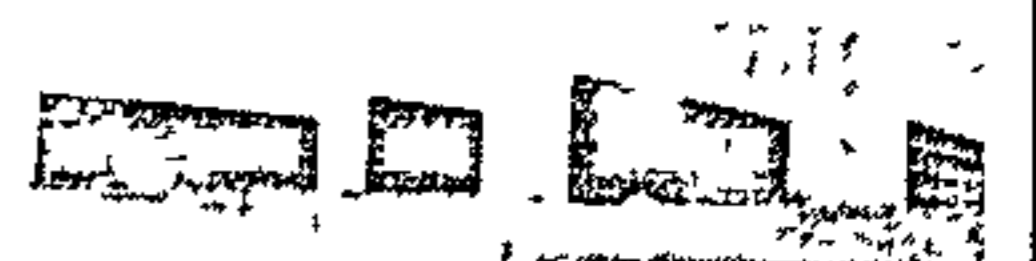
A typical reply to questions

about long-term skin damage was "Let that day come when it comes I can't stop and take the risk of losing out"

The authors said the hostels provided a good illustration of how tradition — a reconstruction of the past that is unchallengeable — is used to support the system of male dominance

"Even the traditional practice of barring women from the cattle kraal in deference to the departed who might be buried there has been transplanted to the urban environment

"In one hostel in Guguletu women were barred from the common room during certain periods, on the grounds that it



was ebuhlanti (the kraal) which men used for discussions and meetings"

The authors said black women represented their men's only cushion against their complete powerlessness. Any suggestion of equality between the sexes was a real threat to their egos

They argued that the general oppression suffered by the men acted as a paradigm for their domination of women, which was reinforced by an appeal to tradition to justify practices said to be central to African culture

Their final sober note? Male domination is unlikely to disappear naturally along with the removal of racial and other forms of discrimination

Dr Ramphele is a senior research officer in UCT's anthropology and paediatrics departments. Mr Boonzaier is a lecturer in the anthropology department. The book, published by David Philip, contains contributions by eight other academics

# CAPE AREAS HOUSING ACTION COMMITTEE



Mrs Margaret Williams at the Cahac meeting

## Even SB joins protest!

29/9-  
5/10/88

(274)

South

ABOUT 500 people attended a rents protest meeting in Elsies River near Cape Town this week, the first public meeting called by the Cape Areas Housing Committee (Cahac) since the State of Emergency started in 1985

The meeting, chaired by Cahac organiser Wilfred Rhodes, was attended by residents of 19 areas where the umbrella civic body has affiliates

Speakers included the Rev Chris Nissen of the Western Province Council of Churches, and Congress of South African Trade Unions (Cosatu) national executive committee member Joseph Tee.

Police had kept a low profile outside. But Rhodes said he had received a phone call earlier from someone who refused to identify himself. "I recognised him as a security policeman. He asked if he was invited. I told him it was a public meeting. He insisted on a personal invitation."

The meeting rejected the Group Areas Act, forced removals and recent rent increases.



# Residents say promises have not been kept

AKS 6/9/88 210/124

By EDWARD MOLOINYANE  
Special Correspondent

PROMISES made to people who moved to Khayelitsha in 1984 have not been kept, some residents claim.

The claims, however, have been dismissed by the Cape Provincial Administration

At a recent meeting of the Khayelitsha Residents' Organisation attended by about 300 people, chairman Mr L Smouse said the CPA had not kept promises made when people were persuaded to move to Khayelitsha. Among other things

- Additional rooms had not been added, as promised, to the existing two-roomed houses
- Electricity had not been installed.
- Business sites were not advertised as required by law and were allocated to whites

## Core houses

● R100 000 was recently given to the Lingeletu Committee of Mr Mali Hoza and a new committee calling itself the Committee of Ten headed by a local councillor.

Replying to the allegations, Mr G Lawrence of the CPA said that the first phase of Khayelitsha development comprised 5 000 core houses which were intended and designed for future expansion once the occupants themselves were in a financial position to do this

Many of these had been enlarged and attractively refurbished as the community had progressively bettered themselves socially and economically

The question of providing electricity was discussed at a public meeting in Khayelitsha on June 19 It was ex-

plained that the capital costs would be about R7-million.

"Applications for loan finance to provide this facility are presently being processed," said Mr Lawrence. However, residents would have to accept that they would have to contribute to the costs if they wanted the facility.

## "Stringent"

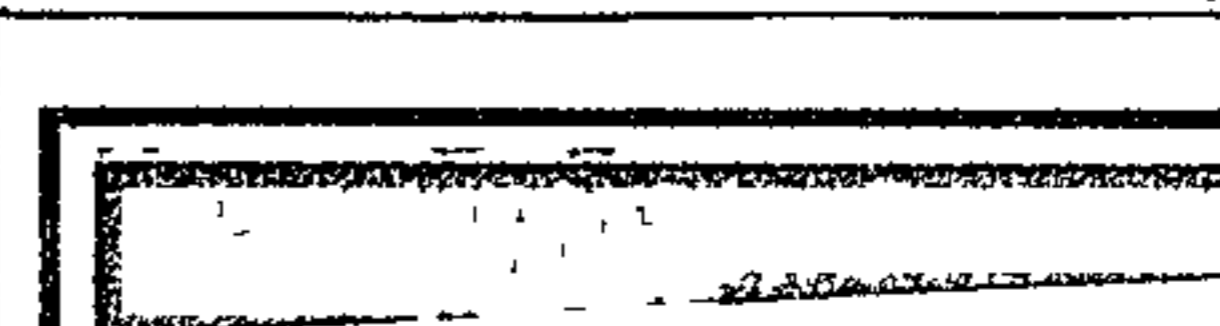
Regarding the allegation that R100 000 had recently been given to Mr Hoza or the Committee of Ten, Mr Lawrence said the Provincial Administration, like any public sector body, was subject to "stringent" firm financial measures

The allegation that large sums of money had been given to certain organisations was "devoid of truth," he said.

The two commercial developments which the KRO referred to were developed by the Small Business Development Corporation and were conducted in accordance with all relevant legal requirements. A number of black entrepreneurs were involved and "this office will be more than willing to supply specific answers to detailed inquiries in this regard.

"It is with a view and desire to establish a local authority with maximum residents' participation that an election is to be held on October 26," said Mr Lawrence

"It is the administration's sincere desire that the Khayelitsha Residents Organisation participate in this process to help overcome the very problems they have raised and to obviate continued speculation based on misinformation and unfounded rumours"



## HOUSING

### Unbearable cost

The Group Areas Act has thrown up some horrific ironies in its time, but none perhaps so infuriatingly unnecessary as revealed in a recent survey of coloured housing in the Cape

It established that, because of a surge in demand for coloured housing, and a shortage of stock in areas close to Cape Town (*Property* December 18), coloured homeowners are paying around 19% more for a "middle-

class" house than they would pay if they were white

The irony lies in the fact that, should the Act ever be abolished, these properties will immediately depreciate by a like amount, since there will be no premium on stock in these areas

What's more, many of these owners were forced out of "mixed" areas in Cape Town's centre several years ago and are only now able to afford to move back to the city from outlying housing estates. They will see much slower appreciation of their assets even if surrounding white suburbs become "free settlement areas"

The study was conducted in the Bellville area by Real Estate Surveys. A typical example of the results obtained was a house 10-20 years old, measuring 150 m<sup>2</sup> with 5 m<sup>2</sup> of covered verandah on a stand of 1 000 m<sup>2</sup>. In a white suburb, this was selling for R94 000, while in a coloured suburb, it changed hands at R112 000

Perhaps the principle of the State acting as a buyer of last resort in order to prevent homeowners suffering losses should now be extended beyond white group areas ■

## HOUSING

### Ways and means

Two Cape companies will be the first to make extensive use of innovative building methods to keep housing costs down.

At the lowest end of the market, Faircape Homes have the franchise from Port Elizabeth company Husky Homes to build panel block houses costing between R10 000 and R12 000, depending on interior finishes.

The company has also been allocated 200 stands, originally serviced by the Cape Provincial Administration, from the SA Housing Trust (SAHT) Located at Khayelitsha, they will range in price from R5 000 to R7 000, depending on the level of services provided They will be sold on 99-year leasehold

Finance for the homes will be provided by the SAHT, which is currently charging 9% interest on mortgage loans. The SAHT will also roll over more stands as each tranche of 100 houses is completed.

Meanwhile, Disa homes have obtained Iscor's western Cape franchise for the Balaton building method, which cuts costs for houses in the lower and middle-income price cate-

gories by up to 35% and, through its simplicity, could create numerous job opportunities for unskilled labour

The method involves the erection of a steel

roof on steel supports anchored in concrete foundations Following this, brick walls are built around windows and doors

Because the steel is bolted together, it takes, on average, only five hours to erect the framework and roof of a house with a 100 m<sup>2</sup> floor area — around half the normal building time. Construction also need not stop in inclement weather which also helps save on labour costs, which account for almost 50% of building costs

In addition, because the walls do not bear the weight of the roof, some 50% less bricks can be used for the outer walls.

And, once the steel frame of the house has been erected, it can be completed even by unskilled "builders"

Says Disa marketing director Danie Buys: "We can now build a 100 m<sup>2</sup> house in half the time it takes to build a 'normal' house — about 10 to 14 days — at a cost of R32 000 compared with around R50 000" ■

E

# Big NO to rent hikes

F-7/9/80  
F. South  
124

THOUSANDS of residents throughout the Western Cape have voted not to pay rents increased in terms of a controversial new government formula.

This decision was taken at meetings held over the past three months by community organisations in Belhar, Manenberg, Schotsche Kloof, Paarl and the Strand.

Each of the meetings attracted hundreds of people and a meeting in Belhar on August 16 drew about 2 000, according to the organisers.

A meeting of people from all affected areas is being planned to which the Minister of Local Government, Housing and Agriculture, Mr David Curry, will be invited to explain the increases.

A petition being circulated by organisations, calls on local authorities to attend meetings of residents to explain the increases.

The petition claims people did not have enough time to decide on

whether they wanted to accept the new formula. It asks that people be allowed to change formulas at their convenience.

Rents should be based on the income of the breadwinner only, and not the whole family, the petition states.

In Belhar, a second petition calling for an end to evictions, is being circulated.

The new formula uses the income of the householder to determine the rent to be paid. The old formula is based on the cost of building the house.

Community organisations claimed the new formula is complicated and even lawyers and housing authorities find it difficult to understand.

A public meeting will be held in Heideveld tonight (Thursday) to protest at the new rents formula. The meeting begins at 8pm at the NG Sendingkerk in Heideveld Road.



# Accept need for informal homes, pleads foundation

Staff Reporter

APC 9/9/88 124  
 THE Urban Foundation has called for an "informal housing Act" instead of the Prevention of Illegal Squatting Amendment Bill

The appeal was made by the foundation's managing director, Mr DL van Coller, at the annual meeting of the Western Cape region last night

He said the foundation had not simply objected to the fundamental principals in the Prevention of Illegal Squatting and Amendment Bill, but had put forward a positive policy framework for addressing the critical housing shortage

The kind of Act the foundation proposed would recognise existing informal housing

It would ensure access to serviced land for the very poor, promote upgrading of informal housing and establish an implementing agency to meet targets

It would also provide for a housing tribunal to resolve "inevitable conflicts between landowners and settlement communities and between established and new communities"

## Long-term finance

Mr van Coller said the foundation was also identifying policy and institutional obstacles that stood in the way of expanding home ownership

For this reason, the foundation was focusing on the provision of long-term bond finance to the lower end of the housing market and looking into the inadequacies of government subsidies, which were not meeting the needs of the situation

Mr B van der Ross, the foundation's regional director, announced the opening of a large resource centre concentrating on the upgrading of informal settlements in Philippi within the next few weeks

The Philippi Centre would provide advice on upgrading shacks and would also sell building materials at low cost, he said

R500 000 had been set aside for this project, making it the single largest project to be under-

taken by the foundation in South Africa this year

● Educationist Dr Richard van der Ross has warned that housing for the lower income group should not be neglected while the middle income group was catered for

Dr van der Ross was speaking yesterday at the opening of New Macassar Village, where houses will sell for R53 000 upwards

## "Now unaffordable"

He called on the government to provide serviced land "pretty well free" so that the cost which developers passed on to buyers would be only that of the buildings

Since 1975 building costs had increased by 600 percent, making housing unaffordable now for many people, he said

Because of the scale of increases affecting the property and building industry, a family needed an income of at least R2 000, if not more, if it was to adjust to increases in bond rates, mortgages and so on

"But at R800 a month you can't do it, you spend too much on essentials and you can't cut back on basic food and health requirements," Dr van der Ross said

It was this lower income group which had to be provided for if the First World developments such as Macassar were not to be overwhelmed by Third World neighbours

The State should change its subsidy emphasis and instead of huge subsidies to first-time buyers should spend that money on providing serviced land

124 (2/88)

**Staff Reporter**

# Council to act on housing for poor

THE City Council's planning department is to investigate possible sites for providing accommodation for the "very poor" as

part of a solution to the problem of fast-growing numbers of vagrants

The executive committee of the council approved a recommendation yesterday from the ad hoc committee on vagrancy in Cape Town that the city planner be asked to investigate potentially suitable sites to provide accommodation for the very poor

The ad hoc committee's recommendation followed consideration of a report from the city planner's office which said 19 possible sites for accommodation for vagrants

had been identified in a council report in 1985.

