HOUSING & HOSTELS _ CAPE

1992

SEPT. — DEC

Russians snap up costly Cape properties

124

Own Correspondent

CAPE TOWN — The end of the Cold War is seeing the Russians take a sudden interest in the city's residential properties — with a top estate agency disclosing that it had just concluded a "R6m cash deal" with a Russian industrialist

It was also learnt yesterday from property sources that the Russian government had taken an option to buy a R1,5m house in Tamboerskloof in the event of Russia and SA establishing normal diplomatic relations B/DAY 2/9/92

Details of the sale of The Villas, four luxury apartments above Victoria Road in Clifton, were disclosed yesterday by Seeff Residential Properties

Each apartment has spectacular mountain and sea views and its own private swimming pool

They were sold a month ago for R5,9m in what is considered one of the biggest "one-off" cash deals ever negotiated in Cape Town

It was also learnt that the buyer was Russian industrialist Mark Voloshin, who recently opened offices in Johannesburg

Voloshin, who was described as a "global trader" by a local property developer, is known to have extensive business interests in southern Africa and other parts of the world

NBS and ANC in home auction row

B/DAY 4/9/92 (124)

LINDA ENSOR

CAPE TOWN — A spate of repossessions in the Blue Downs community — estimated at 75% of the 5 000 units built there so far — has led to a showdown between the community representatives and NBS Bank.

ANC campaigns convenor Chris Nissen claimed yesterday the bank had adopted an unsympathetic approach and the ANC had been brought in by the community to intervene in the conflict

"We are extremely unhappy about what appears to us to be a betrayal of an undertaking by NBS to deal sympathetically and reasonably with the plight of people who are struggling to own their own homes," Nissen said

But an NBS spokesman denied the bank had been unsympathetic, saying it had agreed to suspend auctions for August in the hope borrowers would come forward to discuss their problems None of the owners whose homes were auctioned yesterday had come forward to discuss their plight, he said

Yesterday 11 Blue Downs homeowners lost their homes in an auction organised by NBS and a further 16 homes will apparently be auctioned on September 9

The NBS spokesman said auctions were a last resort and those who were unable to meet their bond commitments for the foreseeable future were advised to sell the houses by private treaty.

Members of the community claimed they were frustrated in trying to attend the auction yesterday by the sheriff and NBS officials

Nissen claimed the auctions were conducted secretly instead of being openly advertised, with the result that only those directly informed would be present to bid Hence "the miserably low prices" raised for the units

"Auctions often take place without prior advertising and (houses) are sold for prices well below their value on the basis of what is essentially insider information.

"The sale amount, which in some cases has been as low as R10, is deducted from the amount owing by the mortgagee, who must then pay the balance to the bank"

But the NBS spokesman disputed the allegations, saying the bank was legally obliged to publish its intention to hold sales in execution of houses in an English and Afrikaans local newspaper, and it had done this

A meeting between Absa and the Blue Downs ratepayers' and tenants' association has been scheduled for Wednesday to request a freeze on repayments at affordable levels and an extension of repayment periods until the economic situation had improved.

Repossessed houses auctioned

(124) CT 4/9/92

ELEVEN houses in Blue Downs went under the hammer yesterday, three days after the NBS's moratorium on repossessions expired.

After negotiations last month between ANC representative Mr Chris Nissen and the NBS, the building society agreed to put repossessions on hold until September 1

Yesterday the homes of residents who defaulted on bond repayments were auctioned at Kuils River Magistrate's Court

The NBS did not reveal the auction prices of the 11 houses

Mr Nissen said in a statement it was "a betrayal of an undertaking by the NBS to deal sympathetically and reasonably with the plight of people who are struggling"

A spokesman for the NBS said of the 11 houses auctioned "there were no recorded approaches from the owners to discuss their plight"

However, the ANC said the bank's "attitude towards the people who approached them (the bank) was extremely unhelpful"

4 arrested in ANC sit-in

(124)

CT 4/9/92

Staff Reporter

POLICE arrested four ANC members after a sit-in was staged at the Ashton Town Council yesterday

The protest was staged to demand better housing for the residents of the near-by townships, cancellation of all rent arrears since the boycott was imposed in February 1990 and the electrification of homes

Police spokesman Captain Attie Laubscher said Mr Ronny Mabombo, Mr Ganet Limane, Mr Thami Cona and Mr Sizwe Tyhalisifu were arrested on charges of trespassing, intimidation, damage to property and robbery

The charges were laid by town clerk Mr Piet Smit

Last night Captain Laubscher said the men were still in custody and would appear in court soon

Father of one of the men detained and ANC spokesman for the Ashton branch Mr Timothy Tyhalisifu said the men were arrested while negotiations with police were in progress

3 families given the same house

South 5/9-9/9/92.

(124)

By Justin Pearce

THREE Bellville South families have been promised accommodation in the past week — in the same house

This is the latest in a chain of incidents that has led the Bellville Residents' Association (BRA) to accuse the Bellville City Council of political expediency in allocating housing

Mr David Jacobs was evicted from his home two weeks ago as he no longer has dependent relatives The house was promised to Jacobs' lodger, Mrs Diana Ransom

But on Thursday last week Mrs Rachel Andrews was given keys to the house By Monday she had not yet moved in and a council representative came to take the key away A Management Committee spokesperson told Ms Maria April of BRA that Andrews had turned down the house

Now Jacobs' previous house is occupied by Mr Michael Heynes and his family.

In a similar incident a fortnight ago Mrs Farieda Prins arrived home to find her furniture had been moved outside and new tenants were busy moving in

Prins claims she moved into the house after a council representative notified her by word of mouth that she could do so

Mr Sakkie de Villiers, Director of Administration for the Bellville Municipality, said verbal permission had no validity, and that Prins was occupying the house illegally

On the same day Mr Martin Abrahams was evicted from his home owing to rent arrears.

Abrahams claimed the Bellville City Council had promised he would be given the opportunity to pay off the deficit But his payment was refused, he said

Later a family called Cloete arrived to move into the house but were chased away by Mr Abrahams' wife

April said the BRA had obtained permission from the Bellville City Council for the Abrahams family to stay in their house while arrears were paid

De Villiers commented "We like to give the tenant the opportunity of paying off the arrears But when R1 500 is owing, the chances of retrieving the money are very slim "

Mr Desmond Abrahams of the BRA said the Bellville City Council was using housing allocations to create conflict in the community, to discredit the BRA and to strengthen the position of the area's "discredited" management committee

"The housing shortage, created by the municipality, is now being used by them as a political tool

"At the end of the day it is the poor people who suffer for political ends — both those who are evicted and the new tenants "

He mentioned the Cloete family, for whom the BRA has been trying to find housing This family was told to move into the Abrahams house, and were now stranded with their furniture on a truck.

OUT IN THE COLD: Martin and Hester Abrahams prepare to reclaim the house from which they were evicted.

'Highest rates in the country'

South 5/9 - 9/9/92

By Rehana Rossouw (124)

GRASSY PARK, Lotus River and Ottery residents possibly paid the highest property taxes in the Cape, if not in the country, said the chairperson of the local residents' association, Mr Philip Bam.

This is one of the reasons the residents have decided to halt rent and rates payments to the Western Cape Regional Services Council (RSC) in protest against a rates increase

Instead the residents will pay their rates and rents into a bank account opened by the civic organisation

Bam said residents in the area were paying 78 percent higher rates than they did five years ago.

He had discovered that a homeowner in Claremont with a house valued at R50 000 paid R242,50 in rates annually

In Johannesburg, rates for a house with the same value were R173,45 while in Grassy Park the rates were R341,70

The decision to withhold rates and rent payments was taken on Monday night at a mass meeting hosted by the Lotus River and Grassy Park Residents' Association (Logra).

The association intends to brief other civics in the Western Cape about its decision not to deal with a local authority that residents had not elected. It will ask the civics whether they will support the action.

At the meeting Bam said: "We pay such high rates because we are not represented on the RSC and we are not making these decisions (to increase rates).

"We have made numerous representations to the RSC but they treat Logra with absolute contempt

"We want the RSC to know that we have had enough, we are tired of paying for second-rate services."

Bam said Grassy Park, Lotus River and Ottery residents received minimal services from the RSC Some roads in the area were still untarred or had potholes, most had no stormwater drainage and only two streetsweepers were allocated for the area.

There were often serious accidents on busy streets because insufficient traffic policemen were provided

"I have had enough. I will no longer pay for my own oppression, shabby treatment and shabby services." He called on residents to "consider joining Logra in taking drastic action to make the RSC sit up and take notice of us".

Bam outlined Logra's "action plan" to the meeting Residents would deposit their rates and rents for three months into a bank account opened by the civic, instead of paying it to the RSC

Only representative

On November 23, the civic would call another meeting to determine whether the RSC had met their demands and whether they would give them the money

Logra demands that:

- the RSC recognise it as the only representative of the community and consult it when the RSC makes decisions which affect residents and tenants.
- the management committee resigns immediately
- the rates increase be scrapped and decent services provided.

South African Municipal Workers' Union (Samwu) leader Mr Salie Manie told the meeting that throughout the country people were beginning to realise that they should no longer allow people they had not elected to take decisions on their behalf.

"It is not up to the people who are currently serving in the RSC to decide what will happen to us in the new South Africa — we must decide

"It must not be left up to politicians either to decide what is good for the people This is what is wrong with the country today."

Manie said he hoped that the action against the RSC would set an example to other areas where people could also decide not to allow people they had not elected to make decisions which affect their lives.

At the end of the meeting, Logra held a ballot to determine whether residents supported their proposed action

The result was 461 votes in favour and four against

Responding to the Logra demand for it's recognition as the only representative of the community, the Western Cape RSC said that it was "not within this council's power to scrap the Management Committee system".

This system would continue "until such time as a new dispensation has been negotiated and comes into being"

The statement said action would be taken against rates and rent defaulters. The RSC discouraged Logra from going ahead with the boycott "as it will certainly affect many of the residents detrimentally"

Home plans dashed

By MONWABISI NOMADOLO

Argus 6/9/92

SCHOOL principal Morris Shabalala planned to build a dream-house in Hermanus – a Cape coast holiday playground for the affluent – until a building society cancelled his loan.

He believes it was cancelled because the estate agency he was dealing with was pressured to stop a black man building in a predominantly white area.

"There is no law prohibiting black people from building houses in white areas, but people will do anything to keep their area snow-white," he said.

He told City Press that before the loan was cancelled, the estate agency asked him to cancel his agreement and promised to give him R1 000 if he did so. He claims that his R40 000 bond was registered in May and he received a letter of guarantee sent to the agency by the building society.

Then came the letter from the society telling him that the loan had been withdrawn because he did not qualify.

"But I am a government employee, and I qualify for a loan," he said. "I think someone – probably a white person – offered more money for my plot to keep it in white hands because blacks are not wanted in Hermanus."

A spokesman from the estate agency said the whole issue was a financial matter and nothing to do with Shabalala's skin colour.

Mass action over complex

Staff Reporter ARG 9/9/92

REPRESENTATIVES of Langa community organisations, opposed to a shopping complex planned by two Guguletu businessmen, have decided to wage "mass action" to force the Ikapa Town Council to provide more land for houses and a hospital. (124)

They also said vacant land in the township should not be sold just to "people with money", but the interests of the wider community should be taken into account

This was decided at a meeting last night attended by representatives from various organisations, including the South African National Civic Organisation, the African National Congress and the SA Communist Party

The meeting came after about 80 residents protested last Saturday against the development of the complex which is jointly owned by Mr Peter Motale and Mr K Mgojo

Last night speakers said they did not want to make Mr Motale their unnecessary "point of focus", but merely wanted to address the main problems, which included the lack of housing

CAPE APARTMENT RENTALS FM 11/9/92 (124)

Dancing on the ceiling?

For the first time in about three years, vacancies in apartment blocks are beginning to reappear in the Cape Peninsula

H Lewis Trafalgar — SA's largest sectional title developer, administering 6 000 flats in the Cape — reports that the trend is generally confined to the upper end of the rental market, above the R1 500 a month mark According to group MD Neville Schaeffer: "Affordability is dictating flat rental levels nationwide — with heavy demand being placed on smaller, one- and two-bedroom units in the R700-R900 price range "

Fourteen of H Lewis Trafalgar's higher-priced flats have become vacant in the past two months. "But in the smaller categories we have long waiting lists," Schaeffer says "This high demand has succeeded in pushing up rentals and, in fact, the Cape has shown the largest growth in rentals over the past 12 months "

Rents for popular-sized 70 m² and 90 m² units in the Peninsula have risen an average 30% over this period. Schaeffer argues that the Cape residential property market still offers tremendous investment potential — and that the need for rented accommodation in affordable categories has further stimulated the market: "In 1990, bachelor flats in Bordeaux, Sea Point, sold for between R40 000 and R60 000 Today these units are moving at R65 000 to R95 000 "

H Lewis Trafalgar says investors in the Cape are prepared to take lower yields — for example, 5% compared to Johannesburg's 7% — and a large number of buyers are from outside the region Reasons are that the Cape has "tremendous living, holiday and investment appeal, and its relative stability makes it even more attractive," according to Schaeffer

He adds that it is difficult to identify prime areas as price is the determining factor "However, the southern suburbs, which started off a low base, have experienced the highest growth over the past three years Growth in the Atlantic suburbs — with the exception of Clifton — took place before 1989 and these areas have since levelled out "

H Lewis Trafalgar recently acquired two blocks at Tamboerskloof and Vredehoek for sectional title conversion "These areas have tremendous potential as they offer value for money," says Schaeffer "Prices for the flats will start at R95 000 and are at least 30% below replacement cost We expect sales to primarily come from investors when the units come on to the market in November "

A fair number of smaller development companies and individuals — locally based — are also converting buildings to sectional title Schaeffer believes the fact that present selling prices are generally well below replacement cost is a key contributor to market buoyancy "When the next growth phase arrives, replacement costs will have escalated further and we believe these flat prices will double "

Real Estate Surveys MD Erwin Rode agrees with Schaeffer on rental patterns — but believes it is exceedingly difficult to calculate discount to replacement costs "You cannot compare directly the price per m² of a 20-year-old building with that of a brand-new building A building ages just as people do, the design and the finishes become outdated which makes it a comparison between apples and pears.