"Measured in bricks and mortar or in accommodation available, there has been little success in the past three years," the report said

"While most statistics on vagrant populations are, at best, estimates, one thing is clear, and that is that the numbers are growing fast," the report said, recommending that the term vagrant was "dehumanizing" and the terms "street people" and "street children" should be used instead



All they can do is wait Dismissed workers sit in the veld in Bo-Hermon, uncertain what the future holds

Story CHIARA CARTER  
Pics NATALIE GOLDSMITH

**F**IFTY rural labourers fearing for their lives say they took refuge for five days in an open field to escape bosses threatening to assault them with axes and guns

The workers say they slept in a field near Riebeeck-Kasteel outside Wellington after being fired from a factory in the nearby hamlet of Bo-Hermon - and then barred from their hostel dwellings on a farm 20 kms away

Several workers interviewed this week also alleged that

- "Kaffir" slurs were made against their union.
- The dog of an "agitator" was shot dead.
- The dog was then roasted on a fire.
- Belongings of some workers were set on fire.

• Axes and guns were used to smash some workers belongings of some workers with axes.

The workers, mostly contract labourers from the Transkei, claim they were dismissed from their jobs at Wistal Verspreiders, a galvanised wire factory for joining the South African Allied Workers Union (Saawu)

Owner-manager Evert Kotze said the workers had been reinstated. He would not comment at first on the allegations

# Beaten over 'kaffir' union

Contacted a second time he again refused to comment.

Police in Riebeeck Kasteel said they heard what had happened but could not act until charges were laid

Workers interviewed said Kotze apparently overheard two workers talking about the union during staff changes on Wednesday evening

One of the workers Simini Dimayo was accused of being an agitator and assaulted

They said Kotze then told their shift and the shift which was about to fall in that they were fired for joining a "kaffir union" without notifying him

They then walked from the factory to their hostel on one of Kotze's farms about 20 kilometres away

The next day, a delegation went to the Saawu offices in Cape Town and the union contacted the owner

A Saawu official said Kotze told him he did not want to waste his time talking to kaffirs

Kotze, he said, told him the workers had been dismissed for going on strike and possessing political pamphlets. He was, however, prepared to reinstate them after six days

Back at the farm, most workers left the hostel and hid in the fields. Two men, Zwelenkosi Maqathiba and Gconbasi Mboniswa, remained on the premises

They say that at about 9 am Kotze his partners Willem and Naylor Serdyn, and their three foremen came to the hostel armed with axes and guns. They broke down the doors and damaged workers' property

'Kotze came into my room and asked where the others were' Maqathiba said

'We were ordered into his bakkie. He and the other men then went to Simini's room. We could hear things being smashed. A big fire was made and some of our clothes, blankets and other possessions thrown onto the fire

## Hid in field

'They shot Simini's dog and roasted it over the fire. The dog had not tried to bite them. They said to us that Simini and another worker would be 'dead men'

'The two of us then escaped to where the others were hiding in the fields

'Later we managed to save some clothes and blankets'

Workers say their identity documents and bank books had disappeared. And they cannot draw money to buy food

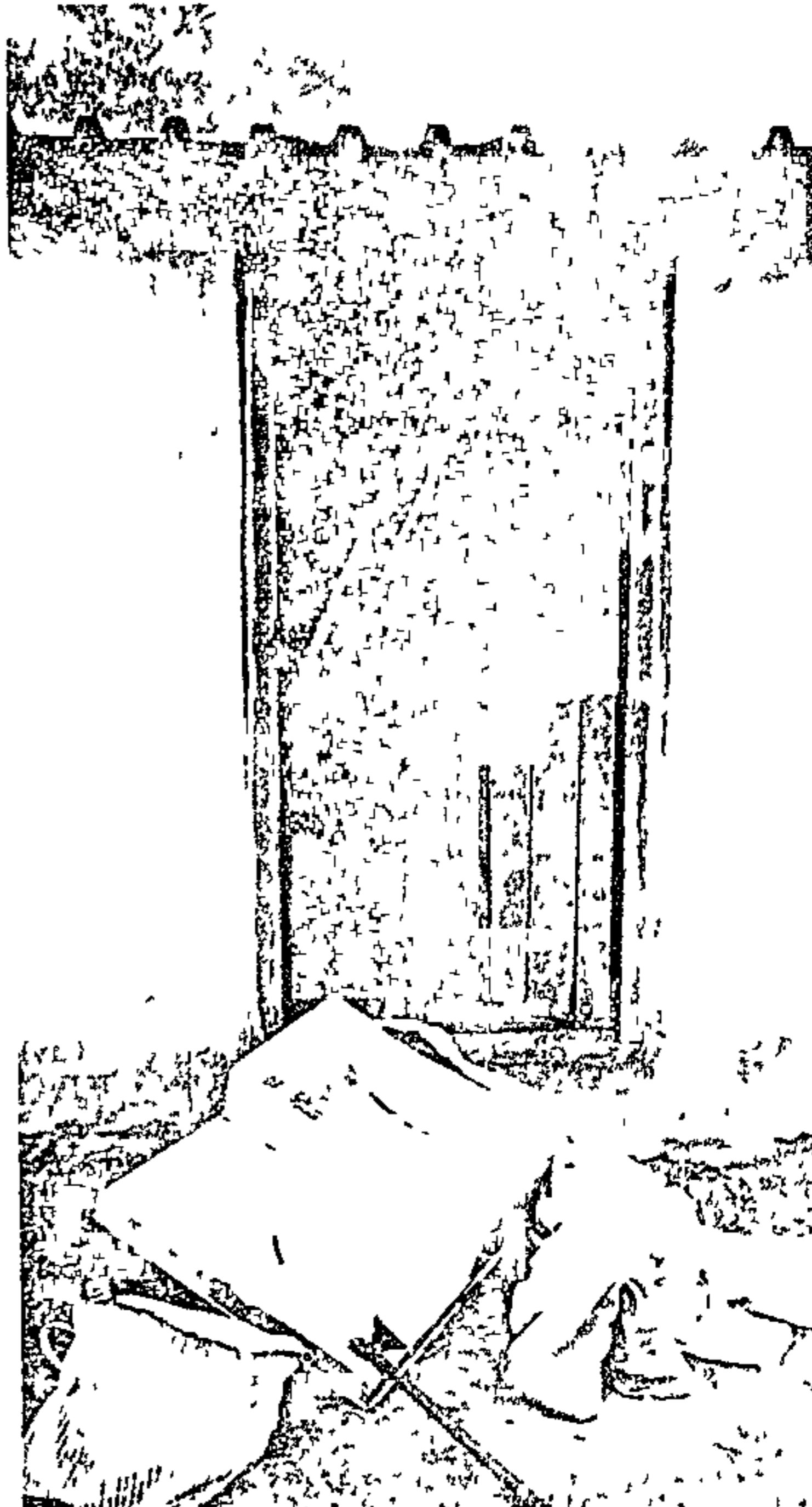
They joined Saawu in a bid to improve wages and working conditions. They say they were paid R60 a week and worked 12 hour shifts

They claim that they worked overtime for which they were not paid but were afraid to object since both Kotze and one of his foremen, Mr Gert Eybers, carried guns

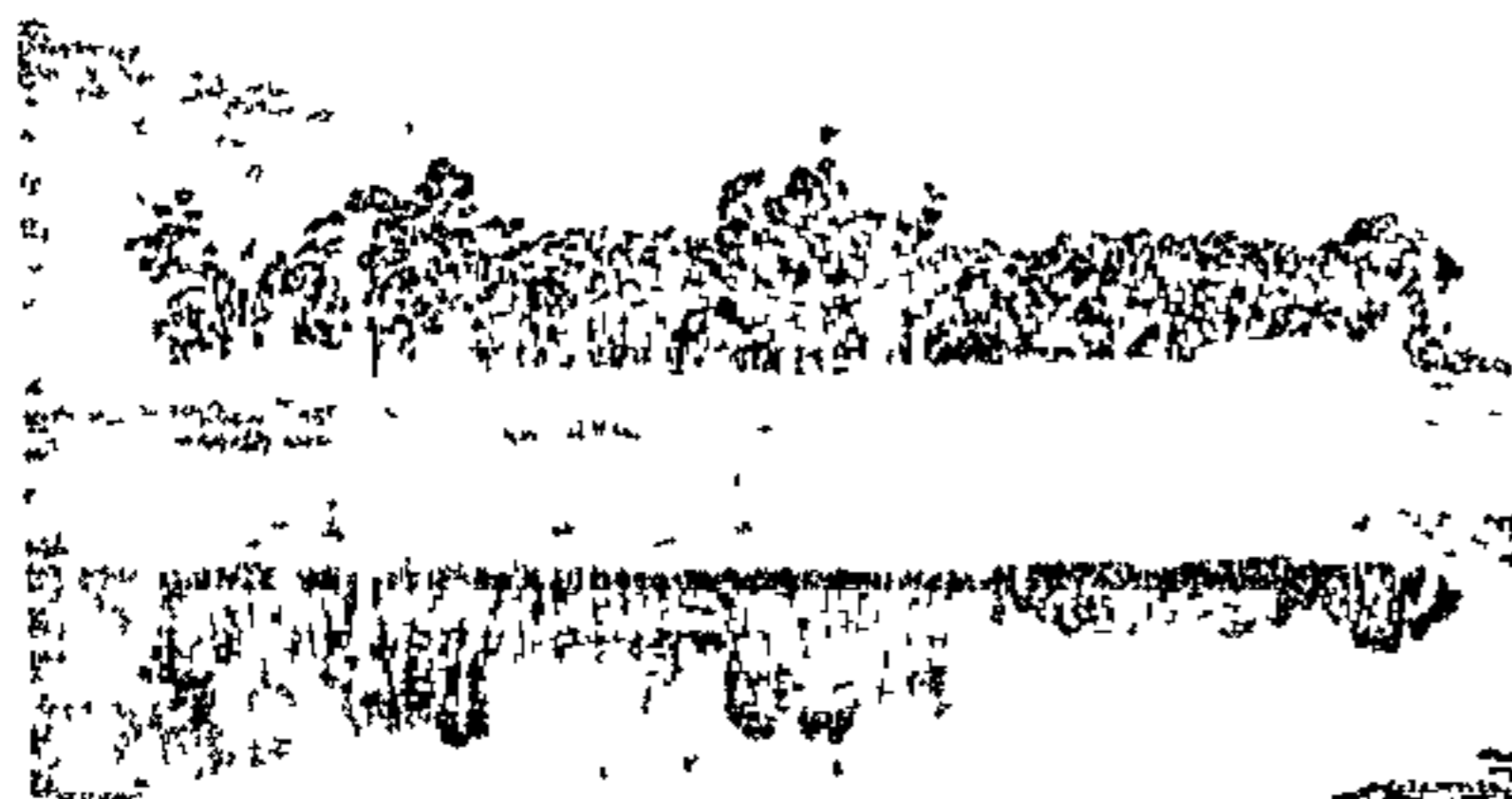
The hostel they lived in was filthy and they used water from the river because there was no tap

Mr Kotze declined to comment but has since agreed to reinstate the workers

Saawu is seeking legal advice about the damage done to workers' property



A broken door and scattered possessions bear testimony to the destruction



The scenic beauty belies horrific conditions. This is the hostel dwellers' only source of water

## Rumpus over black family

AK64  
26/9/88 (Continued from page 1)

could come to "an understanding".

Mr Tsukudu said: "As far as I'm concerned I have no problem. If someone else is unhappy, it happens to be their problem. I would not want to make it my problem. I'm happy and comfortable."

"That is the way this country is going — we must learn to live together."

"I get on very well with my customers, who are from all persuasions. They accept me as a competent manager who gives them the service they are after. I think it is illogical that in one's social life things should be any different."

● Mr Andrew Wilson, human resources manager of Woolworths, said the company had no comment.



# A-G asked to prosecute over black family in Claremont

By MICHAEL MORRIS  
Staff Reporter

THE Attorney-General has been asked to consider prosecuting Woolworths under the Group Areas Act because it bought a house in white Claremont for a senior staff member who is black

Several neighbours welcomed Mr Tiisetso Tsukudu and his family when they moved into the house in Laurier Road in July, but police opened a docket when others complained.

The matter was referred to Wynberg Magistrate's Court and then to the Attorney-General.

The case has arisen in one of three City Council wards being contested by Conservative Party candidates who hope to win votes in the municipal election by promising strict enforcement of the Group Areas Act

A spokesman for the Wynberg court said: "A docket was

opened and it has been submitted to the Attorney-General. He will consider the merits of the matter and if there are any representations from the complainants or the accused, these will be taken into account"

The spokesman said several letters of complaint were submitted

## CALLED POLICE

The day Mr Tsukudu, manager of the Stellenbosch branch of Woolworths, his wife and two children moved to Claremont from Guguletu a neighbour, Mr AWH Wiles, called the police.

Mr Wiles, an English immigrant, admitted he was behind moves to put pressure on the Tsukudu family

"I called the police five minutes after the Tsukudus moved in

"They said there was nothing they could do. They said I had to submit a written complaint.

I did this and I collected written complaints from some other neighbours

"Since then I have phoned the public prosecutor, the Attorney-General, the district police commissioner and officials at the Provincial Administration

"I was told it could take a year to get anything done. That would be 11½ months too long, if you ask me"

Mr Wiles said Mr and Mrs Tsukudu were a quiet couple and caused no disturbance. He said he hardly saw them

He objected to racial mixing.

"I have seen what has happened in Britain and America and I do not want it happening in Claremont"

Mr Tsukudu, a Sotho, said he was sorry Mr Wiles objected to his family living next door. He had not met Mr Wiles but was willing to do so to see if they

(Turn to page 2, col 2)



NATIONAL

CITY

# Woolworths says Areas Act hits staff promotions

APR 28 1964 124

By TOM HOOD  
Business Editor

WOOLWORTHS says that as a direct result of the Group Areas Act, the company has problems promoting competent staff to jobs which require them to move house.

The company is facing prosecution under the Act because it bought a house in white-zoned Claremont for a black branch manager.

Chief executive Tony Williams said in the Wooltru group's annual report yesterday that improvement in the living standards of the staff continued to receive priority attention.

Nearly 300 employees were given housing assistance in the past year, with 125 acquiring new homes.

"Our efforts, however, are seriously handicapped by the lack of available land, particularly in the black areas and this is further exacerbated by the artificially high land prices due to the Group Areas Act."

## Skilful team

The company's focus remained on building a skilful, effective management team and helping people to achieve maximum potential.

Maintaining a healthy morale received constant attention, as did the enhancing of sound working relationships between management and staff at all levels.

"We continue our efforts to ensure parity of opportunity for all people in our group. This is possible only with equal opportunity programmes," he said.

An education scheme in the past year helped about 3,000 group employees and their children.

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Stiner 9/10/88

# CP men living in District Six to quit

By NORMAN WEST  
Political Reporter

FIVE Conservative Party Members of Parliament have decided to leave their homes in District Six now that the Government has revealed plans to declare it a free settlement area.

Mr D G Nolte, MP for Delmas, confirmed that the CP had instructed its Chief Whip to seek immediate alternative accommodation after a government announcement in Parliament on a possible open District Six — renamed Zonnebloem since being declared white in 1966.

He said the CP hoped all its MPs would be accommodated in the official parliamentary village, Acacia Park, north of Cape Town

## Official

The way the names and District Six addresses of the five CP MPs appear on an official CP list gives the impression their District Six addresses have been camouflaged.

No indication appears that they are in fact, living in Zonnebloem. But Mr Nolte said that was only "because we regarded the area as Cape Town".

The five MPs are Mr Nolte, Mr H J Coetzee, MP for Middelburg, Mr J R de Ville (Standerton), Advocate J J S Prinsloo (Roodepoort) and Mr C J Derby-Lewis (nominated)

They live in a block of cluster houses called Welgelegen in Constitution Street, Zonnebloem, Woodstock, postal code 7800, according to the official office postal code reference booklet.

## Opposed

But in the official list of MPs circulated by the CP to interested parties, their addresses are given simply as "Welgelegen, Constitution Street, Cape Town, 8000"

The whole of former District Six has been identified by the Minister of Constitutional Development and Planning Chris Heunis as a possible future free settlement area.

During his introductory speech at the joint debate of Parliament last week on the Free Settlement Areas Bills, Mr Heunis suggested that "the previously open area of District Six — or Zonnebloem/lower Woodstock" — would be welcomed as a free settlement area.

The CP vigorously opposed the Bill because it maintained it would lead to integration and mixed municipalities

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# Ravensmead household: 52 face eviction

By CHRIS STEYN

FIFTY-TWO people, living together in a small single-storey Ravensmead home, face an uncertain future after at least 40 of them have been served with eviction orders by the Parow municipality for allegedly contravening the Slums Act.

Four of the nine families living in the house have been offered alternative accommodation, but some of the other occupants claimed yesterday that they have had their names on housing waiting lists for 11 years.

Many of them have lived in the sparsely furnished home in Alabama Street for over 16 years. The house has no electricity, no bathroom and space only for a few beds.

Children make up the majority of the "camp's" occupants, with three to five youngsters to each family.

Each family pays R50 rent a month for one room. They all share two toilets in the servants' quarters, which are also used to accommodate "overflow" from the main house.

Although they had been ordered by the municipality to leave the house by last night, the families were determined yesterday to remain until alternative accommodation was provided for all the families.

A spokesman for the "camp", Mr Osmond Prins, said they would all be "too happy to move" — provided that the municipality offered them other homes.

Parow's acting town clerk, Mr J Victor, confirmed that the families had been served with eviction orders.

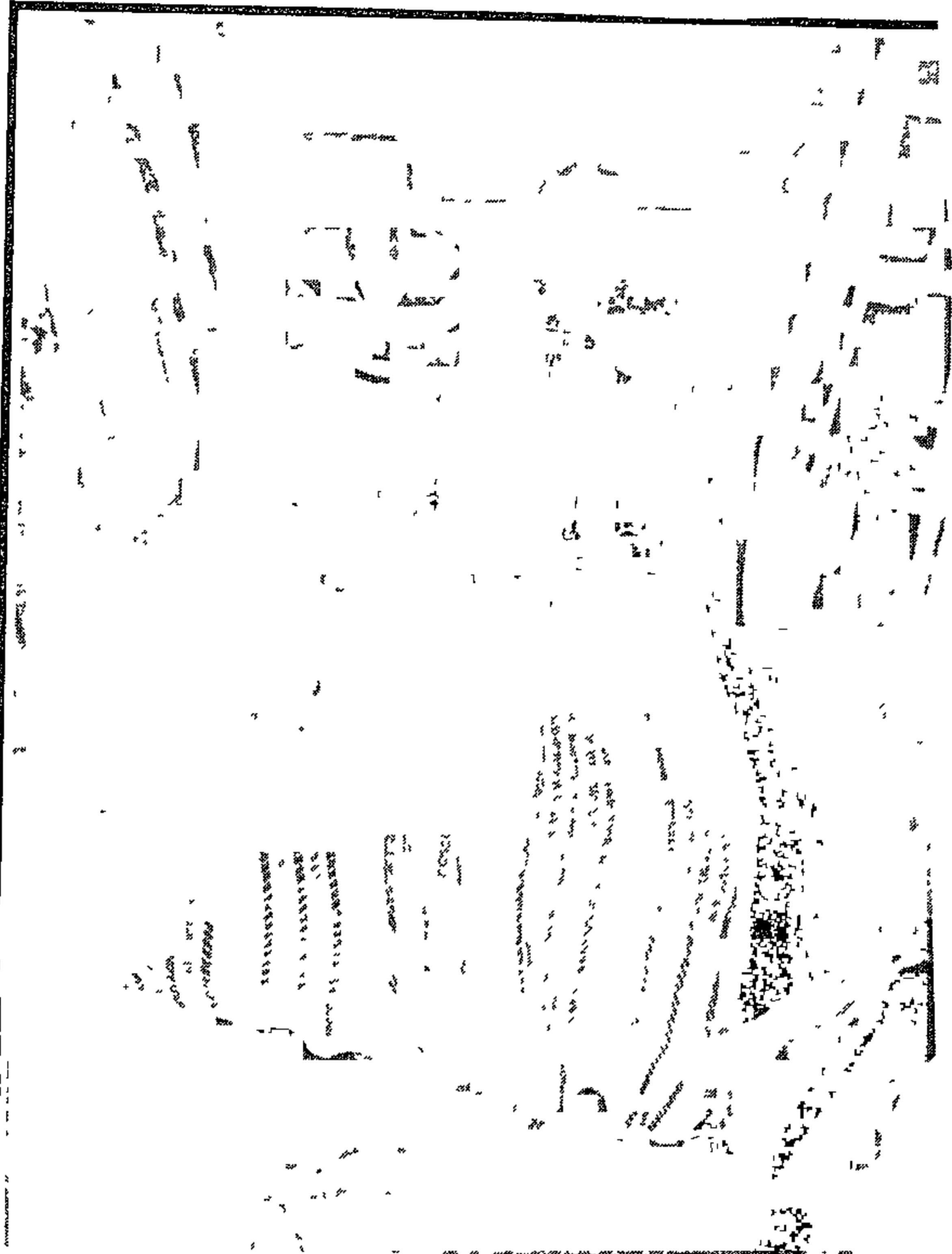
Mr Victor said the remaining families had to leave the house regardless of whether alternative accommodation could be provided. "If they are not out by Monday, we will get a court order," said Mr Victor.



**BOXED IN . . .** Thirty-nine of the 52 occupants of the house in Alabama Street, Ravensmead. At least 40 members of the nine families living there have been served with eviction orders in terms of the Slums Act. Picture: GLENN SHERRATT

**John Scott's TV column on Page 5** \* **Weather and Weekend TV on back page of Top of the Times**

PHOTO BY GLENN SHERRATT



**BED FOR ALL . . .** Security guard Mr Bruce Jacobs, his machinist wife Pamela and their four-year-old son Eric in the cramped room in which they have lived for four years

Picture: GLENN SHERRATT

## 'Home' for 3 tiny room under stairs

*CAPE TOWN ST/11/88 (124)*

By CHRIS BATEMAN

A YOUNG Bonteheuvel couple and their four-year-old son have been living for four years in a tiny room under an outside staircase and are giving up hope that their application for a council house will succeed.

Mr Bruce Jacobs and his wife Pamela said they applied for a council home on May 21, 1984.

"Almost every Thursday" they visited Beaufort House (the City Council housing office in Cape Town) where they were told by housing officials "You'll still wait a long time more."

The couple, whose son Eric begins school next year, earn a combined salary of R716 a month. Mr Jacobs works as a security guard in Bellville and his wife is a machinist in Woodstock. They pay Mrs Jacobs's mother, who owns the house, R100 a month.

"Nobody was staying here (in the room) before we came in. You might

think I'm joking but you must come here when it's raining - it pours in above the door and runs down the steps into here," Mr Jacobs said.

Mr Jan van Eck, Independent MP for Claremont, who told the Cape Times of the couple's plight, criticised the council for "putting the waiting list in date order. These people should be at the top of the list."

Deputy City Administrator (Housing) Mr Attie van der Merwe said a priority list of 300 people existed for housing but dwindling finances had caused building tempos to drop drastically in recent months. The council waiting list stands at 40 000.

For priority listing applicants had to be victims of fire, sick or evicted "through no fault of their own."

Mr Van der Merwe said he would check if the Jacobs couple were on the priority list but knew of other people "living in toilets" whom the council had been unable to house.

# Building a city from scratch

By TREVOR WALKER  
Business Staff

A CITY of two million people with its own municipal infrastructure is going up at Blue Downs near Cape Town and private enterprise is the cornerstone of the entire project

Mr Carel Marais of the Department of Local Government in the House of Representatives, who is in charge of the project, says Blue Downs and neighbouring suburbs stand to develop into a major city, catering for the huge number of people flocking to the Western Cape

Certain tenders for a central business district have already been called for and provision of some of the services is already underway

## Greatest influx

The Western Cape is experiencing the greatest influx of people from rural areas to a city environment, and to maintain the quality of life that already exists here, only private initiative will be able to cope with the numbers.

Already 750 houses have been erected, marketed and sold through building society type finance  
Mr Marais, who has a long

career in town planning and road development here, elsewhere in Africa and Europe, says the value for money of projects of this nature is not what it was 10 years ago.