"Nevertheless, I do believe that the purchase of a flat today, if bought at market levels, will prove to have been a good investment five years hence Certainly Cape rentals — with the particular inclusion of the fastest growth market in the country, Port Elizabeth — have outperformed the rest of the country over the past two to three years and should continue to do so over the next five "

Investec Property Group Cape director Julian Leibman concurs with Schaeffer and Rode that "there is demand for flats under the R1 000 a month mark and hence for investors there is room for reversions if the flats are sold on traditionally low rentals " But he has noticed that demand from purchasers for flats, even at this end, has declined across the board over the past four to five months The recession is definitely biting, he believes

He adds "As an investment, if purchasers can find buys below the R100 000 mark at older rentals, there's room to move But I would still prefer to buy into a syndicate where there is a guaranteed rental escalation annually You also don't have the hassle factors of short-term tenants "

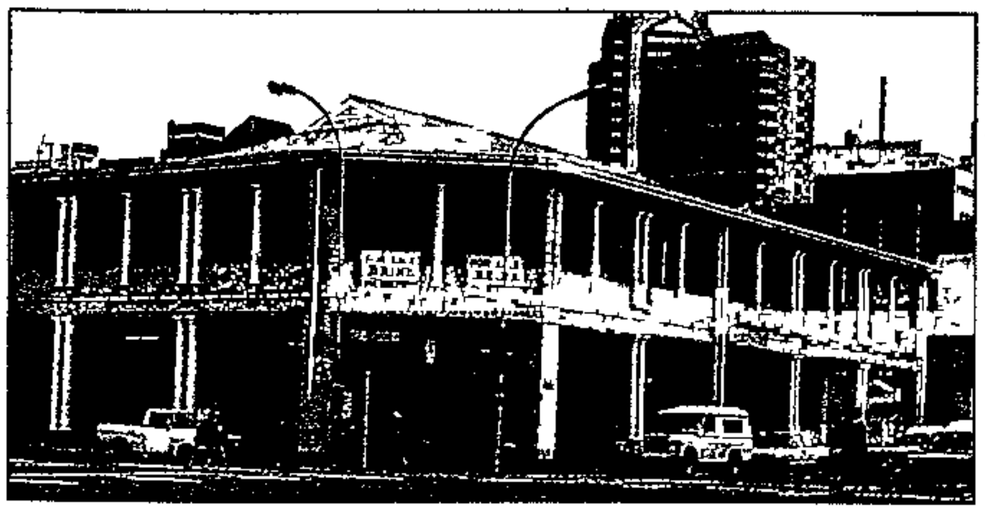
IPG Cape, like H Lewis Trafalgar, converts flats for sectional title, but also develops property for syndications via sister company Metboard

Schaeffer comments· "It's horses for courses Flats offer a direct property investment, as opposed to syndicates And as for the soft market, I haven't noticed it at the affordable end Rode is quite correct about the difficulty in comparing old and new buildings, but generally older buildings are better situated and position is the most important thing, especially in the Cape " ■

FOR SALE, AMONG THE MANY

"For sale" boards have gone up outside one of Durban's oldest hostelries, The New Rand Hotel. Again

The owner bought the property on auction in June 1990 — but has since decided to sell after the collapse of a business partnership Sole agent Brink Properties (Beach branch) believes the owner's misfortune could provide an excellent opportunity for a developer with vision and R1,75m. The property is on a prime 1 400 m² site at the corner of Stanger and West streets.



The hotel needs the investment Opened as the Rand Hotel in 1890, it was destroyed by fire and rebuilt as The New Rand Hotel in 1912. Since then, it has enjoyed fluctuating fortunes and, though "a bit run down," still offers accommodation in its 31 bedrooms. The street-level shops are still trading and the property is being sold as a going concern — the hotel and shops operate on turnover-based leases.

Brink's Mike Beaton believes the site offers considerable redevelopment potential: "Though the external facade is listed and must therefore be retained in any future redevelopment, the other side of the coin is that there is no height restriction for new development "

But he concedes that Durban is "festooned like a Christmas tree" with notices of offices to let

ANC calls for unity in fiery Athlone saga

South 12/9 - 16/9/92

(124)

South 12/9 - 16/9/92

By Juanita Williams

THE FIERY debate around the proposed rezoning of Athlone from a residential to a business district continues to rage, with the Athlone ANC branch saying the area should be dealt with in "the overall restructuring" of Cape Town, not as "one little pocket"

The ANC recommends all Capetonians be involved in restructuring the city

It also accuses the City Council of coming up with plans "shortly before people will be able to vote for their own councillors"

Proposals include using consultants to help the community develop a plan consistent with their "ideals for the area" Businesspeople should be included so that a "wedge will not be driven between the residents and big or small businesses"

In a report in SOUTH, city planner Mr Peter de Tolly said the council was under pressure from the business community to extend the business district and from the residents not to extend

Tolly added that no decision would be reached without a "legitimate participatory planning process"

The ANC called for organisations to unite Athlone in the crisis It was the "duty of schools, churches, mosques and the whole community to make Athlone a decent place to live in".

The Gleemoor Cape Flats Civic Association has also voiced concern about why the council "deliberately neglected" the Athlone area in the past and continues to do so

The association stated that the council had a "responsibility to all residents and other property owners of the CBD and of the whole area"

Ratepayers in Revolt to call public meeting on councillors' pay and poll

S/Times (Cape Metro) (124) 13/9/92

By EVE VOSLOO

RATEPAYERS in Revolt, which is spearheading a battle to stop increases in allowances for city councillors, will hold a public meeting within the next 30 days to try to force a referendum on the allowances and a municipal election

Its chairman, Mr Frank Helm, said this week the organisation had written to ratepayers' and civic associations for support

But yesterday the chairman of the city's executive committee, Mr Louis Kreiner, said that even if a referendum was called, he doubted whether the Administrator of the Cape would allow a municipal election or change councillors' allowances

Mr Kreiner said the next election was due in a year and could be postponed until a new dispensation had been negotiated by the central government, which did not want any more apartheid elections on the present all-white roll

Mr Helm said Ratepayers in Revolt was objecting to the increases — 41,8 percent now and 17,6 percent in July next year — "in this particular economic situation"

"With the number of redundancies and retrenchments and with many people taking 20-25% salary cuts to avoid them, the councillors' increases are completely unjustified," he said

His organisation also wanted municipal elections

"It is very hard to unseat a councillor in South Africa

"In the United States, a certain percentage of ratepayers can call back a councillor and make him or her stand for another election We want to introduce this here to make our councillors more accountable"

Excessive

The organisation is also objecting to the pension buy-backs introduced by the central government in 1988

"Ratepayers have lost all respect for councillors who took part in this scheme, which cost ratepayers R1,7 million," Mr Helm said

Mr Helm said the buy backs would ultimately weaken or bankrupt the funds, which would have to be "bailed out by ratepayers and taxpayers"

Mr Kreiner said the councillors' increases were not excessive.

The council had decided not to accept increases last year, he said, and it had been 2½ years since they had had an increase

Property giant eyes more residential developments

S/Time [Cape metro] (124) 13/9/92

AMPROS (Anglo American Property Services) is negotiating for residential sites on the other side of Tyger Valley following the launch of its multi-million-rand Welgedacht Country Estate development on the Tygerberg Hills, north of Cape Town

This was disclosed by Ampros director Peter Gardiner, who said the projects were part of the company's emphasis on greater development in the Cape Town area

Ampros has sold property to the value of R2,5-millon since Welgedacht was launched in June

The 1 100 m² stands are available from R85 000 to R150 000, with houses from R400 000 to R500 000

The 134 ha estate adjoins a nature reserve and will eventually comprise about 400 residential plots

Six different building styles will be displayed when showhouses are on view in March

The estate will offer 24-hour security staff surveillance, perimeter walling and fencing, sporting facilities, walking trails, picnic spots and water features

The development shows that upmarket property in the Cape is no longer limited to the traditional southern suburbs of the Peninsula but is increasingly found in the fast-developing northern areas, especially Bellville

Welgedacht also represents an important commitment by Ampros to development in the Cape

The company recognises the Western Cape as an important growth area, not only for commercial and shopping centre development but for residential projects

"Within easy driving distance are a variety of schools and community facilities, including Tyger Valley Centre, which will shortly become the largest regional shopping centre in the country," said Mr Gardiner

"In planning Welgedacht we sought to recognise that new form of patriotism for which the Western Cape is recognised as leader — protecting the frontiers of the environment.

"The development has been designed to incorporate the principles of integrated environmental management with residential estate management."

The main aim was to create a sense of community, a "collective concern", within a "secure and aesthetically pleasing landscaped environment"

With this in mind, a homeowners association had been established to ensure the residents participated in the ongoing development of the estate and the maintenance of amenities and landscaping to the benefit of the community

TIGHT SECURITY ... access control buildings with security guards are a feature of Welgedacht Country Estate, Anglo American Property Services' new residential development near Bellville. Other features include perimeter walls and fences, sports facilities, walking trails and picnic spots

Cape forced removals halted

STAR 16/9/92. (124)

By Jo-Anne Collinge

The Minister of Defence has given an undertaking which temporarily removes any threat of further forced removals in the northern Cape community of Khosis.

In response to an application brought in the Kimberley Supreme Court by Khosis resident Joseph Free, the Minister undertook that there would be no interference by members of the SA Defence Force with those residents who wanted to remain at Khosis, pending the court's final judgment on the legality of the removal.

The matter is expected to be decided in mid-October.

An unknown number of families has moved from Khosis since Friday, when the defence force sealed off the area Mr Free alleged in court that some families were being coerced into quitting ancestral land.

The National Land Committee describes the SADF's activities at Khosis since Friday as constituting "the first rural forced removal since the Mogopa community was moved in February 1984".

According to Mr Free's affidavit, a large task force of soldiers sealed off the residential area of Khosis on Friday They welded closed various gates and prevented all movement in and out of the community

Although the official position of the military task force was that they were merely assisting those who wished to move, "it is quite clear that the task force is intent on intimidating the entire community — through financial and other threats, the show of force and the like — to vacate the property," said Mr Free

Statements by soldiers caused people to fear that they would lose their pensions and be physically endangered by military operations if they did not move to the resettlement village of Jenn Haven, he said Furthermore, the local school had been closed and fences had been cut, allowing cattle to stray

Some 125 families lived at Khosis until the weekend

They are descendants of Griqua tribesmen who settled the land in the 1850s. Tswanas who also lived in the area were removed to Bophuthatswana in the late 1970s

The present landholders at Khosis were confined to a 14 000 ha "camp" in 1978 when the SADF moved on to the land Many own large herds.

While some residents were willing to move, others repeatedly rejected resettlement options during the 1980s because the land offered would not support them all

Fewer houses, flats built

ARG 16/9/92 (124)

Municipal Reporter

OFFICE, factory and town-house projects are in fashion for developers, rather than houses or flats

This emerged from city planner Mr Neville Riley's annual report

The value of building work approved by the city council increased from R433 million in 1989/'90 to R656 million in 1990/'91

The value of work completed in the same period of comparison increased from R164 million to R238 million

About 42 plans a day were given to the council for approval, said the report

The value of all building work in progress in June, 1991, was R880 million, an increase of about 29 percent compared to the previous year

About R18 million worth of work was abandoned in the past financial year

Mr Riley said fewer houses and flats were completed than during the 1989/'90 financial year, but the number of town houses, industrial and commercial buildings increased substantially

Alterations to houses increased by about 23 percent

The central business district and Foreshore had the largest value of work, with several office blocks being built, but there was a trend for office accommodation and businesses to move out to the suburbs

Building projects highlighted by Mr Riley included

- The R100 million, 23-storey, Old Mutual Sea Street building,
- Pier Place, on the Foreshore, which cost R35 million,
- The R52 million, seven-block Belmont Office complex in Rondebosch which had parking for 800 cars,
- In Tokai, the R3 million additions to the Blue Route Centre and the R5 million Joint Village Centre, and
- The 257-house R14 million Pelican Park housing development and the 230-house Sea Crest housing scheme at Mitchell's Plain

City attacked on housing

(124) CT 16/9/92

Staff Reporter

THE House of Representatives has lashed out at the Cape Town City Council for "dragging its feet" over the city's low-income housing crisis, accusing them of designing inefficient and unnecessarily costly homes

The Deputy Minister of Local Government and Housing, Mr Cecil Herandien, yesterday said the council had built houses at a cost of R19 500 each from the money made available by his department However, the department had produced "far better" houses in Delft for as little as R14 000 each

Threat to halt funds

"I believe they are doing the community a disservice and we may even decide to cancel the allocation," he said

"If we are serious about solving South Africa's housing problems, local authorities should scale down the masses of unnecessary building regulations they insist upon which push up prices"

Mr Neil Ross, chairman of the council's housing committee, disputed these allegations, saying the R19 500 per unit was "probably the best value available" and often one did not really save if one went for something less expensive

The director of the Lavender Hill project, Mr Hans Smit, said the R19 500 included the cost of a surrounding wall and provision of electricity in each house as opposed to wire fencing and ready-boards used in the Delft project

Mr Herandien also accused the council of "dragging its feet" as there had been no since money was allocated three months ago

But Mr Ross said building would start "very shortly"

ARG 17/9/92

Intensified Cape Flats rates, rent boycott 'irresponsible'

(124)

CLIVE SAWYER
Municipal Reporter

A RATES and rents boycott in Grassy Park and Lotus River, in protest against alleged Western Cape Regional Services Council neglect of the area, will be intensified

Organised by the Lotus River and Grassy Park Ratepayers' Association (Logra), the boycott has been in effect for two weeks and is scheduled to last three months

The WCRSC has called the campaign irresponsible and warned that legal action and termination of leases could ensue

Logra spokesman Mr Philip Bam said his association demanded that the WCRSC recognise and consult Logra, freeze rates increases or cut them back to last year's levels and recognise that it was unfair that Grassy Park ratepayers paid more than the rest of Cape Town

A meeting would be held on November 23 to decide on further action

Mr Bam said WCRSC chief executive Mr Chris Mocke had warned of legal action against boycotters

"We have untarred roads, those that are tarred are in poor condition, the area lacks street lights, and open spaces are not properly maintained," Mr Bam said.

Mr Mocke confirmed that legal action would be taken against property owners who refused to pay rates, which would cause extra legal costs and interest on outstanding amounts. Leases could be terminated

"The encouragement of a rent boycott by Logra is highly irresponsible given the tremendous backlog in housing for the communities in the Western Cape," Mr Mocke said

The WCRSC recognised Logra as a ratepayers' association, but could not accede to demands to recognise it to the exclusion of the Grassy Park management committee

The WCRSC had allocated R39 million for improvements to streets, footways and the Cape Flats canal,

Sea Point residential property syndicated

LINDA ENSOR (124)

CAPE TOWN — The syndication of an R8m sectional title complex in Sea Point, the Carribean, was launched yesterday by developer Two Oceans Trust. B/DAY

It is said to be the first syndication in SA of a residential property. 18/9/92.

The units, which cost a minimum of R10 000, offer projected returns of 40,25% a year, or 201% over five years

Two thirds of the block, developed by the Two Oceans Development Company and Cape of Good Hope Bank, have been sold

Prospur Portfolio Managers property syndication manager Chris Smith said it was an attractive investment because much of the return would be capital.

Cape of Good Hope Bank has guaranteed base rentals until February 1995, and will provide finance to investors

Smith said a total of R675 000 of the proceeds of the issue would be placed in a Buy-Back Trust Fund to facilitate the urgent repurchase of units Interest on the fund would accrue to the investors

Plan for more rented houses

CT 18/9/92 (124)

Municipal reporter

HALF of the money raised from the sale of the council's Clifton bungalow sites should be earmarked for a specific housing development such as building more rented council houses, city treasurer Mr Eddie Landsberg recommended yesterday

He recommended that the other half of the funds raised be treated as a normal asset accumulation for the benefit of the entire city Over the past five years, income from council land sales had varied between some R2m and R5m annually, he said

Other council sources said that if the 170 Clifton, Glen Beach and Bakoven bungalows are lumped together, the council might realise about R100 million from sales of the land to the present lessees

Protesters give council seven-day ultimatum

LINDA GALLOWAY
Staff Reporter

(124) ARG 21/9/92

ROBERTSON Civic Association has given the town council seven days to meet its demands on housing, health services, unemployment and facilities

About 100 protesters marched peacefully through the town at the weekend to present the demands at the municipal offices

Association chairman the Rev Jo-Andre van Schalkwyk handed the demands to the mayor, Dr F W Brönn.

In a speech to protesters outside the civic building in the town's main street, Mr Van Schalkwyk accused the council of maladministration and said it had failed to solve the housing crisis

Up to eight families were sharing one house and one toilet, and children had to sleep on the floor in the kitchen, he said.

The council used prisoners to do public work, which exacerbated the town's unemployment problem, and it had failed to maintain houses in coloured areas, which were in poor condition even though rents were high

Mr Van Schalkwyk also blamed the council for violence in the town and said it used the police to try to solve its problems.

He called for the council's resignation and for an election for a non-racist democratic council representing all Robertson people.

Mr Van Schalkwyk said Dr Brönn had agreed to reply to the association's demands within seven days, failing which there would be more protest action.

Dutch treat for town

A DELEGATION from five Dutch municipalities will visit the Kimberley Civic Association in October to finalise a three-year co-operation agreement, which will include an annual R50 000 grant.