## Model

Heading the project since its inception nearly three years ago, Mr Marais was previously involved in the development of Vanderbijlpark for Iscor

This project he believes is still a model of township planning, although double carriage roads with broad sidewalks are no longer feasible today.

Townships built in cells with circular roads and no ready through access are no longer possible.

He says the advent of the private builder, financier and housing agent has been proved to be the correct answer to meeting low income urban sprawl housing demands

The state provides the infrastructure to the area, but from then on it is up to private enterprise to see the project through at little further expense to the taxpayer

Overall monetary figures are always on the increase

5/11/85  
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## CAREL Marais...meeting the housing challenge

and while quality might be maintained, value for the money spent is declining.

Houses have to be built smaller and with less features that the consumer would like to be able to afford

In January this year a man earning around R1 300 a month could afford a house in Blue Downs

However, due to the rising costs of money, building materials and transport, to buy the same house now, he

would need to earn a monthly salary of close to R2 000

Salary increases have not kept pace with these increases and the level of sales is likely to fall off next year

The co-operation between government departments and private building contractors had been exceptionally good, he said

## Contain costs

Mr Marais said the best way to contain costs was at the drawing board stage

"All my experience in the construction and town planning field has convinced me that project planning is the essence of cost control"

There are six major contractors building in Blue Downs, but some 90 allocations were offered to small contractors and about 65 were taken up

Private concerns with their cash supply driven constraints, push the whole aspect of house construction from the sale of the land to the hanging of curtains to the fastest degree

Nevertheless, the thinking caps are on now to keep prices at least within some range that ordinary workers can afford

## Bad debts

Mr Marais said existing home owners in Blue Downs, in spite of higher finance charges, had been keeping up payments and the level of bad debts was very small

However, there was no doubt that new first-time buyers, even with the interest subsidy available from the government were finding it more and more difficult to justify a house

Mr Marais is proud of the manner in which the government and the private sector have co-operated on the project and he is convinced a major new town will evolve at Blue Downs

## Ministerial houses may stand empty

CAPE TOWN — The "White Elephants of Walmer Estate", seven luxury houses built for the Minister's Council in the House of Representatives in a coloured group area near central Cape Town, seem set to become a R4,5m embarrassment to government.

The houses have taken nearly two years to build due to disputes with contractors. The cost, including services, has nearly doubled from the original estimate of R2,3m.

It now seems certain the ministers will not move into the houses as a protest against the Group Areas Act.

### Relatively small

An over-riding political consideration is the damage that occupation could do to Minister's Council chairman Alan Hendrickse's growing credibility in the coloured community. It has been argued that for the ministers to move to Walmer Estate would be tacit acceptance of the GAA.

The new houses are relatively small for the cost. The larger of the two types is a 331 square metre double storey with three bedrooms, two bathrooms, a guest bedroom, a family room, lounge, study, kitchen, laundry, servant's room and bathroom, double garage and store room. The smaller house, on 251 square metres, has smaller rooms and no guest or family room.

Most white ministers live in ultra-luxurious, multi-roomed mansions in Cape Town's best areas. — Sapa.

# Sea Point 'ready' for free settlement' 124

Own Correspondent

CAPE TOWN — Cape Town city councillor Mr Chris Joubert has backed a Nationalist President's Council member who suggested that his ward, Sea Point, be declared a "free settlement area"

Sea Point might quite possibly become one of the first open areas in terms of the Free Settlement Areas Bill, Mrs Adrienne Koch said in debate in the President's Council last week

"As a Nationalist-supporting councillor I fully

support Mrs Koch," Mr Joubert said

But he laid down one proviso "Something must be done about the 'cheaper' flatland in Sea Point and Green Point"

Mr Joubert said he was concerned at the way flats were being neglected by landlords in some areas

"In Green Point, where the Group Areas Act is already being transgressed, some flats are in a terrible state owing to exploitation by landlords," he said

"I would like to see some regulation, perhaps some form of local by-law, to control this"

"Social discrimination" should be applied to ensure neighbourhood standards were maintained, he said

"The more up-class areas should eventually become free settlement areas anyway," he added

Mrs Koch said in the President's Council that Sea Point was already, for all practical purposes, a mixed area

No race was more civilised than the Japanese, she added. Furthermore, some of South Africa's best friends were the Chinese of Taiwan and the Jews of Israel

She said she looked forward to welcoming her coloured President's Council colleagues as residents of Sea Point because they shared the same beliefs — they too did not want dogs barking late at night, or screaming children in the neighbourhood.





**AFFORDABLE HOUSING:** One of the two paved cul de sacs which have been completed as part of the pilot project of the R150-million Mfuleni housing development for on the Cape Flats.

# Mfuleni housing project takes off

By MAGGIE ROWLEY  
Business Staff

THE PILOT project at the new R150-million Mfuleni housing project on the Cape Flats for middle-income black families, with a range of 22 different homes has been completed and an open day will be held tomorrow for prospective buyers

The project is being funded by the private sector and the right to develop the land was awarded to the two oldest housing utility companies, Garden Cities and the Housing League.

Homes vary in size from 55m<sup>2</sup> to 90m<sup>2</sup> on plots between

94m<sup>2</sup> to 352m<sup>2</sup> with prices ranging from R29 700 and R59 000

Buyers are offered a wide variety of well built homes in attractive settings. Some homes have been built as core houses with low specifications, others with medium specifications and some with full specifications

General manager of Garden Cities, Mr Andrew Donovan, said that this had been done to give buyers the widest possible choice

"We needed to gauge from the community exactly where the demand was. Whether or not they preferred a smaller house with full specifications,

or a larger home with fewer specifications for the same price"

The lowest of the range of homes allows for a family of a joint income of around R880 to purchase a home, while a house in the top of the range, with four bedrooms with the main en suite, requires a joint income of about R1 800

All homes have areas for private courtyards and gardens. Houses face on to cul de sacs and are walled on to the roads for privacy

He said he hoped other developers would take note of what had been achieved with this project and provide a simi-

lar standard of housing at affordable prices

"There is a huge market for quality homes at affordable prices. We have a very long waiting list," he said

Another interesting feature of the homes is that they have prepaid electricity metres

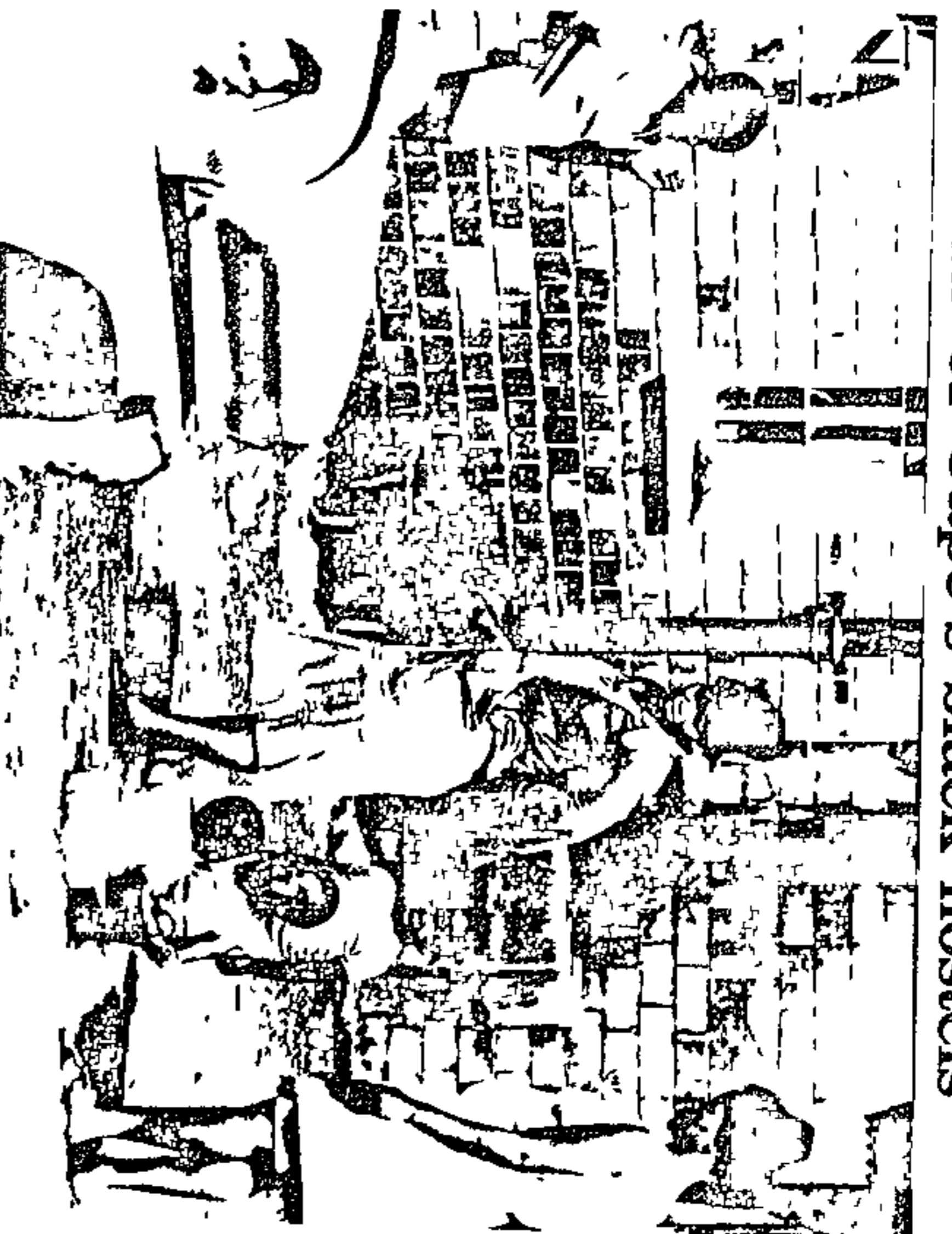
"This means that owners can go to the electricity department and purchase their electricity card, similar to a credit card, and insert it in the metre

"This gives them an indication of how much electricity is costing as the amount left on credit is registered continually"

## Fascinating study of life in the 'man's world' of Cape's black hostels



A man, his wife and two children share a bed in Langa



Home for this toddler is a crowded bachelor quarter

# Power and survival

By JEREMY DOWSON, Staff Reporter

WITH an average of almost three people to a bed, relationships between men and women in the "man's world" of the Western Cape's black hostels seldom have much to do with love — and everything to do with power and survival.

This is argued by two University of Cape Town academics, Dr Mamphele Ramphele and Emile Boozaer, in a myth-busting new book, *South African Keywords: The Uses And Abuses Of Political Concepts*, published this week.

Their chapter, *Gender And Race*, provides a fascinating glimpse of the lives of thousands of ordinary men and women in the Western Cape, how some women hop from bed to bed to survive and how South Africa's social and political order affects working-class black men "in a way that brings out the worst kinds of chauvinism in them".

They focus on a study of relationships in local hostels where, according to a survey conducted within the past two years there is an average bed occupancy of 2.8 people a person to working toilet ratio of 133 to one and a person to tap ratio of 117 to one.

"By definition, all the bed-holders are adult males. They therefore find themselves in the enormously powerful position of controlling the only viable source of urban accommodation available to dependants — mostly female."

"The majority of female residents (51 percent) are wives of bed-holders."

Many of the wives came to the hostels as "a desperate measure to save their families from disintegration, starvation or both". Some marriages continued to function well, in spite of the odds.

"But for many wives the move to town involves entering a cold, indifferent and sometimes openly hostile environment where they are seen as intruders by their husbands."

These unstable marriages were usually marked by the husbands' failure to send money to

the wife and were often associated with unemployment, loss of responsibility for the family at home, alcohol abuse and extra-marital relationships with "girl-friends" in town.

Most of the unmarried women were mothers and came to Cape Town to search for a source of income to support their families.

Their relationships with men were motivated "primarily by the need for accommodation, although other considerations, such as financial support and occasionally affection, also play a part. They literally jump from bed to bed to survive."

According to one unmarried woman interviewed, "People have boyfriends mainly because they need a place to stay. Some do it for the sake of being supported by these men, but they are a minority. Most people have the system of living together (ukhahlisana), but they have no choice because of accommodation problems."

Women's dependence on bed-holders placed men in an "enormously powerful position over women, making the hostels truly a 'man's world'."

Some men went as far as to prohibit their wives from using contraceptives in order to control their sexual activities — irrespective of their own behaviour.

Commented one man: "One has to remove the licence to loose life to avoid one's name being disgraced in the village during one's absence."