The visitors from Arnhem, Nijmegen, Rheden, Wageningen and Ubbergen represent the association of Dutch Local Authorities Against Apartheid (LOTA).

The delegation will also discuss a LOTA proposal that Dutch municipal skills in housing, development and city finance, be transfered to the KCA by Dutch civil servants, LOTA co-ordinator Mr Hans Buis said yesterday.

(124)

The week-long visit to the northern Cape, which starts on October 10, will be the first in terms of a new policy in terms of which LOTA members assist civic associations in South Africa.

Sowetan

LOTAs aim was to contribute to improved living conditions in townships. - *Sapa*

24/9/92

RENT ESCALATIONS FM 25/9/92

Juggling the options

In an oversupplied office market the need for rent escalations is being questioned It has even been suggested that they are just another form of bureaucratic price-fixing Annual, fixed rental hikes do not exist in the UK though a few large retailers are on annual turnover deals

FM research shows that escalations are one reason why developers continue to build in bad times when rents — if they reflected true demand and supply — would remain static or decline

Why should property need an inbuilt growth factor when other forms of investment — like equities — rely purely on the market to determine their performance?

JHI valuations director Ian Haigh says that in the UK leases normally run for 25 years with rents usually fixed for five years They are then reviewed but never decreased UK tenants feel, like their SA counterparts, that they are not benefiting from soft markets as much as they should The best they can achieve is static rents, a controversial issue particularly now that the City has a 20% vacancy factor

Of SA, Haigh says "In times of oversupply, it is possible that tenants will be paying higher rents per square metre than those negotiated with new arrivals in the same buildings This is a factor of the market and could work equally well in reverse in a rising economy, especially for lessees who signed long leases at lower escalation rates"

Real Estate Surveys MD Erwin Rode says "The purpose of fixed rental escalations is to compensate the landlord for inflation in between rental reviews, which can be anything from three to 20 years The permutations are infinite and depend on the specific lease

"From time to time, someone will jump up at a conference and say 'But if inflation is running at 15%, the landlord must be losing out' This is not the case You must look at the landlord's total return — that is income yield, say 10%, plus long-term growth in net income, a proxy for which is the rental escalation for leasebacks at 11% to 12% at present Escalations in headleases are always slightly lower by between a half to one percentage point"

Rode adds "The total hoped-for return to the landlord is on average 10% income yield plus 12% capital escalation, which makes for an annual 20%-plus return This more than covers the inflation rate"

In soft markets the landlord could grant a two-year escalation free period but, to make up what he will lose on projected income, he will pitch the initial rent higher, say at R22/m² rather than R20/m² Normally, lower initial rentals rather than lower escalations are the norm in this kind of market

Rode says, however "If a tenant wants to get discounts on both rents and rental escalations, there is nothing to stop him It's a free market"

What really counts — as far as the tenant is concerned — is the present (discounted) value of the rent over the lease period as a yardstick for comparing offers, Rode believes How it is made up is less important

Rode rebuts the claim that there is price-fixing "The market is murderous Overseas rental escalations may be negligible compared to ours, but they exist They're much lower because their inflation rates are lower New Zealand's inflation rate is 0%"

Perhaps the ball is now in the tenant's court not to accept willy-nilly prescribed escalation rates The market should determine what is fair Tenants, however, should not expect much relief from negotiations on escalating operating expenses — over which landlords have little control As for differences between the UK and SA, it seems the UK's longer leases have evolved as a result of a more stable political and economic climate Our turbulent times are reflected in lease structures ■

TIME PROPERTIES

Assessing exposure

The Time Holdings division Time Properties (TimeProp) can breathe a little easier It has let 85% of the 13 100 m² Oxford Manor in Rudd Road, Illovo, to Rand Coal, its headlease commitment to the owner, Durban Corporation, runs for 15 years at average rents of R25/m²

The building, completed in May, stood largely empty for four months As a result, TimeProp has been severely criticised by other market players — but says it was in no position to respond because of the vacancies

While it believes the recent letting to Rand Coal may silence its critics, its future strategy to limit exposure seems to vindicate market talk

TimeProp MD Mike Raggett says that though headleases are still profitable for developers, he will not take on any new rental guarantees in future projects The size of projects will also be limited to between 1 500 m² and 2 000 m² and to tenant-driven situations — until the market picks up The developer will also look at smaller industrial schemes

This stance is unlikely to affect future business emanating from Durban Corporation because the chances are that there will be no more business coming from this source The Durban Corporation is under increasing pressure to discontinue investing in commercial ventures, especially outside its home turf

TimeProp has developed, and now manages, eight buildings valued at R140m Durban Corporation owns three, valued at R90m Oxford Manor, 19 Girton Road, Parktown, and Future Bank House, De Korte Street, Braamfontein The latter two are fully let and headleased like Oxford Manor for 15 years, starting from 1989 in the case of Girton Road, and 1991 for Future Bank House

The balance of the portfolio under management includes the following buildings valued at roughly R50m

- ☐ Three fully let Wierda Valley office buildings on which TimeProp has rental guarantees running between two and three years They are Lynton Hall, owned by Highstone Property Trust (rental guarantee has 18 months to run), McCarthy House owned by a syndicate and the Time Group HQ at 47 Wierda Valley Road, owned by Hyprop,
- ☐ 158 Jan Smuts Avenue owned by Sanlam Properties Raggett says this building represents very little exposure for TimeProp as the retail rental profit from the virtually fully let retail component (100 m² remains to be filled) covers its top-up rental commitment to the 13 000 m² of unlet office space,
- ☐ A retail shopping centre called Darras Centre in Kensington, owned by a syndicate, with no rental guarantees, and
- ☐ A combined R20m office and parking development called Standard Bank Chambers on the corner of Kruis and President streets in the Johannesburg CBD, owned by the Sefalana Employee Benefits Organisation The building is due for completion in October, at which time a three-year rental guarantee kicks in Most of the 2 500 m² of office space will be taken up by United Bank Negotiations are under way with the Witwatersrand Bar Council for the balance ■

Oxford manor *caused some sleepless nights*

FM 25/9/92 (124)

SYNDICATED APARTMENTS

Testing, testing

Investor confidence in the value of sectional title apartments in Cape Town's Atlantic suburbs is being tested by what has been billed as SA's first residential property syndication It will comprise 10 of the 32 apartments in The Caribbean — a new upmarket development in Cassell Road, Sea Point There are 800 investment units being offered at R10 000 each

A return on cost of 201% over five years is forecast by marketing agent Prospur Portfolio Managers All the units will be let within the next few weeks and net minimum rentals used to calculate return forecasts are guaranteed by Cape of Good Hope Bank, the original financier, until February 1995 Rentals in the first year should average around R3 500 a month

The other apartments have already been sold, mainly to investors, at prices ranging from just under R300 000 to around R1m The size of the apartments varies from one to three bedrooms Facilities include servants' accommodation, storage space, controlled access parking and security, a rooftop pool-deck and recreation area and a sauna

The nine-storey block is a venture by Two Oceans Development Company and Cape of Good Hope Bank Designed by Heymann & Albert, it was built by Stocks & Stocks

Two Oceans director Colin Glen says the current softness in the market contributed to the decision to offer some of the apartments to a syndicate, but it was also a pioneering move into what the company believes is an untapped investment sector It allows smaller investors to buy into prime residential property with good potential for capital and rental growth

Unlike commercial property syndications, any or all of the 10 sectional title units in The Caribbean scheme can be sold off individually if shareholders agree This means changes in the market can be exploited to maximise investor returns

Prospur's Chris Smith says investments in the syndication are structured for high capital growth There will also be provision for a R675 000 fund to repurchase units under certain hardship conditions

Speaking at the launch function last week, property economist Erwin Rode said his research showed the property cycle was close to bottoming out "This means that now is a good time to invest in property" His price indices show that the price of sectional title residential property in the Atlantic suburbs has outperformed the national average every year since 1979

While the picture painted here is a rosy one, sources who know the building say these 10 empty flats have been on the market since The Caribbean was originally developed They doubt the flats will let quickly because the rentals quoted are at the top end of the market, but point out that even if they do not let, the rental has been guaranteed until 1995, as advertised

The real question, they say, revolves around the investment's growth, which is coming off a high base and is largely in the form of capital growth — for which projections seem to be on the high side Projections for capital growth based on the prospectus are 14% in year one, 19% in year two and in years three to five 25% each

Observers believe commercial syndications are more soundly based as investors benefit from good capital growth and an income stream substantiated by signed leases, in many cases with national tenants Investors, they believe, should be aware of the differences ■

SEEFF GROUP

Key posting

In a move reflecting Seeff's maturity, the organisation has appointed its first group MD to help consolidate market gains and co-ordinate growth

Errol Finkelstein is taking up the post A chartered accountant and former GM in SA Breweries' beer division, he has also held the post of director of strategic planning for Teljoy For the past few years Finkelstein has been operating his own hotel broking company from Plettenberg Bay

Chairman Lawrence Seeff says Finkelstein's appointment signals Seeff's move from an entrepreneurial to a corporate development mode Until now Seeff was MD ■

SUN SETS ON THE LAST POST

Durban's oldest pub, the Queen's Tavern in Stamford Hill Road, has been sold The Victorian watering hole — named after the Queen's Own Regiment, which patronised it in the early days — also housed one of the city's better known curry houses, the British Middle East Indian Sporting & Dining Club

The pub and restaurant were owned jointly by manager Nad Arjunan and Helen Noel-Barham — who are now seeking to re-establish the restaurant in smaller premises elsewhere

Though Arjunan confirms that the business has been sold, and will be handed over to the new proprieters — a close corporation — on October 1, he was reluctant to discuss further details pending the signing of the sales agreement this week Asking price was about R500 000

It is believed the new owners will close the premises for six weeks and reopen a refurbished pub and restaurant It is not known what form this will take

The building — a national monument since the Seventies — is incongruously attached to the perimeter of the Game City shopping centre and owned by Fedlife Properties It has a chequered history In business terms, it has been used for everything from a wine bar to a down-at-heel billiards saloon — and even a jazz club before being refurbished at a cost of R400 000 in 1984 It now sports an 80-seat dining room and quaint 30-seat colonial courtyard dining area

That the building still stands is something of a miracle It was on land expropriated by the now discredited Department of Community Development in the Seventies The building was to be demolished at that time as part of a slum clearance and urban renewal programme along with the still controversial Block AK A 1 235-signature petition appealing for it to be saved was even sent to then PM John Vorster Only an 11th-hour provisional (five-year) declaration of the building as a national monument saved it just prior to its being auctioned to the Metro Cash & Carry group for R1m

Its future again hung in the balance in the early Eighties One drastic solution proposed by the Natal Parks Board was to dismantle the structure brick by brick and reconstruct it at Midmar Dam's historic village But national monument status was restored in 1983 and the building done up again the next year

Bond boycott nets R25 000

(124)

By Rehana Rossouw

South 26/9 - 30/9/92

A BOND boycott instituted by the Lotus River and Grassy Park Residents Association (Logra) has captured the imagination — and money — of residents and is spreading to other areas as well

Last month, Logra asked residents to halt rent and rates payments to the Western Cape Regional Services Council (RSC) in protest against a rates increase and poor services

They asked people to deposit their rates and rents for three months into a bank account opened by the civic The money would be paid to the RSC after it met residents' demands

To date, R25 531 has been deposited into Logra's account — received from more than 200 residents Rates payments are due on October 7, so the civic expects a massive injection of deposits during the next week

"We only launched the campaign two weeks ago and already over 200 people have responded," said Logra chairperson Mr Philip Bam

"We have given the RSC our demands and they responded with a letter which holds a number of points we do not agree with"

Bam said attempts would be made to hold a meeting with the RSC but Logra had broken up the Grassy Park, Lotus River, Zeekoevlei and Ottery area into zones and was going door-to-door to persuade more residents to join the campaign

Residents in Wetton and Turfhall Park had requested meetings with Logra and indicated their interest in joining the campaign as well

"I spoke at a house meeting in Turfhall Park recently where 53 residents said they would be joining our action soon," Bam said

COMPETITION WINNER

Corrie Stoffels of Ravensmead, right, has won the SOUTH / Radio Good Hope competition. He received his prize, a five-day family trip to the Wild Coast, from DJ Dmitri Jegels

Fears for future as houses to be sold

(124)

S/Times [Cape Metro] 27/9/92

By JESSICA BEZUIDENTHOUT

RESIDENTS in Hout Bay houses owned by a sea food concern this week told of their fears for the future after the company informed them that the houses are to be sold at prices which they cannot afford

Eight residents of the houses, which South African Sea Products say have been independently valued at R50 000, are pensioners who worked for the company before retiring Some have lived in the houses for up to 30 years

The company is offering 14 of the homes for sale

Evict

Mrs Shantaal Meter, a spokeswoman for the Residents' Action Committee, said there was grave concern about the decision to sell the houses as many of the people affected could not afford to buy and feared they would be evicted

But this week the company's managing director, Mr Malcolm Wallace, gave the assurance that anyone who could not afford the asking price would not be evicted and could continue to rent the houses

"We cannot afford to pay R50 000 and we do not know where we will go if we are forced to move," said Mr Elias Philander, 70

Both he and his wife Hendrietta, also 70, worked for the company for more than 30 years

Mr Philander has asthma He was forced to stop working when his health deteriorated

The couple have lived in their house for about 30 years, and are concerned that if they do not buy it will be offered to other company employees

"We are totally dependent on monthly pensions and would never be able to buy the house," he said

Their neighbours, Mr Charles Adonis, 70, and his wife Whilemina, 69, who receive a combined monthly pension of R636, said they feared being evicted if they did not buy the house

Mr Wallace said his company had decided to look at facilitating home ownership for its employees as a form of security after retirement.

"We notified residents of the intention to sell in 1987 in the hope that they would be interested in owning their own property"

Force

Mr Wallace said the company recently gained a "proper independent valuation" but this did not mean that the price tag for the houses would be R50 000

He said his company had met with the Action Committee and negotiations were taking place to decide on "a reasonable price"

"People must understand that nobody will be forced to buy Those who are unable to buy will still be able to rent the houses from the company," he said

WORRIED . Elias and Hendrietta Philander cannot afford to buy the house they have lived in for 30 years Picture· AMBROSE PETERS

Pledge averts a rent boycott

Municipal Reporter

A LOOMING rent boycott in Guguletu was averted at the weekend by a "constructive and encouraging" meeting between the Guguletu Civic Association and the CPA on Saturday morning

Mr Michael Fadana, treasurer of the Guguletu Civic, said last night that about 150 people who met at the Eyona Centre in Guguletu yesterday afternoon had decided not to embark on a council-house rent boycott from the beginning of next month

"We had an encouraging response at Saturday's meeting in respect of our demand for council houses to be transferred into the present occupants' names free of charge," he said

At the meeting yesterday afternoon, SA National Civics Organisation (Sanco) local spokesman Mr Wilson Sidina said negotiations were under way with the authorities over the transfer of ownership of council houses in Guguletu to their present occupants free of charge (124) CT 28/9/92

He said Mr Faan Naudé, regional director, CPA community services branch, Western Cape, had said he hoped a solution could be found by November

Freeholds: CPA silent

Municipal Reporter

A TOP CPA official said yesterday he could not answer questions on whether Guguletu council-house dwellers would be able to get freehold title over the properties they rent

Mr Faan Naudé, regional director of the CPA's community services branch in the Western Cape, said he did not want to make a statement for fear of upsetting the relationship between the CPA and the Guguletu branch of the SA National Civics Organisation

● At a report-back meeting on Sunday, Guguletu Sanco members said they had been told that gaining ownership would be a four-stage process, and they could have their say in the fourth stage, adding it had been mentioned at a meeting on Saturday that the matter may have to go to Parliament first

CT 29/9/92

(124)

ANC official owing rent kicked out

(124)

ARG 30/9/92

JOSEPH ARANES
Staff Reporter

THREE families, Villiersdorp ANC branch chairman Mr Thomas Jansen's among them, have been evicted from their homes by municipal officials because of rent arrears.

And police were called in to protect the officials evicting the families yesterday, as neighbours began putting the furniture back in the houses and threatening the officials

Police spokesman Colonel Gys Boonzaaier said teargas was used to disperse the crowd, which began throwing stones. "Police vehicles were damaged and some policemen had minor injuries as a result,"

The police arrested Mr Jansen and another evicted tenant, Mr Joseph Pieterse, who will appear in court today.

Villiersdorp Civic Association secretary Mr Peter de Wet said it was unfair of the municipality to evict people because "We do not have money to pay our rents.

"Most of the people are unemployed and there is no work for us here — so where must we get the money to pay our rents? We tried to discuss the problems with the municipality, but were ignored," he said

A formal request for another meeting had been ignored, while ANC-supporting families were being evicted

"This is not true," said Town Clerk Mr J L Serfontein "We want to help the people, but they must come forward We send out notices asking them to come and speak to us and explain their situations, but some families never respond"

Mr Jansen's wife said her family had an agreement with the municipality to repay rent arrears and had complied with the terms.

Mr Serfontein said the three families had not kept agreements to pay rent arrears and the evictions had been a last resort

"There is no question of discrimination," he said

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Violence at council evictions

(24)

CT. 30/9/92

Staff Reporter

THE chairman of the Villiersdorp ANC branch was arrested, two policemen were injured and police vehicles were stoned following the eviction of three families in Villiersdorp yesterday.

Police spokesman Lieutenant-Colonel Gys Boonzaaier said Mr Thomas Jansen, the local ANC chairman, was arrested after Lieutenant John Sterrenberg was knocked down by a bakkie.

Colonel Boonzaaier said Mr Jansen, 38, who is in custody, would appear in the Caledon court today on charges of attempted murder, assault on a police officer and attempted escape.

The incident occurred after municipal officials evicted Mr Jansen's and two other families in Watsonia Way in Nuweberg, Villiersdorp, for allegedly refusing to pay rent and service accounts that were in arrears

Colonel Boonzaaier said police vehicles were stoned and Constable Hendrick Weyers was hit in the face with a golf club.

EVICTED ... Ellen Jansen

He and Lieutenant Sterrenberg were taken to Medicity Hospital in Worcester. A hospital spokesman said both were treated and discharged.

Colonel Boonzaaier said police were on the scene to defend municipal officials evicting the families, but did not participate in the evictions

Mrs Ellen Jansen, Mr Jansen's wife, who is also a spokeswoman for the Villiersdorp branch of Sanco, said the municipality was victimising their family. She said there were about 200 policemen on the scene and about 16 police vehicles.

They were not behind with their rent and service payments, she said.

Villiersdorp town clerk Mr Johan Serfontein said they had been trying for about two years to get people to pay their outstanding rent and service accounts.

Residents held after protest

CT 30/9/92

(124)

Staff Reporter

ALTOGETHER 22 Elsie's River residents were arrested yesterday at a local rent office after protesting against eviction notices they had received

Police said the 22 were permitted by the manager of the office to have a sit-in from 9am until 5pm. The protesters refused to leave at 5pm and were arrested on a charge of trespassing.

They were released last night and are to appear in the Goodwood Magistrate's Court today

Natal HoR MP joins DP

Political Staff

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Cape Town still most favoured city

Sowetan 1/10/92

By Joshua Raboroko

■ **NOTABLE TRENDS** Residential rentals and rentals resilient:

(124)

THE most marked feature of the commercial and industrial property market is that Cape Town still has "most favoured city" status among investors

Other notable trends are stagnating nominal rents of non-residential properties, with residential prices and rentals showing much greater resilence in the face of the grinding recession

According to a report by the Real Estate Surveys house prices, in particular the lower and middle-priced suburbs, are happily out-performing the inflation rate

Strong regional differences exist, he says, with the largest improvement shown by Port Elizabeth Office rental presents a mixed picture In the second quarter, just over half of the office areas surveyed for the Rode Report, achieved increase in nominal terms

The report says in Port Elizabeth, office rentals are echoing the strong increase in house prices, although at a slower rate

Rent-free periods as an inducement to tenants are becoming more common, with up to six months being advertised in the Sandton area The typical period surveyed in the Johannesburg Central Business District is five months

Shop rentals continue to decline, with Cape Town decentralised strip shop rentals showing an average 20 percent drop over the previous quarter

Industrial rentals are still trendless in nominal terms The central Witwatersrand is holding on in nominal terms, but a continued decline is seen in the rest of the Witwatersrand

According to the report the Cape Peninsula showed steady rental growth over all surveyed

Vacancies in most areas are on the increase, except for the Cape Peninsula, East London and Central Witwatersrand Strongest growth vacancies are shown by Pretoria, the West Rand and greater Durban

The report says upmarket houses are still losing ground to the rampant price increases of lower priced houses During the last year the latter happily outperformed the inflation rate

Port Elizabeth is continuing its strong growth in all price categories Cape Town is slowing down, with upmarket house prices now declining faster than in the previous quarters

House prices in Pretoria are starting to recover, but still behind lag the national pattern

The reports says for the first time during this recession, flat vacancies in some areas are showing a perceptible, although small increase

It adds that growth in non-residential building costs - both contract prices and input costs - has slowed considerably

This is a function of both the introduction of VAT, and depressed building activity

B/Day 2/10/92

All areas vulnerable in face of recession

A WIDESPREAD belief that coastal properties yield higher returns than elsewhere in times of economic and political turbulence is a generalisation and not always true, market players say

Murray & Roberts Properties (Natal) development analyst Mike Luiz says all sectors in the property industry have been equally affected by the current economic recession

"The severity of the recession and lack of political stability is prolonging the current downward trend due to certain lag factors, a situation we believe will not improve in the next 12 months," he says

Riverglades village development in Knysna offers homes from R275 000.

Liquidated

Seeff Cape Residential Properties MD Samuel Seeff says "One of the first assets liquidated by many second home owners in a recession is precisely that home, as they feel the expense of maintaining the property outweighs the gain of the limited time spent there"

Prime coastal areas continue to reflect demand, translating into capital growth exceeding that of other areas as demand drives prices up, he says

"However, certain prime coastal areas, such as Hermanus, are not performing as well as they should and some properties in these areas are not holding their value as well as expected

"There is still upcountry demand for second homes on the coast, with Cape Town perceived as a safe haven in troubled times Not only are people looking at investing in property here, but also seriously considering relocating," he says

However, the residential market is unable to provide an investor with the same returns as certain other forms of investment yield But properties are also being purchased for their capital growth and enjoyment benefits

"The top end of the market is very quiet as people hesitate to commit themselves, given political uncertainty and the recession, but the lower end of the market remains buoyant," Seeff says

Board of Executors Properties director Jonathan Fair agrees, saying a distinction must be drawn between holiday homes and property for full-time residential use

"The second home market is susceptible to economic adversity, as is now evident The middle to upper end of the market is suffering, however, as people find their disposable incomes under increased pressure," Fair says

However, people buying residential properties as first homes tend to buy in line with prices they can afford

(124)

Interest

Seeff says the present political climate and escalating violence has resulted in greatly increased interest in coastal areas "However, investors find their money does not go as far on property in the Cape as inland and many are unable to afford the house or location they desire"

Rabie Property Developments chairman John Rabie says coastal properties, particularly in the Cape, are holding their value and appreciating more rapidly than in other areas

# of political stability

parts of Umhlanga, he said

Tight market conditions have resulted in cut-throat competition for available building contracts, with some companies even tendering below cost

Despite this, Group Five Building-R H Morris has started work on several new Cape projects since company was given only 13 months to complete the R30m contract

"The market is presently extremely tight and our problem was to replace the university contract and keep our staff busy, but fortunately a number of contracts were signed," says MD Frank Wright

"R H Morris is now busy

Fencing of Cape hostels 'not wanted'

CT 6/10/92 (124)

Municipal Reporter

WHILE a row rages in the Transvaal over the fencing of hostels, in the Western Cape hostel-dwellers are working towards taking down the few fences which surround local hostels

Mr Welcome Zenzile, regional publicity secretary for the SA National Civics Organisation (Sanco), said yesterday hostel-dwellers were very much part of the community here

"Hostel-dwellers are part of Sanco, they have been involved in our unity talks over the past two years There are no problems between people in the townships and those in the hostels

"We all belong to the same organisations and to the same trade unions And we all want the existing fences around the privately-owned hostels to be taken down.

"There is no reason for them to be there They create the impression that hostel-dwellers are separate from the rest of the community."

Mr Zenzile said the Umzamo development organisation, which was upgrading Western Cape state-owned hostels into family units, would soon hold workshops with private hostel-owners to see what could be done about those ones too

At the workshops, the dismantling of existing fences would be on the agenda

Extra cash gets council thinking

CT 7/10/92 (124)

Municipal Reporter

THE Mitchells Plain home-ownership scheme is generating more money than was initially anticipated — and now the council has to decide on what to do with the extra money.

In a report before the housing committee yesterday, city treasurer Mr Eddie Landsberg recommended that R10m should be kept as a reserve in a home-ownership equalisation account.

Another R5m, he suggested, should go into the council's newly-established Social Development Capital Fund, which is where half the money from the Clifton bungalows is going.

Further unidentified amounts should go into a community facilities account to soften the impact of the running costs of swimming pools, halls, sportsfields, etc, rather than in servicing loan debts incurred in having new facilities in Mitchells Plain.

NBS comes under fire for repossessions

(124) ARG 10/10/92

■ Following recent assurances by United and Allied banks that home repossessions can be averted through discussions between struggling home-owners and the banks, NBS Bank says it is not in the business of repossessing property.

TYRONE SEALE
Weekend Argus Reporter

MORE than 800 NBS Bank bondholders in the Western Cape lost their homes in the past two years after exhaustive attempts by the bank to help struggling owners.

Of 812 repossessions 234 were in the Blue Downs suburb, Electric City, and 71 in Eerste River, NBS regional manager Mr Kingsley Loney said.

Mr Loney recently came under fire from the United Residents Front and Blue Downs civic organisations for what they claimed was the bank's failure to negotiate with financially stricken homeowners

But Mr Loney says his bank is not in the business of repossessing homes.

"We clearly prefer to do everything we can to help a client who is in trouble, but sometimes the situation is such that we have no option but to repossess"

Loss of work was one of the major causes of defaults

"Many homeowners have lost their jobs This means they have no income and, accordingly, they have no income to pay the bank. The reality is that unless people can afford a purchase, whether a television set, a motor car or a house, they cannot own it"

Mr Loney said the NBS had educated its staff to be empathetic to struggling bondholders who would normally be advised to sell their property and then rent a house "at a reasonable rate" from the NBS until they could afford to buy again.

"As far as contingency allowances are concerned, the institution's attitude is that if a problem occurs, to go and talk to them. We are totally open to this approach. However, some clients will deny this, claiming the NBS declines any discussion."

He referred to the recent sales in execution of 11 Blue Downs houses, saying the NBS had advertised and carried out all the procedures required by law.

"After initially corresponding with defaulting borrowers over a three-month period, the first legal announcements were placed in August, as required, and drew nobody to the NBS offices.

"Similar procedures were carried out for September as 17 sales were suspended during that month, but only five people have called on the NBS offices to date.

"Some bondholders in trouble recognised that the NBS sincerely wanted to help them, but as the bondholders had no financial resources, nothing could be done. The lack of money did not absolve them from the obligation to pay their monthly instalments."

Among the contingencies on offer to clients were the reduction of payments for a period, the suspension, in certain cases, of arrears and the cancellation of a sale to give the owner another chance.

However, these options could only be considered against the borrower's personal circumstances, and this could only be done if the borrower discussed problems with the bank, Mr Loney said.

NBS comes under fire for repossessions

(124) ARG 10/10/92

■ Following recent assurances by United and Allied banks that home repossessions can be averted through discussions between struggling home-owners and the banks, NBS Bank says it is not in the business of repossessing property

TYRONE SEALE
Weekend Argus Reporter

MORE than 800 NBS Bank bondholders in the Western Cape lost their homes in the past two years after exhaustive attempts by the bank to help struggling owners

Of 812 repossessions 234 were in the Blue Downs suburb, Electric City, and 71 in Eerste River, NBS regional manager Mr Kingsley Loney said

Mr Loney recently came under fire from the United Residents Front and Blue Downs civic organisations for what they claimed was the bank's failure to negotiate with financially stricken homeowners

But Mr Loney says his bank is not in the business of repossessing homes

"We clearly prefer to do everything we can to help a client who is in trouble, but sometimes the situation is such that we have no option but to repossess"

Loss of work was one of the major causes of defaults

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W Cape house sales gather momentum

(124)

CT 10/10/92

By MAGGIE ROWLEY
Property Editor

HOUSE sales in the Western Cape picked up in September reaching a seven month high, according to latest figures supplied by Property Services

A total of 592 sales were recorded last month against 474 in August, 442 in July, 451 in June, 455 in May, 429 in April, 473 in March and 630 in February

Flat sales were also up on August's figures at 239 but lower than the monthly sales achieved for the three months from May

While sales up, the number of days properties sold had been listed also increased last month with houses taking an average of 84 days to sell against 74 days in August and apartments 68 days against 48 days the previous month

The number of cash sales last month was also up dramatically A total of 118 houses were sold for cash, with the southern suburbs (42) and the northern suburbs (27) accounting for the majority of these while the number of cash sales for apartments was up at 63 against 52 the previous month

The greatest number of cash sales were secured in the Atlantic suburbs (25) followed by the southern suburbs.

Sales in all areas were up with the West Coast reporting 89 homes sold in September against 79 the previous month and 62 in July where 20 apartments were sold, double the number of sales in August

The False Bay area saw 43 houses and 16 apartments sold last month against 30 and 3 respectively the previous month

While the number of houses sold in the Boland dropped from 14 in August to 10 last month, sales of apartments doubled to 12

However, properties sold had been on the market longer than most areas — 90 days for houses and 103 days for flats

In the northern areas, 228 houses were sold were sold against 160 the previous month with an average listing of 68 days against 54 in August. The number of apartments sold was also up at 239 against 212 but they took an average of 20 days longer to sell than the month previously

The city bowl, which has had sluggish sales in the past six months, picked up slightly in September. A total of 18 houses and 31 apartments were sold against 12 and 25 respectively the previous month

The southern suburbs registered the most gains in sales with 592 homes sold and 239 apartments The previous month the figures stood at 474 and 212 respectively However the average listing days was up substantially at 84 days for houses (474) and 68 (48) for apartments

Demand for Mfuleni councillors to quit

South 10/10 - 14/10/92 (124)

By Diane Coetzer

THE ANC and the South African National Civic Organisation have reiterated a demand for the resignation of six town councillors in Mfuleni following a day of violence on Monday.

Mr Oliver Nqubelani, vice-chairperson of the ANC's Mfuleni branch and executive member of the civic, said it was immoral for a "tiny and corrupt clique to run the lives of people by force".

Five youths were shot on Monday night after the township's Mayor, Mr A Mvumvu, allegedly fired on a crowd of youths toyi-toying and singing outside his home

The homes of councillors Mrs Violet Mnyimba and Mr Mick Tafu were gutted the same evening.

Nqubelani described the situation in the township, home to more than 20 000 residents, as grave.

"The shooting of the youths was the last straw for residents

"We have tried numerous ways to ensure the resignation of the coucillors — sit-ins, meetings and petitions It seems the six are determined to hang on to their undemocratic positions "

Allegations of corruption, especially the mismanagement of funds, abound

Town Clerk Mr Wilfred Marais rejected the allegations as unfair saying there was strict control of funds

"I have yet to be presented with specific facts in this regard."