Unmarried women were in a particularly difficult position. "For men the benefit is mainly that of having a 'domestic slave' to attend to their laundry, cooking and cleaning as well as a sexual partner."

Relationships between women were in turn marked by "intense competition" and fights regularly broke out, sometimes ending in death.

"Physical attractiveness be-

comes a matter of survival. One of the unfortunate consequences of this is the widespread use of skin lightening creams. Failure to use such preparations is seen as suicidal."

Said one woman: "You are regarded as a woman who doesn't care about her appearance and you are dumped in favour of those women who are nice and pink."

A typical reply to questions about long-term skin damage was: "Let that day come when it comes. I can't stop and take the risk of losing out."

The authors said the hostels provided "a good illustration of how 'tradition' — a reconstruction of the past that is unchangeable — is used to support the system of male dominance."

They added: "Even the 'traditional' practice of barring women from the cattle kraal in defence to the departed who might be buried there has been transplanted to the urban environment."

"In one hostel in Gugulethu women were barred from the common room during certain pe-

riods on the grounds that it was *ebuhluti* (the kraal) which men used for discussions and meetings."

Summing up, the authors said black women represented their men's "only cushion against their complete powerlessness". Any suggestion of equality between the sexes was "a real threat to their egos."

They argued that the general oppression endured by the men "acts as a paradigm for their domination of women, which is reinforced by an appeal to 'tradition' to justify practices said to be central to 'African culture'."

Their final sober note? Male domination is "unlikely to disappear naturally" with the removal of racial and other forms of discrimination.

Dr Ramphele is a senior research officer in UCT's anthropology and paediatrics departments. Emile Boozaer is a lecturer in the anthropology department. The book, published by David Philip, contains contributions by eight other academics.

# Male chauvinism booms in three-to-a-bed hostels

124  
SMA  
2/9/88

CAPE TOWN — Academics, Dr Mamphela Ramphele and Mr Emile Boonzaier, have this week published a myth-busting new book, "South African keywords the uses and abuses of political concepts"

The chapter, "Gender And Race", provides a fascinating glimpse into the lives of thousands of ordinary men and women in the Western Cape, how some women hop from bed to bed to survive and how South Africa's social and political order affects working-class black men "in a way that brings out the worst kinds of chauvinism in them"

They focus on a study of relationships in local hostels where, according to a survey conducted within the past two years, there is an average bed occupancy of 2,8 people, a person to working toilet ratio of 133 to one and a person to tap ratio of 117 to one.

"By definition, all the bed-holders are adult males. They therefore find themselves in the enormously powerful position of controlling the only viable source of urban accommodation available to dependants — mostly female

"The majority of female residents (51 percent) are wives of bed-holders"

Many of the wives came to the hostels as "a desperate measure



BY JEREMY DOWSON

With an average of almost three people to a bed, relationships between men and women in the "man's world" of the black hostels seldom have much to do with love — and everything to do with power and survival

to save their families from disintegration, starvation or both"

Some marriages continued to function well, in spite of the odds

"But for many wives the move to town involves entering a cold, indifferent and sometimes openly hostile environment where they are seen as intruders by their husbands"

These unstable marriages were usually marked by the husband's failure to send money to the wife and were often asso-



ciated with unemployment, loss of responsibility for the family at "home", alcohol abuse and extra-marital relationships with girlfriends in town

Most of the unmarried women were mothers and came to Cape Town to search for a source of income to support their families

Their relationships with men were motivated "primarily by the need for accommodation, although other considerations, such as financial support and occasionally affection, also play a part"

"They literally jump from bed to bed to survive"

According to one unmarried woman interviewed: "People have boyfriends mainly because they need a place to stay. Some do it for the sake of being supported by these men, but they are a minority. Most people hate the system of living together ("ukuhlalisana"), but they have

no choice because of accommodation problems"

Women's dependence on bed-holders placed men in an enormously powerful position over women, making the hostels truly a man's world

Some men went as far as to prohibit their wives from using contraceptives to control their sexual activities — irrespective of their own behaviour

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Relationships between women



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Dr Mamphela Ramphele ... explored lives of migrants

## Seeking ways to cut building costs

# Faircape Homes earnings soar

CAP/Temp 9/9/88  
124

By AUDREY D'ANGELO  
Financial Editor

**FAIRCAPE HOMES** — which has lifted net income for the six months to June by 149% to R901 000 — is looking for ways to cut soaring building costs and keep house prices down

Joint MD Mike Vietri said yesterday that it was developing a new method of building, using conventional materials, which would drastically reduce the time needed to erect a house suitable for the middle-income group

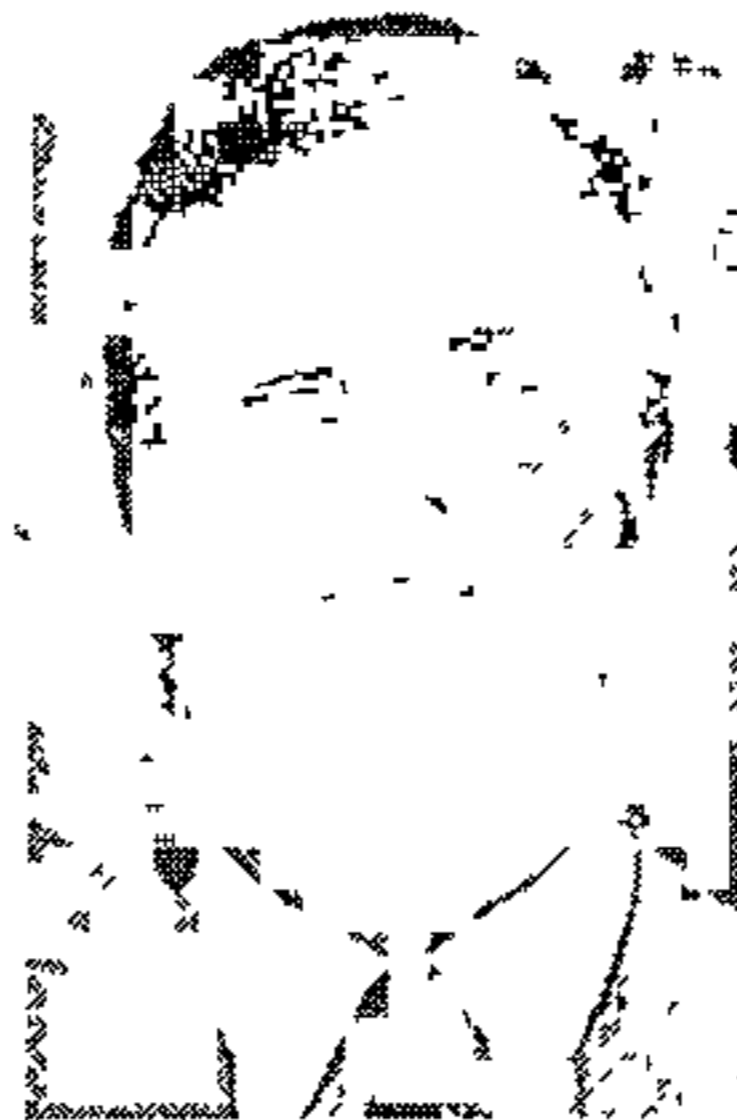
"The signs are that we shall be able to put up a brick-built house in 11 days and reduce the cost of a R45 000 structure to R35 000"

Faircape has also secured the franchise for a low-cost system-built house using polystyrene panels which will come on the market early next year. This is aimed at the lower-income group, who will pay between R10 000 and R12 000

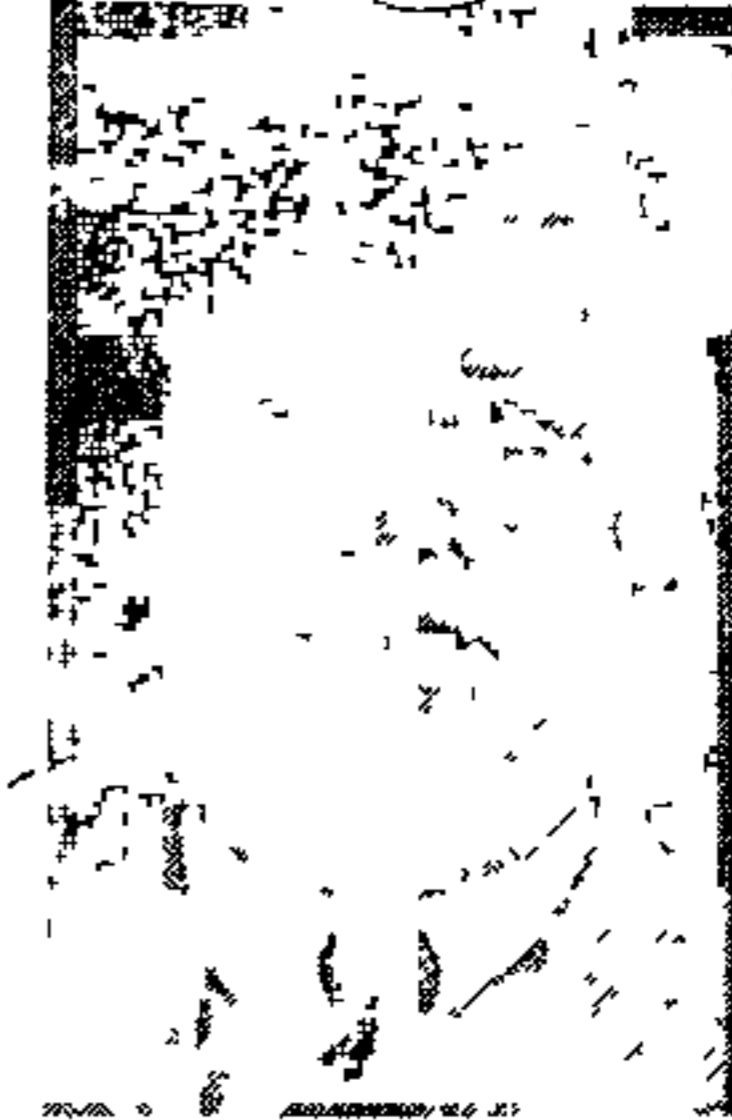
The company, which is developing commercial sites as well as continuing to be active in the housing market, lifted turnover by 95% in the first half of its financial year to R12,5m

Earnings were 81% higher at 10,3c (5,7c) a share and net income before interest and tax 151% higher at R2,2m (R877 000)

But the interest bill rose to R663 000 (R155 000) and the tax bill to R645 000 (R361 000)



Mike Vietri



Hans Moser

Vietri and joint MD Hans Moser forecast a dividend of more than 10c a share in March next year, in line with the company's policy of three-times dividend cover

Describing the interim results as "highly satisfactory" they say that the first six months is historically the slower half of the year

"Pre-sold projects are in the early stages of construction and the profits from these should enable us to generate earnings in excess of 30c a share for the year"

Rising building costs and a change in legislation have priced some developers out of the first-time home buyers' market in the Western Cape and, with rising interest rates, are threatening the buoyancy of the housing market

Since August 1, the total housing package including legal fees must not exceed R65 000 to

qualify for the first-time home buyers' subsidy

Faircape is the second major local developer to announce that it is looking for ways to cut building costs — a move which will force competitors to follow suit, and put a brake on rising prices

Disa Homes announced yesterday that it had acquired the Western Cape franchise for Iscor's Balaton method of steel-framed house construction, which also cuts building time

Vietri said yesterday that he believed many people were "desperate for homes" but could not afford higher prices, particularly with an upward trend in interest rates

However, most middle-income buyers wanted conventional brick built houses

Khayelitsha - where houses are sprouting like mushrooms

By Frank Jeans

The sleeping giant of the black housing market - Khayelitsha in the Cape - is awakening to a surge of interest in development which will eventually bring to the market about 50 000 homes.

Close to Crossroads, the blot of squatter misery, the vast stretch of Cape Flats is the scene of sustained housing activity and a concerted effort by the private and public sectors.

And even the buffer strip between Khayelitsha and Mitchell's Plain is taking shape with a home style maybe a little more upmarket in places and certainly streets ahead of the "plastic bag" living at Crossroads.

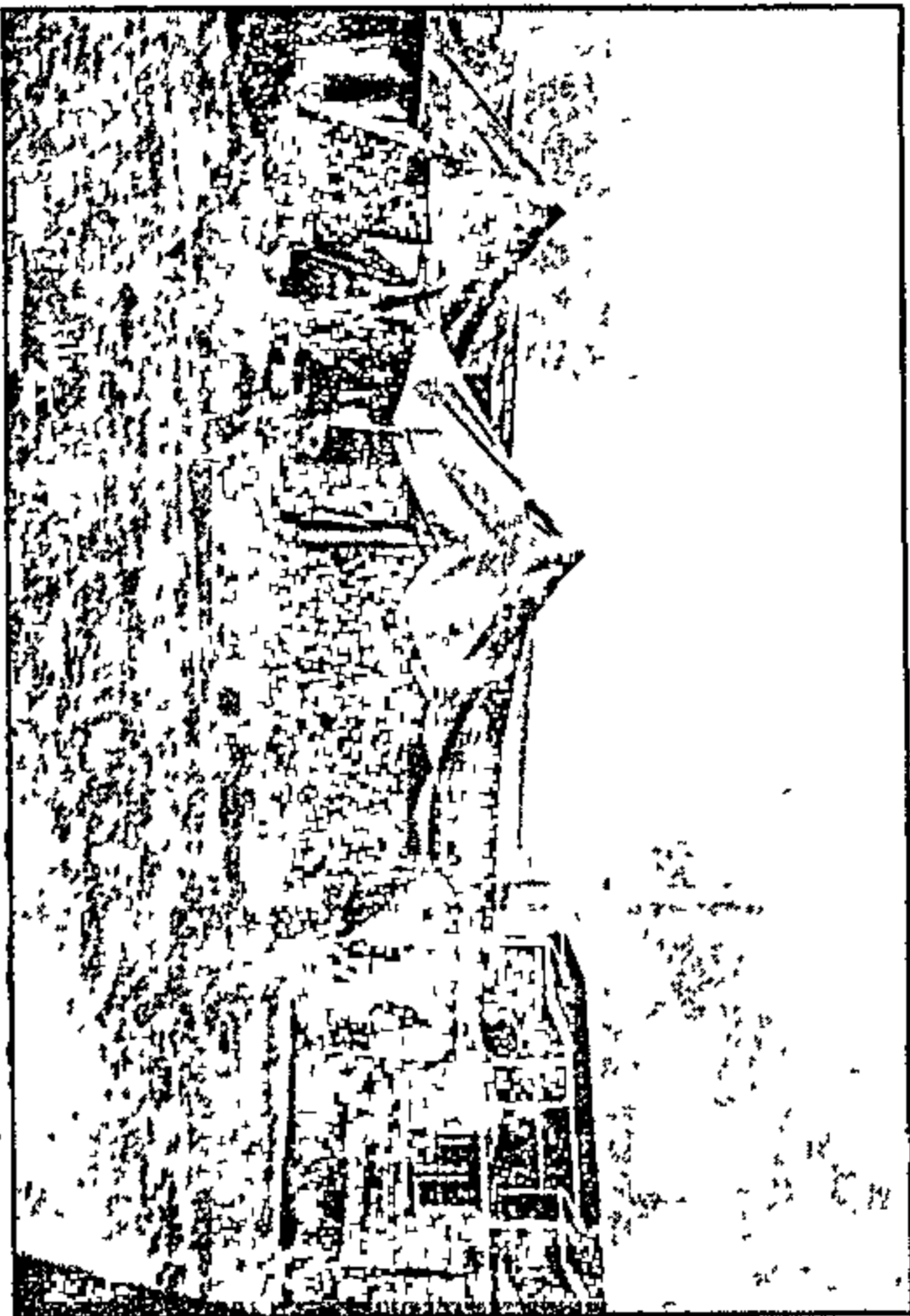
It is the Khayelitsha of the future, though, that is looking particularly encouraging and while there can be no overnight success story there, the homes are on the way, supported by a high commitment to infrastructure - wide highways, rail services and social amenities.

The extent of public sector involvement is seen in land availability.

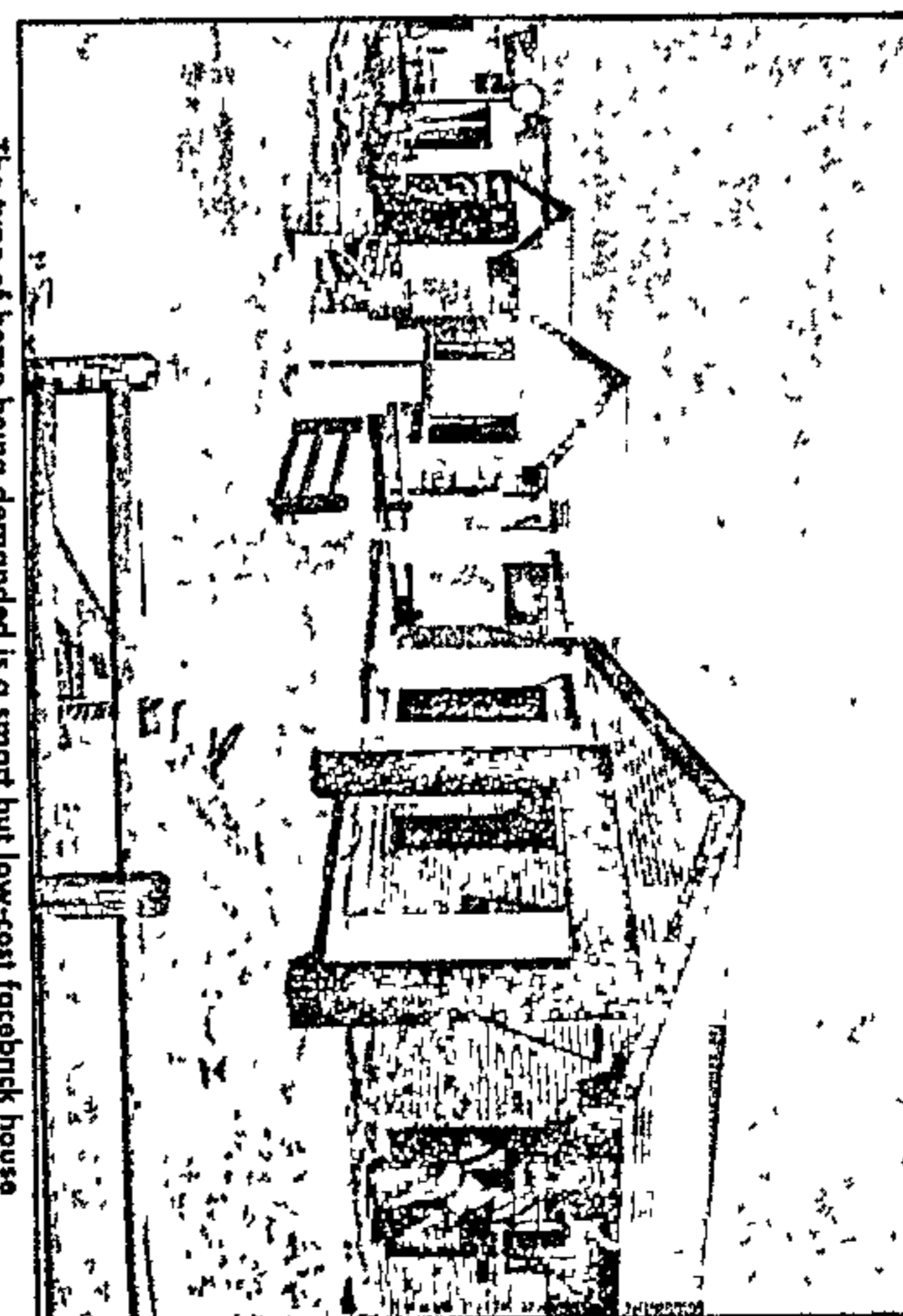
The Cape Provincial Administration has already developed 14 500 sites in Town One of Khayelitsha and earthworks are ready to start in January at Town Three for 11 000 stands.

Town Two has just been brought on stream to private developers and projects to be financed by the SA

# Sleeping giant of the Cape awakens suddenly



A corner of tent town in Khayelitsha, eventually to be a town of 50 000 houses



The type of home being demanded is a smart but low-cost facebrick house

Housing Trust are scheduled to be completed about a year from now.

Certainly, there will be plenty of human overflow to fill the new homes from the tent towns and shanties of Crossroads and the fact that there is no permanency about the makeshift dwellings there is encouraging.

Says Mr Mike Ingram of Western Cape division of Corobrick, the country's largest brick producer, who

conducted a recent tour of Khayelitsha. "In the controlled squatting areas permanent structures are not allowed, so that people will naturally upgrade to the Khayelitsha homes.

"The problem is that there are plenty of others ready and waiting to take up the vacated shacks of Crossroads."

While this underlines the enormity of the housing problem, there is also much being done by private

enterprise to alleviate it.

It is encouraging to see what is being done in an area where, only about six months ago, there was virtually no activity.

Private developers are busy and within a year will be providing more than 2 600 low-cost houses.

Habitech, in the Stocks and Stocks group, has 1 250 homes under way in Khayelitsha and Harries Israel Homes (300 units), Cape Utility Homes (400), Quan-

turn Construction (500) and Faircape Homes (200) are all making a meaningful contribution.

Apparently, black home buyers in the area still prefer the traditional clay brick for construction of their houses.

Mr Roger Harries, a director of Harries Israel, says "The perception of black consumers wanting high quality is not false and it is for these homes particularly that demand has dictated materials.

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NEWS



**STANDING** in front of her new fridge, Maria Lindoor of Sementdam looks at her first Eskom electricity bill.

**Weekend Argus SPECIAL REPORT**

by VIVIEN HORLER  
Weekend Argus Reporter

Pictures  
ANDREW INGRAM,  
Weekend Argus

**KITTY** Ruiters's sitting room, like thousands in the Cape, has a television set and a hi-fi. But there is no electricity.

The television and hi-fi run off car batteries, the cooking and water-heating is done on gas, the iron, an old flatiron, is heated on the gas stove, and the lighting is from paraffin lamps and candles.

The laundry is done by woman-power, which means Kitty stands over an old enamel bath in the backyard of her Bellville South home for a couple of hours, doing the washing by hand twice a week for a family of seven including a 17-month-old toddler in nappies

Kitty lives in an area known by its inhabitants as Sementdam. According to the Bellville Residents' Association, 300 houses in Sementdam are without electricity and there are 200 in the neighbouring area, dubbed Tupperware by its residents after the way the houses are stacked down the streets. Yet all around them there is light

In fact electricity recently became available to the residents of Sementdam who wanted it and were prepared to pay to have it installed. There is no electricity in Tupperware at all, and even those who are prepared to pay, like the Swarts who moved from an electrified area and whose appliances are useless in their new home, cannot have it

Or, according to the Bellville Municipality, cannot have it until February next year.

No electricity means tinned milk, no way of storing perishable food, daily trips to the shops, no easily available hot water, no good light, no wash-

ing machines, the drudgery of doing by hand the work machines can do in minutes, the ever-present danger of fire

And, no electricity costs money!

The regular cost of recharging a R100 car battery to power the television and hi-fi, plus the cost of gas — for cooking, heating water and ironing — paraffin and candles adds up to about R120 a month.

Mrs Ruiters's two sons, Henry, 18 and Matthew, 17, are still at school and study by candlelight. Henry, who says he uses two candles an evening, was told last week he would have to get spectacles

Vivvy Daniels, 51, is the former chairwoman of the Residents' Association and an outspoken woman. She has lived without electricity in Sementdam for about 20 years

"Everyone wants electricity to make life convenient. But if we want it we have to get R1 000 — about R250 for Eskom and the rest to have the house wired — and I don't have it. We have been wanting electricity for a long time and in 1983 we went to see the Minister of Community Development, Mr Pen Kotze, about it. He said the government didn't have the money for electricity everywhere

"Eventually this area got electricity this year, but now we can't afford to have it installed. I think we should get a grant or a subsidy from the Bellville Municipality for it. We live in the town, not the rural areas. We're like people

# IN THE DARK

## No lights a switch off in Sementdam



**KITTY** Ruiters and her granddaughter Lesley-Anne Beerwinkel watch as Kitty's sons Henry, left, and Matthew, add distilled water to the batteries that power their television and hi-fi.

on the farm, you wouldn't believe we live in Cape Town. Isn't Bellville a city?"

Mrs Daniels, known as Auntie Vivvy, said she was worried about the danger of gas bottles in a kitchen with an open gas flame. "It could be dangerous. I heard of a woman who had a gas fridge that exploded. I wouldn't have one, I'm too scared. Anyway they cost over R2 000

"You've got to laugh. What else can you do? You get used to things, but there comes a time when you think things must change. Some days I feel 70 years old. Why should I sukkel? Why should I have to do the washing and the rinsing and the wringing all by hand?"