Nqubelani said Mfuleni had historically been peaceful

"Residents only want that back"

World housing talks for city

(124) CT 14/10/92

MAGGIE ROWLEY
Property Editor

THE 21st World Congress on Housing is to be held in Cape Town in May next year

A first, not only for South Africa, but the entire African continent, the conference will focus on the future of housing settlements, with a strong emphasis on Africa, says conference organiser Ms Marie Roelvert of Forum Conferences and Tours

Ms Roelvert said about 600 delegates, including 60 to 80 experts from about 30 different countries, were expected to attend the conference, held under the auspices of the International Association for Housing Sciences, between May 10 and 14

As Cape Town did not have an ideal venue for a conference of this size, the opening would be held at the Nico Malan Theatre, with conference sessions split up between the Cape Sun and the Civic Centre

Mr John Hopkins, deputy director of housing in the House of Representatives, who has just returned from the 20th world congress in Birmingham, where he delivered a paper, said tours to different housing schemes in the Western Cape would be organised for delegates, including the HoR's self-help project in Belhar

He said the House of Representatives' unique self-help housing programme for low-income groups, which had housed more than 15 000 families in seven years, had attracted worldwide attention

"And according to the present president of the International Association for Housing Sciences, the Belhar project, where 2 000 families were assisted, is believed to be the largest of its kind in the world"

Mr Hopkins said the success rate for self-help programmes was remarkable Almost 100% of the participants had completed their homes satisfactorily

"On the rare occasion of a withdrawal, the defaulter's place is immediately snapped up by the next person on the waiting list"

The projects, which had all been implemented as a joint venture with communities, were managed by local authorities or utility companies on an agency basis

These schemes not only helped unlock a great wealth of resources, creating employment and promoting socio-economic upliftment, but also enabled owner-builders to save around 30% on the construction of their homes

Court freezes sale in Group Areas case

LINDA ENSOR (124) (282)

CAPE TOWN — A poor coloured family which lost its land under the Group Areas Act yesterday had a freeze placed on its resale in a court action which could act as a precedent preventing the hasty sale of state-owned land acquired under apartheid legislation.

The Legal Resources Centre, which assisted with the case, said it had important implications for the right of the state to sell land obtained as a result of the Group Areas Act. In Cape Town alone 3 241 properties are registered in the name of the Community Development Board and much has already been sold despite land reform measures introduced by government.

An agreement between John Hendricks and his grandmother Kassie, 81, and the chairmen of the development boards of the House of Representatives and Assembly, the purchaser P Basson and the Registrar of Deeds was made an order of the Cape Supreme Court

In terms of the agreement the sale of the disputed land was frozen pending the Hendricks's application to the advisory commission on land allocation set up in terms of the Abolition of Racially Based Land Measures Act and to the Cape Administrator. B/DAY 16/10/92

Basson, a businessman and speculator, who has been provisionally sequestrated five times and finally sequestrated once, paid R23 000 in 1991 for the land which the Community Development Board bought for R39 900 from the Hendricks family in October 1984

Certain clauses in the sales contract with the board were illegally deleted and the case has been referred to the Advocate General for investigation.

Basson sold the property in April 1992 to the New Apostolic Church (Cape) for R160 000 The Hendricks family accused the Development Board of selling the land to Basson at well below its value.

In 1982 the Hendricks's land was declared white and the board purchased it. While legally required to move most of the family continued to live there.

In July 1989 the land was reproclaimed coloured but the Hendricks family was not informed.

In December 1991 Basson informed them that he had bought the property and demanded R10 a month in rental. Some family members refused to pay and the water supply was cut off. Basson then informed them the land had been sold and that the family was to be evicted.

Clerics planning protest march in Bophuthatswana

GAVIN DU VENAGE

THE SA Council of Churches (SACC) would soon hold a protest march in Bophuthatswana's capital Mmabatho to protest against the "heinous abuses and violations of human rights", Bishop Kevin Dowling said yesterday.

More than 35 organisations including human rights groups, community organisations and political groups such as the ANC, PAC, Azapo and Bophuthatswana's ruling People's Progressive Party attended a three-day conference in Bloemfontein this week on conditions in the homeland. B/DAY 16/10/92.

Conference chairman Dowling said reports and personal testimonies detailing torture, harassment, unfair dismissals, detention without trial and dispossesion through corrupt means had been heard at the conference.

A march of clerics and Christians would be held soon, on an as yet undecided date, to "bear witness" and publicly condemn the Bophuthatswana government.

The conference adopted resolutions calling on the Bophuthatswana government to repeal all "repressive" laws such as the Internal Security Act and the Prevention and Control of Mass Action Act.

Meanwhile, Bophuthatswana government spokesman Alwyn Viljoen said in a statement that the SACC allegations were "rejected in the strongest possible terms". He said Bophuthatswana was the first southern African country to have an ombudsman and a constitutionally enshrined Bill of Human Rights.

☐ Sapa reports that a conference on violence in the Vaal triangle, in which community organisations are expected to take part, is being planned by the SACC for October 27

Township power cut

(124)

CT 16/10/92

Staff Reporter

ABOUT 108 Khayelitsha households have had their electricity supply cut since the local town council announced a clamp down on non-payers this week.

Acting Lingelethu West town clerk Mr Gerhard Ras said the council was clamping down on people who were in arrears of R1 000 or more.

However, the council has offered debtors the chance to liaise with the debtors department and if arrangements were made to settle accounts, power would be turned back on.

The main areas affected were three "fairly upmarket" areas, Tembani, Bongweni and Ikwezi Park.

Civic chairman for the three areas, Mr Veli Olayi, said "Whenever the council wants to take action, they just jump right in without consulting the community organisations"

The council met with the civic this week to discuss the issue and they restored power to some houses

Rates protesters pay R82 000 into special services account

CT 16/10/92 (124)

Municipal Reporter

PROPERTY owners in Lotus River and Grassy Park who have withheld their rates since September 1 in protest against poor services have paid R82 000 into their own special rates account

Mr Philip Bam, a spokesman for the Lotus River and Grassy Park Civic Association (Logra), said the three-month "rates boycott" started after 436 residents voted in favour and four against it at a local meeting

There are 10 000 ratepayers in Grassy Park.

A meeting will be held at the end of November to decide whether the rates should be paid

ANC members held after sit-in

CT 17/10/92 Staff Reporter (124)

EIGHT members of the Kraaifontein branch of the ANC were arrested yesterday after a five-hour sit-in at the Scottsdene offices of the Western Cape Regional Services Council.

Some of those held face possible charges of trespassing. Others were arrested outside the RSC building while police were loading the protestors into a van.

Mr Rodney Thomas, chairman of the Scottsdene unit of the ANC, said his group wanted the management committee to resign. The group's set of demands included the scrapping of arrears, the ending of evictions, and the adoption of a new rent formula.

Mr Piet Cloete, the chairman of the management committee, said he and his committee would not resign until a new constitution was implemented. The management committee had no power to waive rental and service charges.

Police arrived at the offices shortly before 3pm. The gates were locked so that the expected crowd could not go in and join the sit-in. Employees at the RSC offices were allowed to go home.

Police then told the sit-in group's legal representative, Mr Stephen Majiedt, that his clients would be arrested if they did not leave the premises. They chose not to leave, and were arrested.

Call for apartheid victims to claim land

By EVE VOSLOO

THOUSANDS of people dispossessed of their land in terms of Group Areas legislation may be able to take steps to get it back following a supreme court order granted this week.

According to the Legal Resources Centre (LRC), 3 241 pieces of land registered under separate title in the Cape Province are at present owned by the state. A year ago the state owned 5 200 pieces of land in the same area, so in one year 1 959 pieces of land had been sold.

In Cape Town itself 305 properties are at present owned by the state.

Group Areas victims may lay claim to land they once owned only while it is still owned by the state. Once it has been sold they can no longer claim it

This week's order halted the sale of land in Zeekoevlei to a private developer. The land was bought by the state from the Hendricks family, who were forced to sell in 1984 after the area was declared white, for R39 900.

Mr John Hendricks applied to halt the sale of the land to Mr P Basson for R23 000 and to halt a proposed sale by Mr Basson to the New Apostolic Church (Cape) for R160 000. S/Times [Cape metro]

Evicted 18/10/92.

The Registrar of Deeds may also not transfer the land to Mr Basson or anybody else and Mr Hendricks and his family may not be evicted

Mr Hendricks will now apply to the Advisory Commission on Land Allocation (Acla) and the Administrator of the Cape to have his family's land restored.

At a press conference after the order was granted a joint appeal was made by the Legal Resources Centre, the Surplus People Project, the Development Action Group and the African National Congress, for anyone who lost their land through Group Areas dispossessions to come forward as soon as possible.

Mr Steven Kahanovitz, the LRC attorney acting for the Hendricks family, said at the press conference that a lot of land owned by the state had been sold.

He said the Hendricks family had instructed him to refer the court papers to the advocate general to establish whether there had been any impropriety in the proposed sales halted by this week's order.

Another family, the Petrus family, told the press conference that they sold a piece of land the same size as that of the Hendricks family, on the opposite side of the vlei, to the Community Development Board for R3 000 in 1971.

Mr Nicolas Petrus said he had brought an application to the Advisory Commission on Land Allocations to have the land returned. He was informed by the Development Board that the family could repurchase this land for R48 000 cash, an amount they could not afford, he said.

"But why must we pay R48 000 when the same board was planning to sell land the same size to Mr Basson for R23 000?"

Faith

Mr Willie Hofmeyr, the ANC's deputy general secretary for the Western Cape, said the selling of land — and anomolies of this kind in the pricing — were cause for grave concern.

"These are just not normal market dealings."

Mr Hofmeyr said the issue of land taken away from people was especially sensitive in Cape Town.

"We believe the setting up of the Advisory Commission on Land Allocation was a positive step in beginning to redress this hurt in our community — but it is clear that the government is not acting in good faith.

The vice chairman of Acla, Professor Nic Olivier, said this week he did not believe large-scale selling of land was taking place.

He said the commission, an advisory body reporting to the state president, had itself halted sales of land which was in dispute.

Freeze

One of the purposes for which the commission had been set up was to affect restitution where people had been forcibly removed from their land, he said.

"Where this land is still owned by the state, people have the fullest right to approach the commission, say they have been disadvantaged and ask the commission to investigate."

ANC Western Cape chairman Dr Allan Boesak yesterday appealed to everyone who lost their land through Group Areas to put in their claims now

He also demanded that the government take immediate steps to freeze all sales of state land and also instruct the departments concerned to write to all families whose land was removed and inform them of their right to submit a claim for its return.

Cape Flats residents won't pay RSC rates

By JESSICA BEZUIDENHOUT (124)

MORE than R100 000 has been paid into a special fund by members of the Lotus River, Ottery and Grassy Park Ratepayers Association (Logra) who are refusing to pay rates to the Regional Services Council.

Logra spokesman Mr Philip Bam said this week that about 400 residents in the area were withholding their rates until November 31 unless the RSC "makes an effort" to meet several "non-negotiable" demands.

These include the resignation of the local Management Committee and recognition of Logra as the community's only democratic representative body, completion and repair of all roads in the area by December 1993 and scrapping of a recent 8,2 percent rates increase. S/Times [Cape metro] 18/10/92.

Peaceful

Mr Bam said the residents had not launched a rates boycott, but were merely refusing to pay the RSC. Instead, they were paying the money into an "ever-growing" special rates account administered by Logra.

The money would be held back until Logra received a "satisfactory" response from the RSC, he said. The organisation believed withholding rates was its only peaceful means of protest to force the RSC to consult with residents.

An RSC spokesman said this week that the management committee was the only legally elected body for municipal and civic matters and until a new dispensation for local government was in place the RSC was "bound" to deal directly with it.

Clear attempts were being made to address the question of roads in the area within current financial constraints — but it was impossible to expect completion of the roads by December 1993, he said.

The RSC was not in a position to meet Logra's demands and they had been referred to the relevant minister.

The evaluation and possible release of prisoners who committed crimes with political motivation in terms of the decision by the Government on 26 September 1992, is conducted by a joint committee Information which was submitted to this committee included information which also served before the Consulting Body and the Indemnity Committee and the principle of confidentiality which was applied there is now also being applied Therefore, it is not considered advisable to provide the information as requested by the Hon member

In general I can also refer the Hon member to the Statement by the Government spokesman dated 26 September 1992, which *inter alia* deals with the release of prisoners who have committed crimes with political motivation (see reply to Question No 382)

Handing over of land to Ciskei

388 Mr P G SOAL asked the Minister of Regional and Land Affairs

(1) Whether approximately 12 000 hectares of land in the Chalumna area south-west of East London had been handed over to Ciskei by January 1989, if so,

(2) whether, at that stage, approximately 8 000 hectares of the above tract of land were owned by the South African Development Trust and the remaining land was to be acquired as soon as possible, if not, what was the position in this regard, if so, (a) which farms constituted the land owned by the Development Trust and (b)(i) which farms were subsequently acquired by the Development Trust to make up the remaining approximately 4 000 hectares, (ii) at what total cost and (iii) in respect of what date is this information furnished,

(3) whether any of the farms making up the above 12 000 hectares, or portions thereof, have been disposed of, if so, (a) to whom, (b) at what price and (c) for what purpose?

B886E

The MINISTER OF REGIONAL AND LAND AFFAIRS

(1) No The so-called Chalumna area consisting of ± 12 000 ha would initially have been incorporated into the Ciskei in terms of a bilateral decision Certain factors have had the effect that the Government had decided not to incorporate the area into Ciskei, as originally decided, but that the area would be kept as part of the RSA for the purposes of settlement of the Imidushane Tribe under Chief Jongilanga

(2) and (3) Fall away

Citizen of Ciskei appointed as chief

389 Mr J J WALSH asked the Minister of Regional and Land Affairs

(1) Whether a certain citizen of Ciskei, whose name has been furnished to the Minister's Department for the purpose of his reply, was appointed as a chief in accordance with Notice 80 of 1990 published in the *Government Gazette* on 9 February 1990, if not, in terms of what statutory provisions and/or regulations was this person so appointed, if so, (a) why was he appointed and (b) what is his name,

(2) whether the said notice has been amended since it was published in the *Gazette*, if so, (a) why and (b)(i) in what manner and (ii) to what extent?

B887E

The MINISTER OF REGIONAL AND LAND AFFAIRS

(1) Yes

(a) The person referred to was appointed as chief after a formal request was received from the Imidushane tribe

(b) Doyle Mpuhle Jongilanga

(2) No

(a) and (b) Fall away

Issuing of identity documents: Johannesburg

390 Mr P G SOAL asked the Minister of Home Affairs

(1) How many (a) identity documents had been issued by the (i) office of the regional representative and (ii) district representatives of his Department in Johannesburg since the referendum on 17 March 1992, and (b) applications for identity documents remained to be finalized, as at the latest specified date for which information is available,

(2) whether there is any delay in the issuing of identity documents in Johannesburg, if so, (a) why and (b) what is the extent of the delay,

(3) whether he will consider opening the offices of the district representatives in Johannesburg on Saturdays in order to deal with any applications for identity documents, if not, why not, if so, when?

B888E

The MINISTER OF HOME AFFAIRS

(1) (a) (i) 25 597

(ii) 66 050

As at 19 October 1992

(b) There is no backlog Applications are forwarded daily to the Department's Head Office in Pretoria for processing

(2) No

(3) The Department is continuously endeavouring to look after the needs of its clients, and it is also striving to arrange its office hours, whenever possible, in accordance with the needs of the public In the light of the afore-mentioned, the Department is of the opinion that, also with due consideration of limited funds, the stage has not yet been reached to open the offices concerned for longer hours in the week, or on Saturdays, or to open more sub-offices in the Witwatersrand

Imidushane Tribal Authority: development of villages (124)

391 Mr J A JORDAAN asked the Minister of Regional and Land Affairs

(1) Whether, with reference to a statement made in September 1990 by a certain regional representative of the former Department of Development Aid, whose name has been furnished to the Minister's Department for the purpose of his reply, any villages were developed or are being developed on State-owned land in the vicinity of the Imidushane Tribal Authority that used to be owned by the South African Development Trust, if not, what is the position in this regard, if so, (a) how many villages are involved, (b) where is each situated or to be situated and (c) what is the name of the above regional representative, (124)

(2) whether the development of these villages has been completed, if not, why not, if so, when, in each case,

(3) whether it is the intention (a) to develop these villages further, (b) to extend the area covered by the Imidushane Tribal Authority to include these villages and (c) to build more villages, if so, what are the relevant details in each case?