Auntie Kitty says "We used to live in Oakdale and we had electricity there, but then we were put out with the Group Areas Act and had to come here. So we've had no electricity for 27 years"

The Swarts family moved from a council house in an electrified area into Tupperware when they had an opportunity to build their own house. The house, which cost R31 000, is wired for electric-



**ELSIE** Kayster of Tupperware lights a candle — the family's only source of light.

ity and a light hangs from ceiling

But the television set hi-fi, both wired up to a battery, give the game away. "We had to buy a new stove when we came here and a new kettle," says Mrs. Ellen Swarts, 31. "We've fitted carpets but my cleaner of course doesn't work so I have to brush by hand. I've also got a washing machine and a fridge. I've lent them to friends because they're no good to here"

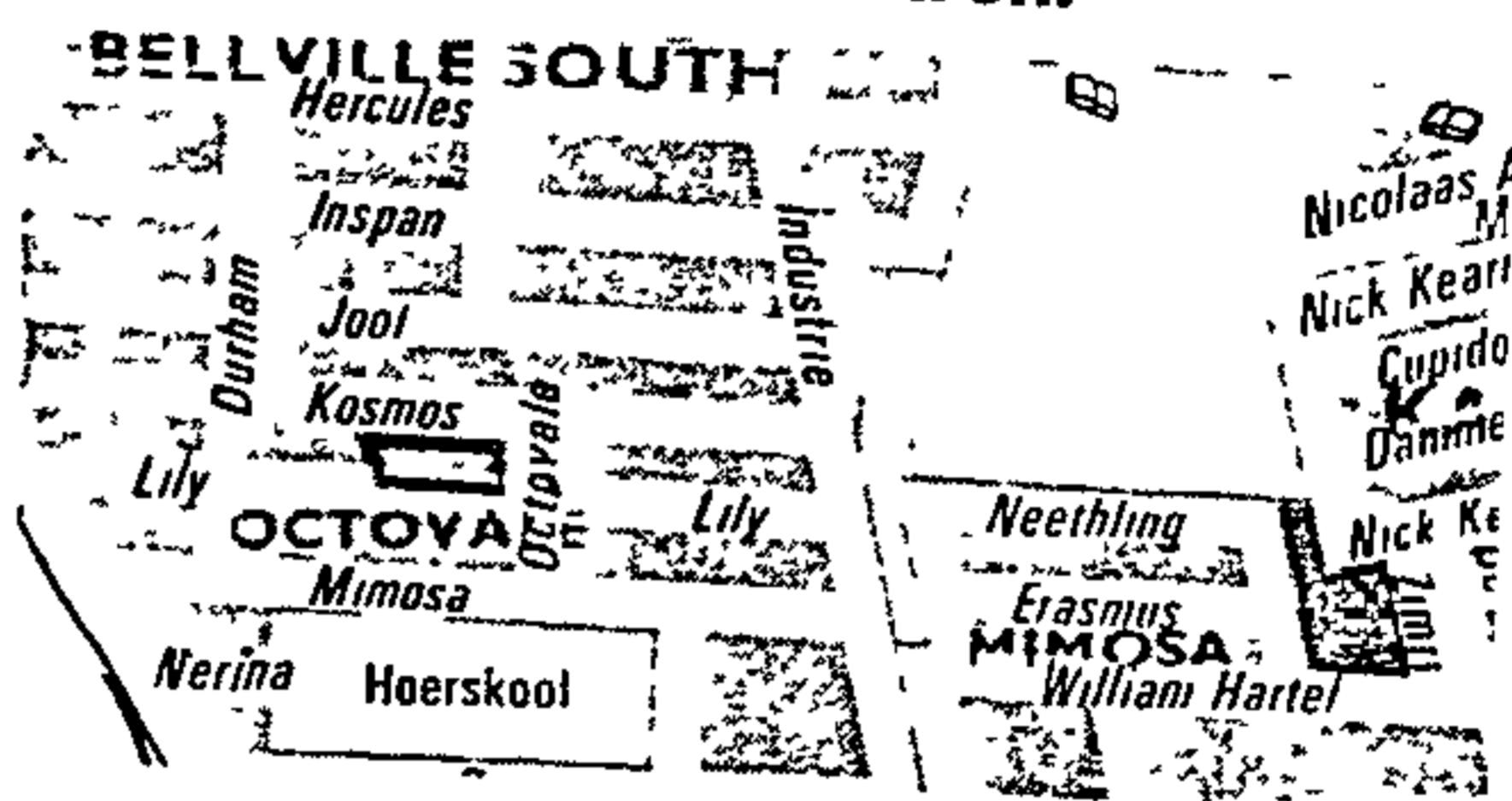
Maria Lindoor lives in Sementdam and recently had her house wired and linked up to Eskom after her husband obtained a loan. She has lights, a hotwater geyser, a fridge, a washing machine and an electric television set, but is still making do with her gas stove. That will be replaced when the money becomes available

"My life has completely changed," she said. "There is no candle wax on your clothes, you can see properly at night, and I only have to go to the shop once a week now.

"Before we used to have to get the television battery recharged three times a week.



**VIVVY Daniels gets on with the ironing — 19th Century style. Hard work, this with an ancient iron.**



**SEMENTDAM (officially Octovale) and Tupperware (officially Mimosa) in relation to Bellville South.**

Now you just plug it in — and switch it on."

Her first electricity bill from Eskom, R78 for two months, was well below what her usual energy expenses

Bellville Municipality spokesman Mr Steve Gouws said the electricity network would be completed in the Tupperware area by February, when Bellville is due take over the task of selling electricity from Eskom

It was not council policy to provide subsidies or grants for people who wanted electricity in their homes, but the council was prepared to pay the cost of installation in the form of a loan. This amount would then be added to bond repayments for those who had bought their houses from the council, and to rentals for tenants

"This policy means that anyone who wants electricity can have it with no initial capital outlay, except for the deposit, for just a few cents a month."

Telephoned in the Residents' Advice Office, Aunty Vivvy was sceptical. "If it's so easy, why haven't we all got it? This is quite confusing"

Eskom spokesman for the Western Cape region Charles Cooper said Tupperware and Sementdam were two established residential areas built at a time when it was not compulsory for houses to be electrified. They were surrounded by more recent developments that were electrified.

Two years ago a deputation of residents had approached Eskom for electricity. Enough people in the Sementdam area were interested to provide money, deposits and guarantees, and the area was electrified, said Mr Cooper. But not enough people came forward from Tupperware

Mr Cooper said in cases like this individual houses could still be electrified, but then the householder would have to pay an amount, which he could not specify, over and above the normal service charge and cost of the units

Eskom's standard connection fee was R200 and a deposit of R120 was also payable. On top of this people would have to pay to have their houses wired.

"It has been Eskom policy to provide a service if enough people are prepared to commit themselves. It has nothing to do with colour — to Eskom all people are green"

In this case, why was it that of the 20-million people in South Africa without electricity, almost all were black?

"There have been wrongs in the past," said Mr Cooper, "but they are slowly being righted. Eskom is now taking the lead by lowering standards — still within safety limits — lowering costs and egging on local authorities to provide electricity.

"One solution is to provide basic wiring consisting of nothing but a board on the wall with just two plugs and a couple of lights."



# Home a piece of plastic in the bush for family of seven



Picture: DION TROMP, The Argus

**USH LIFE:** Surrounded by their few possessions in the bush in Strandfontein where they live are, from left, Mr William Kringer and their two-year-old daughter Wendy, Juan, 9, Calvin, 12, and the family "find", Ron. Standing are daughter Michelle, 14, and Mrs Mary Kringer.

## Harms hearing man postpones R1¼-m donation

The Argus Correspondent

PRETORIA — A R250 000 donation to the University of Pretoria by Mr Albert Vermaas, the attorney at the centre of the Harms Commission of Inquiry, has been postponed.

Mr Vermaas said it was not a good time to make the donation to the Eugene Marais Chair in wildlife management in view of the current investigation into his business activities.

The donation was to have been made at the university today.

The Peter Lind Wildlife Management Research Fund was to have been started in memory of Mr Lind, a game warden at Mr Vermaas's game lodge, Sebaka, who was killed in a car accident recently.

## Muggers attack journalist in city — car radio stolen

By STEPHEN WROTTESELEY  
Crime Reporter

A JOURNALIST ran into double trouble after an evening at a city hotel — muggers robbed him of his watch and his car was broken into and the radio stolen.

Mr Andy Moth, editor of Hotelier and Caterer magazine, said he attended a function at the Cape Sun Hotel last night and had just escorted a woman guest to her car about 11 30pm when he was attacked.

"She got off all right and I crossed the road to walk to my car, parked near Greenmarket Square, when I was confronted by four or five people.

"They asked me the time and for 50c, but I ignored them.

"They then pushed me about, but I held on to the camera bag

I was carrying. All they managed to grab was my watch."

After the attack Mr Moth went to his car to drive to the police station and report the incident. He found it had been broken into and the radio stolen.

### "DISINTERESTED"

He said policemen at Caledon Square seemed "disinterested".

Eventually he persuaded them to accompany him back to the scene — but the muggers had disappeared.

"Unless something is done about the crime rate in the city many tourists visiting Cape Town at Christmas could be victims of street thieves," he said.

"Why aren't the police patrolling the streets instead of arresting topless bathers?"

By EDWARD MOLOINYANE  
Staff Reporter

A DESPERATE family of seven have been homeless for more than a month, living in a small tent made of plastic in thick bush behind Spine Road near the Strandfontein beach.

Now, they say, their plight has become worse after City Council officials accused them of "squatting" and asked them to leave the area.

Mr William Kringer, his wife, Mary, and their four children said they were visited by a Parks and Forestry official from Mitchell's Plain who told them squatting was not allowed in the area and they should leave.

The family have used plastics to make a small tent in which they all sleep.

The official in charge of Forestry and Parks, Mr George Ryan, was not available for comment.

### To no avail

Mr Kringer said their ordeal began last December when they were kicked out by his parents-in-law where they used to stay in Rocklands.

"I had by then been to all the relevant coloured affairs departments to ask for a house, but to no avail," he said.

The family then moved to the Strandfontein Pavilion, where they rented a bungalow for R9 a night.

"Some nights we would find that all the bungalows had been fully booked as we weren't allowed to book for two successive days. There were no problems because then we slept in the car. When our car broke down in October we decided to come to this bush as there was nowhere else we could go."

He said another family, which stayed in one of the bungalows, threw their 16-year-old son out in June and the youngster joined the Kringer family.

"We couldn't refuse him, could we", said Mr Kringer.

The boy still lives with the family.

Both Mr Kringer and his wife make a living by selling flowers in Mitchell's Plain and the surrounding areas.



Shortage of commercial space

124 8/10/88

# Rents rocket in big Cape Town property boom

30/11/88

CHRIS CAIRNCROSS

CAPE TOWN — Cape Town's commercial property market is booming, with rentals having increased sharply over the past year

J H Isaacs MD Mike Garvin believes the upward movement in rentals will continue as a result of the growing shortage of commercial office stock

He says the big increase in building costs will provide a high rental platform for any new development that comes on stream. He forecasts that rentals in existing buildings are destined to increase at a sharper rate than ever.

Because the cost of developing Grade A office buildings now necessitates rentals in excess of R20/m<sup>2</sup>, building activity has reached a hiatus in central Cape Town — but it must take off reasonably soon as the shortfall in space begins to be felt.

According to Garvin's estimates, prime office rentals within Cape Town's centre have escalated by an effective 30%-50% over the past year, from R15-R17/m<sup>2</sup> to R22m<sup>2</sup>.

Divaris Real Estates' Phillip Lipton estimates that rentals for good accommodation have shot up 30% in the past year. He believes vacant accommodation cannot be much more than 7 000m<sup>2</sup> at present.

Some 60 000m<sup>2</sup> of prime office space, or about 90% of available commercial accommodation, has been taken up in the

past year, says Lipton.

Garvin notes that rents for secondary accommodation have risen from R12/m<sup>2</sup> to R16/m<sup>2</sup>, an effective 25% increase, while tertiary office space has gone up by about 40%, from R7,50/m<sup>2</sup> to R10-R12/m<sup>2</sup>.

"The increased rents are not merely inflationary. Tenants are also demanding and receiving improved services from owners for the additional rental," Garvin says.

## Confidence

He says the improvement in returns for property owners is a good indicator that people are finally beginning to return to the central city — enticed by the sense of new vitality permeating the area.

The refurbishment of street-level retailing has helped build up new commercial confidence in Cape Town's CBD.

Prime retailing accommodation — such as the Stuttafords development and the still successful Golden Acre — now demands R40-R80/m<sup>2</sup>, says Lipton.

In sharp contrast retailing accommodation on the periphery of the CBD can still be obtained for only R10/m<sup>2</sup>. But this figure moves up sharply as refurbishment takes place.

# Coin application for guards' eviction fails

Supreme Court Reporter

AN urgent application in the Supreme Court by Coin Security (Cape) to evict 75 sacked security guards from their Khayelitsha hostels has been dismissed with costs

Coin Security brought the application against the Vukani Guards and Allied Workers' Union, on the basis that there was an unlawful work stoppage between September 19 and 21 this year, which was in breach of contract

The security guards' employment was terminated as a result, Coin said. Coin said that, in terms of the em-

ployment contract, accommodation was provided at three hostels in Khayelitsha, but the security guards were no longer entitled to live there and asked for an urgent eviction order

The workers said the reason for the work stoppage was that Coin Security had been in breach of contract by failing to pay them the minimum wage

Passing judgment, Mr Justice G. Friedman said that because no evidence had been led, he had to accept the version of the workers as it appeared on the papers

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Star 6/12/88

# Iscor system may help beat the housing shortage

By Norman Chandler

A building system developed by Iscor is to be used to help overcome the housing shortage

Known as the Balaton system, the concept is to be used in the construction of an initial 800 houses in the Cape

The system uses a steel frame made in the shape of a house with, as an optional extra, a steel roof erected in panel form. The walls and infill sections can be constructed from any suitable material.

A Cape company, Silberbauer Engineering, has been awarded the Cape Province franchise for the SABS-approved system

"In recent years we have witnessed a plethora of new home-building methods being marketed in South Africa," the company's chairman, Mr Clive Silberbauer, said this week

"I am convinced that the new system has all that we have been looking for, because it is so simple to handle and has a marked effect in reducing unit costs"

Mr Silberbauer said it was suitable for low-budget, self-help housing units as well as those in the middle price range.

Although aimed primarily at the urban mass housing market, it is also planned to use the concept for farm labourers' cottages and holiday



homes

● 700 families have now moved into Blue Downs, the new city on the Cape Flats outside Cape Town

It is expected that another 600 houses — priced between R45 000 and R75 000 — will be ready next year

At least 60 home building companies are working in the area, said Mr Carel Marais, project director for Blue Downs

He added that the area was likely to get a further fillip next year when the first phase of the city's central business district would be constructed.

# Evicted after 61 years

124  
1-7/12/88  
Smith

By CHIARA CARTER

AN 82 year-old Woodstock pensioner has been given the boot for Christmas — instead of a Christmas stocking.

Mrs Isabel Abrahams is being evicted from the home she has lived in for 61 years.

She must leave her home at 31 Frere Street by the December 1 — after being given three months' notice to vacate the premises.

A request by the Woodstock Advice Office for an extension of notice until after the festive season was refused by the owner, Mr LR Davis, who says he wants to live in the house

"I don't know what to do I have nowhere to go," Abrahams said

## Store furniture

"Of my three children, one is dead and two live overseas I will have to ask my neighbours to give me shelter There is nowhere to store my furniture so I intend to give it away "

Abrahams first came to the house as a young bride with her husband, Moosa. She worked as a machinist in a Woodstock clothing factory After her husband, a construction worker, died several years ago, she took in a lodger.

When the house was sold to Davis earlier this year, she was told that her lodger had to leave. For the past six months she has struggled to pay the R100 monthly rent

## Rent from pension

"Even though it was difficult to pay the rent from my pension, I managed," she said.

"All my memories are here We put in the electricity and patched up the leaking roof I don't want to leave but I have no option All I am asking is more time so I can find a place to go "

Lawyer Mr S Anderson said Davis may take further action if Abrahams did not leave the house by December 1

Any request for an extension would have to include a written undertaking from Abrahams that she agreed to leave.

Two families living in the same street in houses owned by Davis have also been given notice to vacate their homes, one this month and the other by February next year

# 'Dream' homes now a nightmare

12/1/88  
12/2/88  
12/3/88

By HENRY LUDSKI

OWNING their dream house has turned into a nightmare for many residents of a new housing scheme in Mitchells Plain.

And last week they crammed into a partly completed garage in Morgenster — many with babies in their arms — to voice their anger at "shoddy workmanship" and faulty homes

In the past few years housing developments have sprung up all over the Peninsula and in many cases homeowners have faced similar problems regarding the quality of homes being built

Mrs Soraya van der Schyff, who moved into Morgenster in May, has drawn up a list of 40 complaints which she has submitted to the developer, Disa Homes

"I'm very unhappy about the quality of workmanship on my home," she said as she listed her grievances from cracked walls to major plumbing problems.

"We have had problems from the day we took possession. Most of these haven't yet been rectified

"We have a problem



Angry residents at the protest meeting

with our geyser overflow and sometimes the water just pours through the light fittings and ceilings, soaking the carpets," she said

Another resident, Mr Johnny Adams, holding his two-year-old daughter, complained about his house not being built ac-

ording to specifications

"My house wasn't built according to the plan," he said

"The developers said they could develop the open space, but every time the wind blows I get the beach in my front garden," said an angry Mr Neville Saunders

Morgenster residents are also reeling under high interest rates which in the past few months has pushed of their bond re-

payments by up to R150.

Disa Homes managing director Mr Theo Stergianos has refused to be drawn out on residents grievances "If people have any complaints they must let me have it, and we'll sort it out.

At last Thursday's meeting residents, who consulted a lawyer about their grievances, signed a petition protesting against the "shoddy workmanship"

Cape Times 7/12/81 (126)

# Houses at R11 a month

Municipal Reporter

**CROSSROADS.** Three-bedroomed house with running water, ceilings, fitted carpets, tiled bathroom, immediate but temporary occupation. R11 a month

Would you believe an advertisement like this? It did not appear in the newspapers, but it could have, as this is the rent some people are paying for houses built in former shack areas of Old Crossroads, which the "witdoeke" overran by force of arms and cleared by fire

Mr Ricky Schelhase of the office for Community



**CHEAP HOUSING.** An estate agent at one of the houses being rented for only R11 a month

Services confirmed yesterday that R11 a month was the occupational rent for the houses "as

an interim measure" "The whole area is still subject to upgrading There are no pro-

claimed infrastructure charges or service charges yet"

Most of the people living in the houses were "emergency cases" who had lost their homes

In shanty areas, R7 a month was charged for basic services

Mr Schelhase said those occupying the houses were charged R11 — "a little more" than the usual charge

Occupation did not mean that people would eventually be allocated the houses, he said A committee would make the allocations

# Crossroads emergency plan 124

CAPE TOWN, — The Department of Community Services is renting fully carpeted three-bedroom houses with tiled bathrooms and running water in Crossroads for R11 a month to "emergency cases" who lost their homes during rioting in the township last year. *Star 8/12/88*

Mr Ricky Schelhase of the Department said the R11 was for occupational rent as an interim measure

"The whole area is still subject to upgrading. There are no proclaimed infrastructure or service charges yet"

In shanty areas, R7 a month was charged for basic services

Occupation did not mean that people would eventually be allocated the houses, he said. A committee would make that decision — Sapa.

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# Black buying power benefits Cape firms

By Dick Usher

CAPE TOWN — The growing strength of black buying power has proved a major benefit for companies in the health and housing sectors

Macmed Health Care has seen profits surge in the past two years from R15 000 to R1,6 million and turnover rise from R2,5 million to R14 million and a big factor in this has been the growing demand in the black community for health care, according to chief executive Don McArthur

Mr McArthur said after last week's annual meeting that the demand stemmed from the urban drift of people from rural areas and was expected to help underpin the group in the coming year

Mr McArthur forecast that the year ahead would probably be more difficult than 1988

For the year ending July 31, Macmed showed a 294 percent increase in turnover to R14 million, with after-tax profits rising 327 percent to R1,6 million

The company, which was listed on the Development Capital sector of the JSE in November 1987, paid a maiden dividend of 3,2c a share after the board decided to conserve capital resources for future development

Disa Homes, in spite of the increased interest

rates which had seen the company off to a tougher start for 1988/89 than in previous years, also saw the black market as an important factor for the future

Chairman Theo Stergianos said that rising interest rates had affected sales levels, but developments in the Eastern Cape for the black market, which the company did not have last year, should have a levelling effect

He said there was a great demand for housing from civil servants with government subsidies and because they were not as severely affected by increased interest rates he expected sales to be unaffected

Demand for white housing had definitely gone off, a result of the interest rate rises, and there was in any event an over-supply of housing

Increased costs and changes to the first-time home owners scheme were also likely to depress the property market

But the black market was generally doing well

The developments are at Motherwell, Port Elizabeth (350 units), Gompo Town, East London (137 units) and Ginsburg, King William's Town (66 units)

Disa, which was listed on the JSE in October 1987, had after-tax profits of R3,8-million and paid a dividend of 4c a share



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finrand sales (in excess of R30m since Seeff started in this field in October 1987) testifies to a more favourable external perception

Seeff also feels the market is influenced by increasing numbers of returning emigrés who want to repurchase their old homes

Though the small buyer is most vulnerable to rises in bond rates, Seeff points out that 65% of purchases in the middle-lower price range are aided by government subsidies. In any case, he believes interest rates are close to the peak and will start to drop by the second or third quarter of next year.

Many of these sentiments are echoed by Cecil Golding, MD of Pam Golding Properties. His company has, in the past 11 months, experienced a 56% increase in sales over 1987. Of sales volume, 19,5% (55% of total value) took place in the over-R300 000 bracket, 21% in the R150 000-R300 000 bracket (21,5%); and 59,5% in the under-R150 000 bracket (23,5%)

Golding ascribes buoyancy to a pent-up backlog in demand from 1983-1986, combined with the fact that bond rates also dropped sharply

Though he foresees a slowdown in demand for lower-priced dwellings, this has not yet started. Nor, for two reasons, does he expect any fall-off to be significant. First, because building costs are rising faster than resale prices, secondly, he, like Seeff, believes interest rates have nearly peaked.

A dissenting view comes from Reg van Selm, chairman of the Cape Town & Western Province branch of the Institute of Estate Agents. He believes that the rise in interest rates has caused a significant drop in sales volumes throughout the market.

There is general agreement that the tapering off of the residential property market in the region will not last long. While it does, though, some inexperienced estate agents could be forced to close

CAPE HOUSING (124) F.M.A.L.

**Buoyant as ever**

Cape Town's housing market looks set to continue flourishing despite the dampening influences of higher bond rates.

Major estate agents report that demand has not slackened. On the contrary, Lawrence Seeff, MD of Seeff Properties, says that November was his company's best month in its best year for house sales in a decade.

Transfers at all levels were up 15%-20% on 1987. Seeff says increased demand pushed prices up dramatically. He estimates that values at the top end — places such as Clifton, Bantry Bay and Constantia — rose as much as 40%, with the middle-lower brackets up by 20%-25%.

He believes buoyancy reflects a more positive view of the political situation. This in turn leads to an increased willingness to make a fixed investment. The huge leap in

# City facing challenge on housing and jobs

by MICHAEL MORRIS  
Staff Reporter

SHORTAGES of land and money are "aggravating an already severe situation" in the provision of houses and jobs in Cape Town, but new strategies are being devised for the new year to meet the demands of a growing city

So says executive committee chairman Mr Dick Friedlander in a wide-ranging New Year message.

Housing, the city's economy and the need for financial discipline are among the chief themes Cape Town's commitment to an open society is reiterated

Mr Friedlander says "It is one of the goals of the city to provide shelter and employment for all

"Regrettably these are major problems with no immediate solutions in sight. The shortage of land and inadequacy of available funds aggravate an already severe situation for which new strategies are being devised"

## Home industries

Deregulation in industry and the encouragement of home industries are among the steps the council is taking to "overcome the region's major disadvantage of limited primary industrial activity" and contribute to the "economic development for all the people of the region"

Continuing financial discipline will be necessary in 1989.

"The past year has of necessity seen a policy of financial discipline which restricted the increase in rates to 12,4 percent — about two percent below the rate of inflation

"With rising interest rates, escalating fuel prices and other cost increases, this discipline must be maintained in 1989 in the face of an inevitable escalation in the inflation rate"

## Private sector

Mr Friedlander says privatisation of city services will continue and close links with the private sector will be nurtured.

Welcoming visitors to the city, Mr Friedlander says "The enhancement and development of our environment and the provision of recreational facilities to cater to the needs and aspirations of all our citizens, sees the city literally bursting at the seams"

On the city's commitment to an open society, he said "I am proud to say that Cape Town is a city which believes in the democratic right of all of its people regardless of race, colour or creed, to participate fully in the city and its City Council, and is actively committed to achieving an open society for all"

The message concludes "May 1989 be a year of peace, health and progress for our city and all the citizens of this, the fairest cape in all the circumference of the earth"

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