B889E

The MINISTER OF REGIONAL AND LAND AFFAIRS

(1) (a) The Department of Regional and Land Affairs is not in posession of the statement issued by the Regional Representative East London, of the former Department of Development Aid The development referred to entails eight (8) residential areas (villages) which have been planned and which villages are being developed in the so-called Chalumna Area The residential areas, with rudimentary services, are not proclaimed townships and are being developed for the settlement of members of the Imidushane Tribe and farm labourers employed on projects in the Chalumna Area allocated to the said tribe

(b) The residential areas are situated in the allocated Chalumna Area, in extent approximately 12 000 hectares

(c) The former Regional Representative referred to, is presumably Mr C L Attwell

(2) No, the development takes place continuously according to available funds for the Chalumna Development Project

(3) (a) Yes, the development of the residential areas and the provision of rudimentary services take place continuously

(b) Yes (c) No

(1) Whether the Government is responsible for paying the costs of representatives of the (a) United Nations and (b) Organization for African Unity who recently visited or are currently visiting the Republic as observers, if so, (i) to what extent, and (ii)(aa) what are these costs to date and (bb) in respect of what period is this information furnished, if not,

(2) whether he will make a statement on the financing of the above-mentioned visits?

B859E

The MINISTER OF FOREIGN AFFAIRS

(1) (a) As far as the UN and other observers are concerned the Department of Foreign Affairs did not pay any expenditure to date

(b) (i) and (ii)

Only certain transport costs in accordance with international practice From 14 September 1992 to 4 October 1992 and amount of R9 550 has been paid

(2) The general worldwide practice in the case of such missions is that the host country where a team is being deployed, provides financial assistance with regard to office accommodation and related expenditure It could thus be expected that certain costs will indeed be paid The amount cannot be provided at this point in time because there still have to be discussions about the extent of the services

Special representative of Secretary-General of UN: costs of visit

362 Mr F J LE ROUX asked the Minister of Foreign Affairs †

(1) Whether the Government is responsible for paying the costs involved in the visit to the Republic in August this year of Mr Cyrus Vance, Special Representative of the Secretary-General of the United Nations, if so, (a) to what extent and (b) what were the costs involved, if not,

(2) whether he will make a statement on the financing of this visit?

B860E

The MINISTER OF FOREIGN AFFAIRS

(1) No

(a) and (b) Fall away

(2) Not applicable given the answer under (1)

Imizamo Yethu settlement at Hout Bay: site

364 Mr C W EGLIN asked the Minister of Local Government and National Housing

(1) Whether the Imizamo Yethu settlement at Hout Bay is situated on a site of approximately 18 hectares agreed to in the second phase of the development in this regard, if not, what are the relevant details, if so, (124)

(2) whether his Department has any plans for extending the above settlement, if so, what are these plans,

(3) whether these plans have been discussed with the liaison committee representing the Hout Bay communities, if so, when, if not, why not?

B862E

The MINISTER OF LOCAL GOVERNMENT AND NATIONAL HOUSING

(1) Yes

(2) No, the activities of the Western Cape Regional Services Council on the relevant site of approximately 34 ha have been influenced to such an extent that they have to acquire an alternative site Consequently the Cape Provincial Administration is obliged to purchase the whole area of approximately 34 ha

(3) Although no formal plans for the development of the additional approximately 16 ha have been discussed, the Hout Bay Liaison Committee has agreed that the residential component will be confined to approximately 18 ha The future utilisation of the additional approximately 16 ha is thus still to be decided upon in consultation with the local communities This land could possibly be utilised for community facilities

Pine forest area in Hout Bay: cutting down of trees (124)

365 Mr C W EGLIN asked the Minister of Local Government and National Housing

(1) Whether his Department has any plans to cut down any trees in the existing pine forest area near the Imizamo Yuethu settlement at Hout Bay, if so, (a) what trees and (b) why, (124)

(2) whether an independent environmental impact study has been made regarding the possible effect of the cutting down of these trees, if not, why not, if so, (a) when and (b) by whom,

(3) whether he will make public the findings resulting from such a study?

B863E

The MINISTER OF LOCAL GOVERNMENT AND NATIONAL HOUSING

(1) Yes,

(a) only those trees that have been identified during a scientific investigation to be dead, or are in the process of dying, as well as a limited number of trees which will hamper the alignment of roads or services in the development,

(b) the retention of the dead trees is a risk to the lives of people and property It would also not be cost effective to re-align roads and trunk services for purposes of retaining a small number of trees

(2) Yes,

(a) in June 1992,

(b) by Ms E L van and Honert, M Sc (Botany) employed by Messrs Hill, Kaplan and Scott, consulting engineers,

(3) Yes

Single care grants: children of each race group

367 Mr K M ANDREW asked the Minister of National Health

How many children of each race group were receiving single care grants in terms of the Mental Health Act, No 18 of 1973, in respect of each province as at 30 September 1992 or the latest specified date for which information is available?

B865E

The MINISTER OF NATIONAL HEALTH

Province	White	Coloured	Indian	Black
Orange Free State	7	0	0	18
Cape	98	0	0	580
Natal	44	0	101	307
Transvaal	141	0	19	459
Total	290	580*	120	1 364

*Figures are not kept per province

SA citizenship independent Black states

368 Mr P G SOAL asked the Minister of Home Affairs

Whether any Blacks in the independent Black states have applied to regain their South African citizenship in terms of the provisions of the National States Citizenship Act, No 26 of 1970, as amended by the National States Citizenship Amendment Act, No 13 of 1978, if so, in respect of each such state (a) how many applied, (b) how many applications were approved and (c) for what specified period is this information furnished?

B866E

The MINISTER OF HOME AFFAIRS

Owing to the provisions of the Restoration of South African Citizenship Act, 1986 (Act 73 of 1986), which came into effect on 1 July 1986, no Black of any of the independent states applied in terms of section 3 of the National States Citizenship Act, 1970 (Act 26 of 1970), as amended by the National States Citizenship Amendment Act, 1978 (Act 13 of 1978), for South African citizenship since that date

Particulars of applications prior to the commencement of the above-mentioned Restoration of South African Citizenship Act are not readily available

Telephone installations: North Rand

369 Mr P G SOAL asked the Minister of Posts and Telecommunications

Whether any applications for telephone installations for (a) residential, (b) facsimile and (c) business purposes were outstanding at the North Rand office of Telkom as at 1 October 1992, if so, (i) how many in each case and (ii) when is it anticipated that these backlogs will be eliminated?

B867E

Spectre of epidemic hangs over homeless

(124)
ARG 22/10/92

CLIVE SAWYER
Municipal Reporter

THE spectre of an epidemic has risen as a result of Cape Town's "intolerable" housing conditions

City council housing director Mrs Sheila Mulder told a meeting of the National Council of Women that estimates of people waiting for housing went far beyond the official list of 40 000 families

The crisis meant people were living in shacks on the periphery of the city, or paying exorbitant rentals for rooms, spaces in back gardens or garages

People had to wait about 10 years to get houses and those applying this year had "next to no hope" of being accommodated

The intolerable standard of living conditions meant an epidemic could arise easily

Low-cost experimental houses which could be used in future projects had in most cases proved disastrous, Mrs Mulder said

The council was testing a concrete block house

"We suspect it may be so cold and damp that people will not accept it"

A house tested in Retreat a few months ago had failed, as had several tested in Belhar

Prospects for finance were equally gloomy While investment capital was available for housing, the city council could not afford commercial lending rates

Hopes of continued government capability to provide low-interest finance were dimming because of its financial troubles

Other limits to aiding people included the R1 200 monthly income limit above which the council would not accept people on to the waiting list

The council was building 500 houses in Mitchell's Plain and had 7 000 plots available for development in Mitchell's Plain, Ottery and Lavender Hill, but even this would be a "drop in the ocean," considering the extent of the crisis

Many of those who wanted housing were married women with children, deserted by their husbands Legally, they could not buy houses from the council

Mrs Mulder said the only way they could get transfer of houses would be to divorce their husbands or, in some cases, petition to have them declared dead, but many women were reluctant to do this

But the council did recognise polygamous Muslim marriages and allowed husbands to buy houses while additional houses could be rented by additional wives with children

Commenting on rental arrears, Mrs Mulder said 46 percent of tenants had paid in full, while about 29 percent owed only one month's rent

Reasons for non-payment included sheer poverty and "political" refusal to pay

"We have no organised rent boycott and, in some cases, those who claim they are boycotting haven't paid for 10 years anyway," Mrs Mulder said

It was not city council policy to write off arrears

While land north of Montague Gardens could be used for a huge housing development, it was likely any decision would be left to a future government, Mrs Mulder said

Repression gave a false sense of security — Kriel

B/DAY 23/10/92

GERALD REILLY

LAW and Order Minister Hernus Kriel told a Pretoria University audience last night that repressive laws in force before the start of government's reforms in February 1990 had created "a false sense of security".

Addressing an Institute of Strategic Studies function in Pretoria, he said that only a vibrant economy would bring relief from a soaring crime rate and political violence

Before February 2 1990, political violence and the revolutionary onslaught could be fought by way of massive repression, a full state of emergency, preventative detention without trial, and curfews, Kriel said.

"But by forcefully keeping the lid on the pot we have simply veiled a very serious problem instead of solving it — in other words a false sense of security was created," he said

He said the country faced conflict, mayhem and anarchy unless political and other role players joined forces to resolve the problem

He stressed, however, that SA's economic problems were the biggest single factor in escalating crime. Seven out of every 10 crimes in 1991 were economically related.

Kriel said 1 858 people died in more than 7 500 incidents of political violence in the year to end-September

He said intimidation was an alarming and integral part of the violence

The laws against the handling and possession of firearms would be strengthened

During 1991 police recovered 5 700 firearms, including 1 200 AK-47s. Between January and September this year, more than 5 500 illegal firearms and 23 arms caches were siezed.

Kriel called upon the ANC to abandon its mass action campaign for the sake of "peace and stability".

He said inflammatory rhetoric and incitement in mass action was in blatant disregard of the peace accord.

He urged the signatories to the national peace accord to rededicate themselves to its provisions.

For the sake of peace, it was vital that all private armies including the ANC's armed wing Umkhonto we Sizwe (MK) and paramilitary structures be disbanded immediately

Kriel said it was possible the ANC could not control its cadres or arms.

Resistance had also gained momentum in far right circles.

Kriel said police manpower had more than doubled to 20 494, supplemented by 100 724 assistants.

Boesak: govt land sales must stop

Political Staff

CAPE TOWN — People who lost their land in the western Cape through the Group Areas Act should put in their claims for restoration now, ANC regional chairman Allan Boesak said yesterday.

"Illegal sales of state land must be stopped immediately," he said

Boesak said government was selling off land as fast as it could that had been earmarked for resale to victims of the Group Areas Act

"Of the 5 200 properties in state hands last year, only 3 200 remain. The current Rondevlei case is a clear example that illegal sales and corruption are taking place while the interests of those with legitimate claims are being sidelined and ignored" B/DAY 23/10/92

"We demand that the government take immediate steps to freeze all sales of state land and, furthermore, that it instructs the state departments concerned to write to all families whose land was removed under the Group Areas Act, informing them of their right to submit a claim for the return of the land," Boesak said

He added that the ANC, in conjunction with other organisations, was considering launching a campaign to inform the public of its right to submit land claims

It's the Human side of the AWB

W/Mail 23/10 - 29/10/92

In Klipplaat the unbelievable has happened — the local AWB leader has joined the ANC in an initiative to save the threatened town.

By **SHADLEY NASH**

IF you're in Klipplaat looking for the Afrikaner Weerstandsbeweging's local commander, try at the Black Sash office Otherwise, he may be at the pool hall, shooting pool with African National Congress members

Johannes Jurie Human is no ordinary member of the AWB Having drifted into rightwing politics through disenchantment with the "toothless" National Party, he has recently joined an initiative spearheaded by the ANC alliance to save the town of some 3 000 people

He cheerfully admits his *toenadering* to the ANC will probably lead to expulsion from the AWB But for now, he is still local commander.

In his home, a full colour portrait of AWB leader Eugene Terreblance, encased in a 100-year-old frame, still occupies pride of place above his bed, and he shows it off proudly On his lounge wall, there is a framed replica of an R1 rifle.

As recently as a few months ago, he was part of the armed posse of AWB members who stopped an ANC march in Despatch

The story of his Damascus-style conversion is full of sheer irony

It all began when he suggested to town councillors that AWB members be recruited to help evict coloured residents who haven't paid their rent

The council presented him with a letter addressed to an AWB leader from Despatch, requesting his help, and Human passed it on

But then he was approached by local leaders of the ANC alliance, who wanted the AWB to be part of a community effort to "save Klipplaat from becoming a ghost town"

Spoornet, the biggest employer, plans to close down its local operation, and there are fears this may kill the town, where unemployment already stands at some 70 percent

He remembers the ANC leaders' fears "They were told that if they come to my house they will get a bullet through the head "

That first meeting was a welcome surprise He was able to allay their fears and they found common ground in their concern for their hometown

There were differences of opinion, he says, but the AWB and Conservative Party were invited to a meeting of the town council, the ANC alliance and the Cape Provincial Administration to discuss civic demands

"I wish it came from me," he says, referring to the initiative to set up the first meeting

Human was immediately catapulted to the forefront of the meeting, being asked to chair it. Since then he has been in the forefront of efforts to address civic issues

To demonstrate his new-found commitment to still sceptical township leaders, Human has told Klipplaat's whites to consult the advice office if they have any civic problems He also boasts about taking over the lease and opening the town's pool hall to all its residents

But he's keen to demonstrate he has not lost support among the white community He calls in some white residents who swear on their lives that they will follow Human to the death in his bid to save Klipplaat

He supports calls for members of both the black and white town council to resign He gleefully notes that three white town councillors have resigned, leaving only the mayor, his deputy and one other councillor.

Two out of three black councillors resigned from the Wongalethu town council and three out of four members of the Prinsvale management committee resigned

"I do believe we all have a future here in South Africa," he says

Human was born in Port Elizabeth, raised in then South West Africa and in the early 1970s returned to the Eastern Cape to settle in Uitenhage For the past three years he has lived in a modest house built by Spoornet.

"I was an NP member until Mandela began talking about nationalisation This goes against my grain," he said.

"I can accept that capitalism is the enemy of the people, but when people start talking about nationalising my banks, then I will fight it."

It was then that he foreswore allegiance to the "toothless Nats" and joined the Conservative Party He later joined the AWB.

But Human says he is a man of principle and believes that every South African should be involved in politics, both black and white. "I believe in human rights for all. People should fight for their rights in any way."

He says the National Party is no longer a party but a mediator which has lost "the ingredients" that made it a party.

Now it's the task of saving Klipplaat that motivates him "I want to send a call out to all of South Africa to help Klipplaat financially to settle its debts with the council so that we can move forward. I believe our problems can be solved in a one-city forum " He says he also may apply for a fundraising number to help save the town.

"What we need here is development so people can get jobs." He speaks of a wool wash in the town which could provide hundreds of jobs, Klipplaat being in the centre of the mohair and wool trade

"We need to get this backlog off our shoulders so that we can move forward positively." — Pen

district six LIVES AGAIN

For those of you who never had the chance to kiss on the Seven Steps, a District Six exhibition will capture the atmosphere for you, writes **KAREN WILLIAMS:**

South 24/10 - 28/10/92 (124)

HAVE you ever wondered what District Six's cobblestoned roads looked like before they were destroyed? Or perhaps what it felt like to walk down Hanover Street?

You will be able to satisfy your curiosity at the end of the month when a photographic exhibition on District Six opens in Cape Town.

But will the exhibition simply open old wounds?

"No, it's resurrecting a memory," said Mr Vincent Kolbe of the District Six Museum Foundation, organisers of the exhibition.

He said some of the history of the area had been lost — by the acts of the state but also by some families who "destroyed valuable political and other documentation because of intimidation by the security police".

As a result history had been distorted and "there is a great need for the story to be re-told and to be re-told from another perspective".

The exhibition opens on October 31 and will run until November 7 at the Methodist Church in Buitenkant Street. There will be a commemoration service on November 1 at the same venue.

Through photographs, it traces the early history of the area and the destruction of District Six.

The District Six Museum Foundation consists of a group of concerned individuals who hope to establish a museum in the city.

"In all cosmopolitan cities there is an area where resistance builds up. District Six was Cape Town's 'Left Bank' or 'East End' — a place where left-thinkers congregated.

Kolbe said that people overseas had a sense of community history. But in South Africa, this tradition has been destroyed by apartheid.

"The theme of this exhibition will be forced removals, because the District Six Museum Foundation came into existence to commemorate the injustices of the Group Areas Act," said Kolbe.

"But we will commemorate far more — the life that existed there and what was destroyed.

"District Six has been reinterpreted by the state as having been a slum. But actually it was a richly cosmopolitan, tolerant working class suburb with a long and interesting history of immigration and political development."

"In 1988 there was a photographic exhibition and a conference on District Six in the area. The Hands Off District Six committee and other organisations were formed and this gave rise to the District Six Museum Foundation.

Planning for this exhibition started about two years ago.

The museum planned by the foundation will commemorate forced removals and other aspects of local history.

The search is still on for a permanent building for the museum.

Kolbe does not feel that a new museum would duplicate the functions of other museums and the State Archives.

"Existing museums represent their own version of their past. We must be responsible for our own past and future," he said.

"The museum will serve as the reconstruction of memory because our own memory has been tampered with."

When the museum opens, the organisers would like the community to contribute pictures and archives.

Kolbe already has photographs and other paraphernalia that will be going on exhibit — many of them salvaged from rubbish heaps or fire.

"There is plenty of documentation of the destruction of District Six because it was an international media event. But there is little recorded about life before the removals," said Kolbe.

Exhibition organisers have had to rely on family albums, oral evidence and the scant documentation of the pre-removal days.

Photographs that have been preserved include some of activist Cissy Gool, resistance organisations at the turn of the century and Cape personalities.

Some of these photographs were gathered for the 1988 exhibition. Others have since been located at the South African Library, the archives and the Mayibuye Centre.

During the week that the exhibition runs, there will also be a slide show and film shows on District Six.

Kolbe has invited the public to contribute old photographs of the area. Telephone 461-8365.

UP TO HANOVER STREET The inner area s of District Six was always fill of people and activity

BARREN The remnants of the old District Six

Vincent Kolbe

MAGIC OF THE STEPS Long after its destruction the fame of the Seven Steps lives on

Long wait for houses

By MICHEL MULLER

AT LEAST 42 570 homeless "coloured" families will have to wait 10 years or longer for cheap accommodation provided by the Cape Town City Council, while "an unquantifiable number" had not put their names on the waiting list.

Another estimated 20 000 people were living in backyards in the "overcrowded" housing estates, but "anyone who applies in 1992 has no chance of being assisted", housing committee chairman Neil Ross said this week.

A "multitude of blacks" living on the edge of the city were also homeless, Mr Ross said, but they were the responsibility of the Cape Provincial Administration and the black local authorities.

The city council was not building any accommodation for rental, in terms of a House of Representatives directive to sell council houses to the tenants, but there was some rental stock.

accommodated. Two-bedroomed flats in Lavender Hill, Mitchells Plain and Hanover Park would be allocated to those who applied between 1981 and 1983 inclusive.

"Unless there is a medical priority, the others don't stand a chance," he said, pointing out that "we can only assist people within the government's income limits (R1 200 pm)."

Mr Ross said demand for housing was increasing while the supply was diminishing.

"If we could have gone on at the 1982 rate (9 500 units in Mitchells Plain alone), we could have been okay today."

The erstwhile Group Areas Act also impacted adversely on the provision of housing and "whole communities were uprooted into the estates" where there is a "concentration of the poor-est of the poor".

"We were fed with money, but had to give up half the allocation to accommodate Group Areas clearances."

In 1984, the House of Representatives said all council dwellings that could be sold were to be sold.

"Of 27 000 rented units, about 21 000 have been sold and are still selling at massive discounts."

According to Mr Wyngaard, no houses were built for blacks during the days of influx control and the coloured labour preference policy.

Then, when the laws were lifted "there wasn't a concomitant programme to accommodate the anticipated number of people who would move into the city".

Mr Wyngaard said the CPA and the IDT were, however, dealing "quite effectively" with about 50 percent of the shack areas.

Mr Ross said all the available land could be swallowed up in a year if the council could get the money for housing development.

In 1978 council built 8 092 dwellings for rental and sale — 6 900 in Mitchells Plain, 300 in Valhalla Park, 461 in Strandfontein and 215 in Rylands.

"Last year we built 419 units for sale and this year we expect to deliver 700 to 800 houses in addition to an old age complex in Mandolin Square."

Shacks

He said 47 percent of Cape Town's population — excluding the black townships — lived in council-developed dwellings.

In 70 years, the council had accommodated 92 000 families, including whites in Albow Gardens, Brooklyn.

Urban Foundation spokesman Gavin Wyngaard said that a shack count undertaken 18 months ago indicated that in the Crossroads, Nyanga East and Khayelitsha areas there were 60 000 informal dwellings. About 80 percent of the Peninsula's shack dwellers lived there.

"A conservative estimate is that there are at least half a million people living in shack conditions on the outskirts of Cape Town, while the number of people flocking into informal settlements numbers about 10 000 people a month."

Mr Ross said there were cases of "18 to 20 people living in two and three roomed houses. There is chronic overcrowding in the estates."

But only people who had applied up to January 1982 would be in a position to be

Council's 'hands tied' on housing

By MICHEL MULLER

THE Cape Town City Council is obliged, in terms of written directives from the House of Assembly, House of Delegates and House of Representatives, to administer its housing as if the Group Areas Act was never repealed.

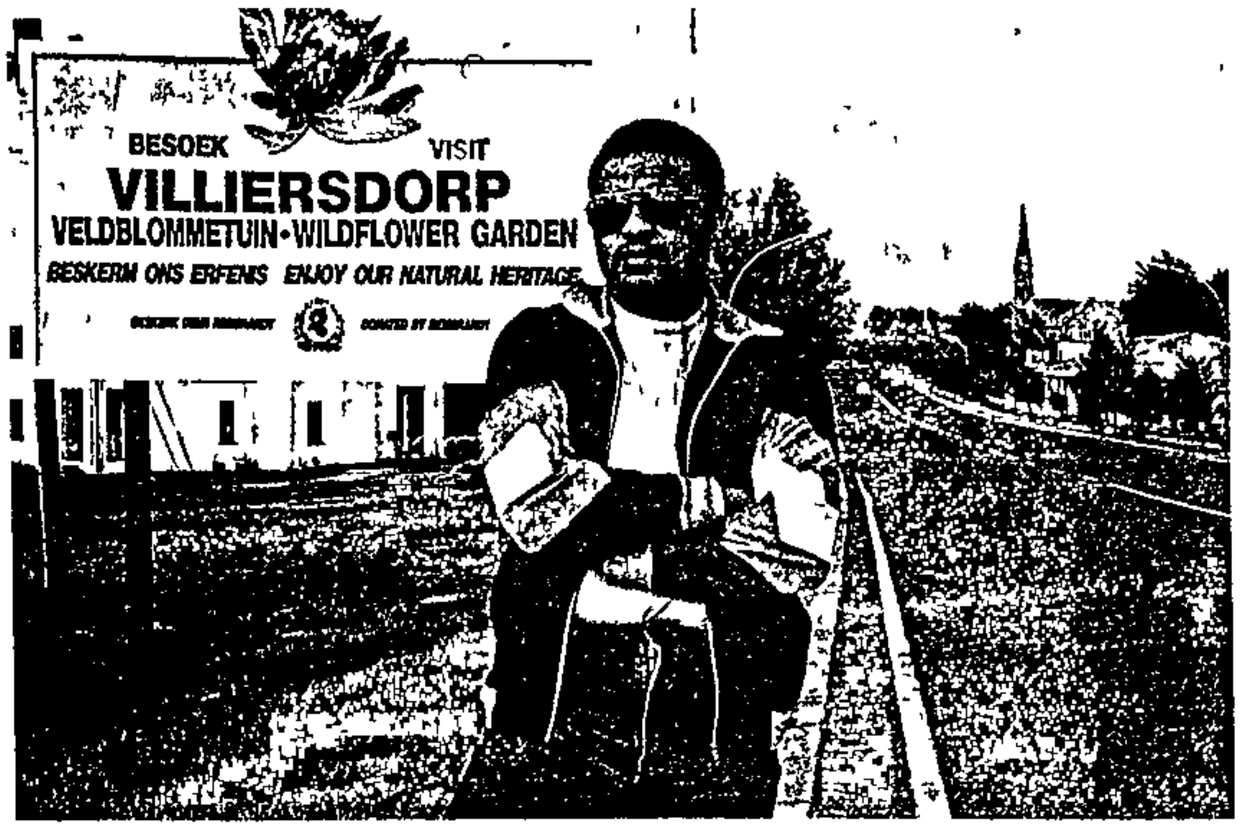
"Regrettably, we are required to do so during the tenure of the tricameral parliament," housing committee chairman Neil Ross said this week.

"We still cannot house people where we wish, because the funds are provided by the different departments. We have written instructions from all three Houses to administer housing on a racial basis."

Mr Ross claimed Cape Town carried the burden — and city's rates reflected this — of providing housing in the metropolitan area.

"A lot of white local authorities take no responsibility for housing," he said.

The council did not provide housing in the black townships, because the Cape Provincial Administration was responsible for these areas, where they were setting out site and service schemes for the shack dwellers on the city's periphery.



CIVIC LEADER. Thomas Jansen, who has been at the forefront of the "coloured" community's battle to improve their situation, outside Villiersdorp

A small town's cry for change

S/Times (Cape Metro) 25/10/92

(124)

LAST weekend one of the social highlights of the year took place in the small Boland town of Villiersdorp — the annual agricultural show

A few kilometres away, an illegal march, protesting the eviction of Nuwedorp residents for non-payment of rent, trundled peacefully down the main street.

While some residents were eyeing prize cattle and enjoying tractor rides at the showgrounds, town clerk Johan Serfontein was handed a list of demands by a group from the "coloured" township

At first glance Villiersdorp — population 5 000 — is no different to many other small towns. It's the kind of place where late at night, the only sound is an a capella chorus of barking dogs.

But all is not well in Villiersdorp

Joelene Petersen, 13, was shot and injured in the head, allegedly by a farmer, when she and two small girls were walking near his strawberry field.

An eight-year-old boy was run over and killed allegedly by a farmer, after he and a group of farmworkers' children were warned to stay away from his orchards near Napier, in the Boland.

Both incidents occurred in the same week, and are being investigated by the police

But, in the Villiersdorp incident, the ANC issued a two page statement about the shooting with the police soon afterwards accusing them of creating a political issue.

TOWN CLERK ... Johan Serfontein, who says negotiations between the white and coloured communities must be encouraged

Report: DIANA STREAK
Pictures: TERRY SHEAN

Unity

The town has seen a series of stayaways, protests, shack demolitions, boycotts, evictions and an alleged attempted necklacing in the past three years

Unlike many neighbouring towns in the Boland, which have opted to combine their coloured management committees and Whites-only councils, Villiersdorp seems a long way from unity

The management committee has been disbanded, and the council is sticking to the letter of the law, which prohibits a council from joining forces with a civic association, because it was not elected by means of a voters roll

"The council is looking forward to becoming part of a single body, but it would have to be a legal body We can't just take people from the community," said town clerk Mr Serfontein.

"Most people of all races in Villiersdorp would very much like to sit around a table and take community decisions together but to get there is a different story I wish I had an answer"

Villiersdorp lies in a prosperous fruit farming valley near the magnificent Theewaterskloof Dam, site of a new upmarket leisure development.

But possibly the best view of the picturesque town is from the Goniwe squatter camp — home to some 117 families — set on mountain slopes.

Conditions in the settlement are a major bone of contention between the council and the residents, who accuse the council of neglecting their interests.

Goniwe Park was named by Thomas Jansen, a relative newcomer to the area who is also spokesman for the civic and the local ANC branch chairman.

He hails from Cradock and was a comrade of murdered activists Matthew Goniwe and Sparrow Mkhonto

Mr Jansen rejects moves to combine management committees and town councils on the grounds that interim local government measures should not be decided by the present government alone.

"Whites don't want to accept change They want to push people around because they are used to it.

"We mobilise people to reject what is wrong. People in other small towns are more careful because they think they might lose their jobs

"Here if something has to be done we speak out but we don't get anywhere without a fight."

It was Mr Jansen who led a three-month boycott of a local shop after the owner took the law into his own hands and tied two young boys — who had stolen a polony — to a pole outside with signs around their necks which read "I am a thief, I steal"

The boycott was called off after the storekeeper apologised to the community

The farmer who allegedly shot Joelene Pietersen has not yet been charged SAP station commander Warrant Officer J Reyneke said the police were waiting for a medical report before referring the case to the attorney general

Humane

W/O Reyneke said local police had had problems with some of the black community and had tried to work through the civic and now did their investigations in Goniwe Park under their supervision.

"We try our best to have a good relationship with them and do our work in a calm, humane way

"But I'm not afraid to go there on my own. I know they're unhappy and so I don't mind if they shout and swear at me."

The town is preparing to celebrate its 150th anniversary next year Residents, both black and white hope the event will serve as a catalyst for unity and change, giving them a chance to get to know one another better, and find a formula for peace

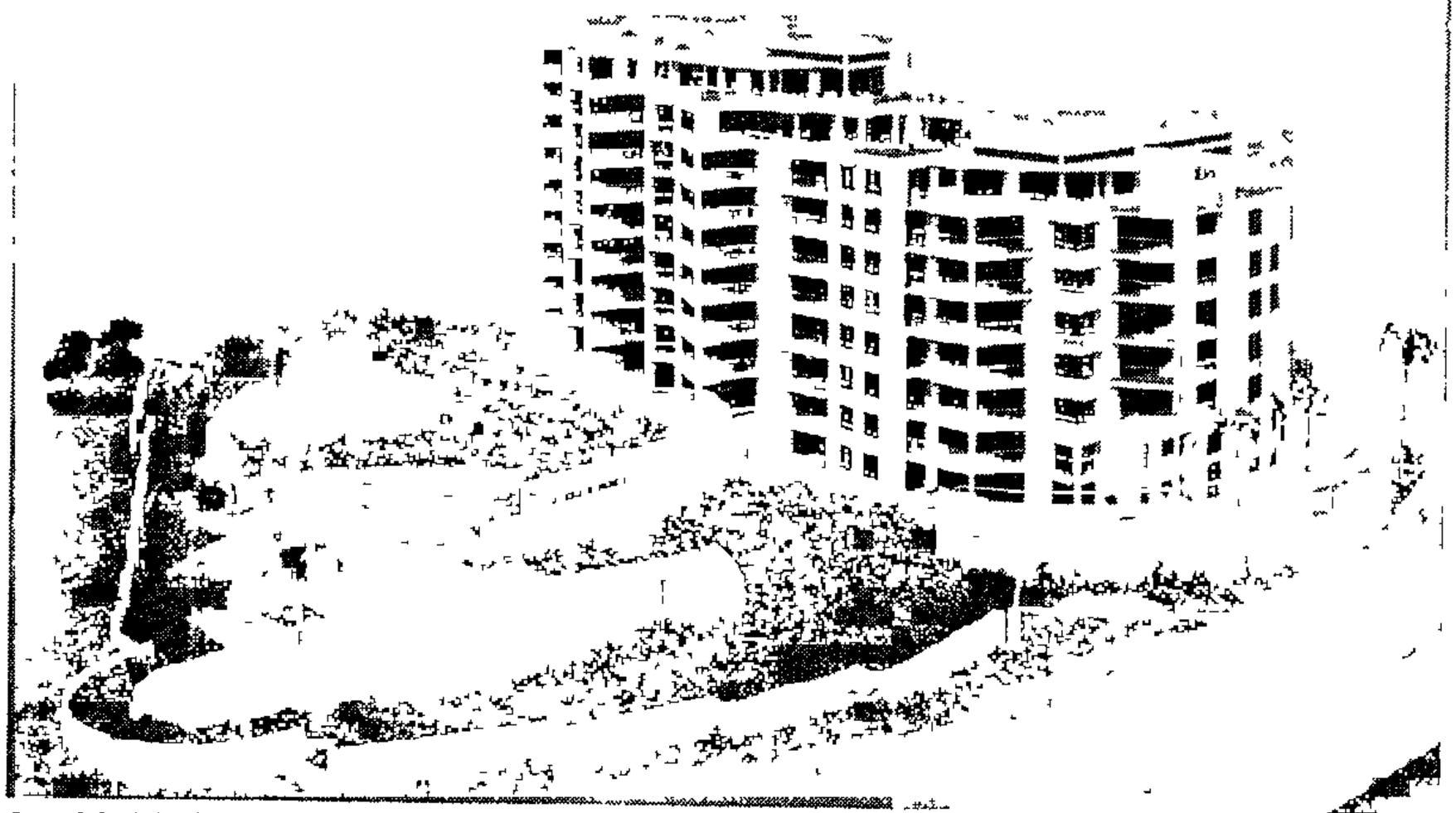
Mandela at LP summit

S/Times (Cape Metro) 25/10/92

THE Labour Party will host a Patriotic Front summit of Codesa participants in Port Elizabeth next week when the alliance meets to discuss its future in negotiations.

Labour's national PRO, Mr Peter Hendrickse, confirmed yesterday that the meeting will be addressed by ANC president Nelson Mandela and by the Labour Party leader, Rev Allan Hendrickse

The last "summit" was held on August 18 in KwaNdebele.



A model of the first phase of Sanlam Properties' new President development overlooking Bantry Bay in Cape Town. The largest penthouse has already been sold for R4m to an unnamed Cape Town buyer.

Exclusive apartments sold for cash

B/Day 28/10/92

PETER GALLI (124)

DESPITE the harsh economic conditions, six units ranging in price from R2,6m to R4m have been sold in Sanlam Properties' new President development overlooking Bantry Bay in the Cape — all for cash

The R4m, seventh-storey penthouse has not yet been built, but was sold to an unnamed Cape Town buyer at what is believed to be a record price for an apartment unit — even before the foundation stages of the development have been completed

The penthouse unit will have 384m² of accommodation and 218m² of patio area This translates into a hefty bill of R10 416,66/m² if the patio space is excluded, or R6 644 52/m² if the total space is considered.

Industry players are divided on whether this cost is reasonable, given the location, finishes and quality of the development.

One said the price was excessive and unjustifiable, considering the number of units for sale, the planned future phases and the hotel element of the project

However, others said "the proof of the pudding is in the eating" The fact that the unit had been sold indicated the demand for such property, despite the cost

Fifty-nine units are being offered in this first phase, with the least expensive priced at R750 000 The project is expected to gross sales income of almost R75m.

Levies range from just under R1 000 to nearly R2 000 a month for the most expensive penthouse

Samuel Seeff of agents Seeff Residential Properties said the site was the most important undeveloped property on the Atlantic coastline.

Because of its position and location, Sanlam Properties had taken the right decision to create what was probably "the definitive residential complex in the country in terms of prestige and exclusivity"

Sanlam is still negotiating with international hotel groups for the hotel element, and said "the list has been narrowed" Market speculation is that the Westin and Hilton groups are in the front-line, but Hyatt and Ramada are also interested

A source said the major obstacle seemed to be persuading these groups to take an equity stake in the project rather than a management contract Political and economic uncertainty and violence are said to be deterring them.

Local housing honour for Delft kingpin

(124) CT 28/10/92

Property Editor

JAMES Slabbert, the moving force behind Delft, the House of Representatives' huge affordable housing project on the Cape Flats, has been named the Sappi Western Cape Housing Person of the Year by the Institute for Housing of Southern Africa.

For the past 18 years Slabbert has worked extensively in the low and middle income housing field, first as a town planner and later as a project manager.

Slabbert, who was recently also appointed project director for Blue Downs, launched Delft in 1989. Since then the project, which aims to house 75 000 people by the turn of the century, has provided 4 500 houses for people earning between R400 and R2 000 a month at a total cost of about R200m. The project has been acknowleged by the World Bank as one of the most impressive housing projects in the world.

So successful has it been that Slabbert was recently appointed to head similar projects in Boksburg, Midrand and Kimberley. Construction of the first houses in the Boksburg development starts next week.

Slabbert has also been an innovative force in persuading financial institutions to lend into the low cost housing market and to get them to agree to finance homes in the R10 000 bracket.

Other projects he has worked on include Ennerdale in the Transvaal, the redevelopment of Laingsburg and the planning and development of the first phase of New Crossroads.

This is the first year that a regional housing person of the year award has been made for the Western Cape.

Hans Smit, Western Cape chairman of the Institute, said the regional winner would be put forward as a candidate for the national award to be made in November.

He said the award was made to Slabbert in recognition of "his personal dedication and leadership" in the development of Delft.

"His innovative and bold approach to low cost housing has resulted in the birth of a community which has developed its own unique town in consultation and partnership with the public and private sectors.

"Against the background of economic constraints and a changing political environment, he has managed to create significant opportunities out of perceived negative factors. These positive factors include affordability, the implementation of a social plan and the ability to choose your own house type.

"Business factors include job creation coupled with the development of small contractors, management of the informal sector and innovative financial packages."

Power for the people at R135, paid in advance

ARG 29/10/92 (24)

Municipal Reporter

CONSUMERS at Tambo Square may be asked to pay R135 each in advance for electricity in their homes — using pre-payment meters.

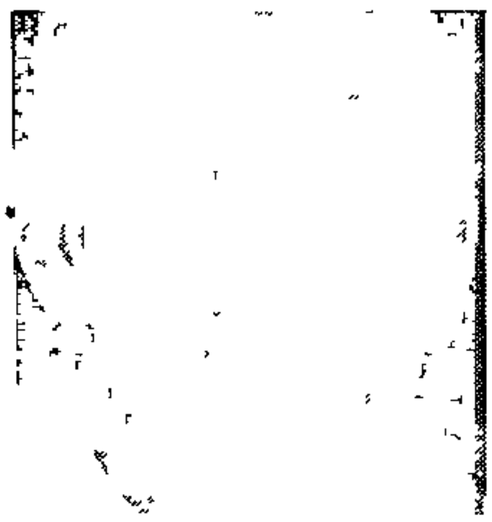
This will be put to the city council today for approval

The R135 to be paid by consumers is 10 percent of the cost of installing electricity, including the service cable, ready board, pre-payment meter and supporting cable post

The council will pay the rest of the cost of electrifying the area — a total of R2,7 million

In September, the Provincial Administration warned that lack of progress with the scheme in the past 18 months and growing pressure for new residents to have electricity when they moved in, could lead the CPA to consider other options for the area

The city council executive committee recommended that Eskom be asked for financial aid of R400 for each consumer



Mr Frank van der Velde

The Western Cape Regional Services Council turned down a city council application for R1,4 million to help fund the service connections.

Exco recommended that the city treasurer be authorised to negotiate with vendors near Tambo Square to sell coupons for pre-payment meters

Tambo Square is an informal settlement of about 1 000 sites, being developed by the provincial administration on a strip of land between Guguletu and the Philippi railway line

The decision being put to the council comes after months of negotiations over connection fees and domestic tariffs

Mayor Mr Frank van der Velde — who has made electrification of the Western Cape the goal of his term of office — chaired meetings with the Development Action Group, and held talks with the CPA about finalising a settlement

In a September letter to the council, Mr J W Theron MEC said the CPA would not provide guarantees for the project

He said a council proposal of R1 100 connection fees was unreasonably high in an area where the average income was R500 a month

Council staff protection call

CT 29/10/92 (124)

Staff Reporter

COUNCIL workers disconnecting household electricity supplies should have armed escorts in areas considered potentially dangerous, says a recommendation before the council today

An existing moratorium on disconnections in Valhalla Park, Bonteheuwel and Manenberg is about to be abandoned to curb escalating electricity arrears

Over 39 000 consumers face disconnection

(124) ARG 30/10/92

Electricity price increase of 11,5 percent approved

Municipal Reporter

A DROP of half a percent in the electricity price increase due for November has been approved by the city council. The average tariff increase will be 11,5 percent

A joint report by the city electrical engineer and city treasurer recommended dropping the size of the increase, in the light of the recently announced eight percent Eskom price rise.

The estimated cost of energy bought from Eskom for the 1992/93 financial year is R316,8 million, excluding value-added tax.

This is an effective increase of 10 percent compared to the previous financial year, after allowing for the eight percent Eskom increase, and the estimated two percent increase in energy use.

R10-million is to be transferred from the tariff stabilisation fund to provide for bad debts.

A grossing charge of 10 percent will be levied on electricity accounts of more than R85 paid after due date.

The 1992/93 budget provided R3 million for coal "for a minimum operating margin under the worst possible conditions".

The tariff increase, which is 1,5 percent less than provided for in this year's budget, will allow a R63,5 million contribution to the rate fund

ARGT 30/10/92

42 000 consumers could be 'cut off'

Municipal Reporter

A WORKSHOP on electricity arrears is to be convened by the city council and community organisations, says mayor Mr Frank van der Velde.

The real solution to the mounting debt problem was to install pre-payment meters, he said yesterday.

Consumers eligible for disconnection now total 42 000, while it is estimated the city council will have to write off about R25 million.

The council resolved yesterday to increase disconnections to 12 000 a month, lift the moratorium on disconnections in Valhalla Park, Bonteheuwel and Manenberg, increase the deposit for new consumers from R50 to R125, and find "surplus" staff to help with disconnections.

Mr Ian Iversen said the council should "throw the book" at people whose supplies had been disconnected and who were caught reconnecting supplies illegally.

Mr Rupert Hurly suggested Mr Van der Velde, by profession an electrical engineer, could help out.

"I am using my spare time to persuade people to pay," Mr Van der Velde replied.

Mr Arthur Wienburg said disconnections should be increased to 20 000 a month, and that cables should be cut or dug up to prevent illegal reconnections from street boxes.

Mrs Eulalie Stott said the average owed by residents of Langa and Guguletu was R1 900: "They have no prospect of being able to pay," she said.

She asked if illegal reconnections were possible if prepayment meters were installed.

Mr Van der Velde said there were devices in prepayment meters to make them more difficult to tamper with than ordinary meters, but they could be bypassed.

(124)

APARTMENTS (124)

Record highs

FM 30/10/92

Marketing of The President, Sanlam Properties' ultra-luxury apartment complex on Cape Town's Sea Point beachfront, began officially at the weekend Six of the 59 units in phase one including, a R4m penthouse, had already been sold

The complex is one of the most exclusive sectional title developments with asking prices averaging just under R1,5m

The R4m paid by a Cape Town buyer for the 384 m² penthouse is believed to be the

FM 30/10/92 (124)

second highest price ever for an apartment in SA

Seeff Residential Properties last year sold a unit for R3,6m in The Beaches, Clifton, and mining magnate Graham Beck is reported to have recently paid R5m for a double apartment in the same development

MD Samuel Seeff, whose company is marketing agent for The President, says formal marketing was delayed to deal with about 320 inquiries after the development was announced last year (*Property* November 15)

The penthouse has four bedrooms, four-and-half bathrooms, swimming pool and a 218 m² deck

Two smaller penthouses are selling for R2,6m and R2,8m The cheapest unit is a 143 m², two-bedroom duplex at R750 000 ■

R1m rent arrears in Mitchells Plain

(124)

By Juanita Williams South 31/10-4/11/92

TENANTS in Mitchells Plain, the largest township in the Western Cape, owe the Cape Town City Council more than R1 million in rent arrears for the past year

The arrears — the highest figure owed to the council by any single township — led to the eviction of about 25 families in September, said Mr Willie Simmers of the Mitchells Plain Advice Centre

"It's a vicious circle Poor people are asked to pay their rents but they don't have money Mitchells Plain has a high rate of unemployment"

Mr Simmers said the council should "write off" all arrears. He challenged the government to "come and see the situation in which people find themselves"

Council public relations officer Mr Ted Doman said it was possible that 25 families could have been evicted in the past month

"Sometimes the number of people who have to be evicted in a particular area is allowed to accumulate so that the evictions can be executed at the same time," he said

"But tenants are given many alternatives before it is decided that eviction is the only option left"

Doman said each family's circumstances were considered

"If there is a problem, such as unemployment, the rent is adjusted according to the family's income.

"The point, after all, is to keep people in houses — not get rid of them," he said

Mum treks back from Group Areas tears

S/Times 1/11/92. (124)

By JESSICA BEZUIDENHOUT

A WOMAN forced by apartheid to leave her house 18 years ago has returned home

Charmaine Simpson, 37, last week led her family's return to Diep River, Cape Town, the area where she grew up and from which an entire community was evicted under the Group Areas Act.

But, for her mother, the homecoming came too late Divorcee Mrs Simpson said. "My mother never gave up her dream of returning to Diep River But nine months ago, on the eve of that dream coming true, she died"

Exciting

Settling into her semi-detached house in Francis Street, Steurhof — one street down from the home of her childhood — Mrs Simpson recalled that terrible day in 1974 when her family, their friends and neighbours were told they could no longer live in the council houses.

"My mother and my sisters cried a lot. But I was 19 and the thought of a new house, a fresh environment, was quite exciting

"It didn't take long before I realised why my mother had cried."

The family was moved to Lavender Hill, a township racked by crime and gang warfare. Almost daily, members of the Mongrels and the Americans — two of the most notorious gangs in the Western Cape — were involved in shoot-outs over control of the streets.

Long after moving to Lavender Hill, the family still talked about their old home and, even after she was a mother herself, Mrs Simpson would drive her children to Steurhof and show them "where mom was born"

"I would point out a huge tree in front of our house to my daughter Gail. It was no more than a metre high when we planted it there all those years ago"

Mrs Simpson's elder sister, Rachel Neethling, who is on the waiting list for her own house in Steurhof, is staying with her at present.

At the time of the forced removal, Mrs Neethling realised the effect it would have on her family

She recalled. "It was a bitter pill to swallow. I remember my mother crying because she did not want to leave the house in which she was born.

Gunshots

"Some people talk about the forced removals in the 70s, others talk about the Group Areas Act — but all I remember is how we were kicked out like dogs and thrown aside as if we were nothing," Mrs Neethling said.

She admitted feeling bitter about being forced to live in "the battlefield into which we were thrown"

Lavender Hill, a council housing estate about 10km from Steurhof, is no place to bring up children. Drug trafficking is rife, and the endless rows of drab blocks of flats hide a colony of Mandrax dealers

"We hear gunshots all the time. People used to joke that it felt like they were living in the middle of a movie set.

"We could never get used to Lavender Hill — we could never have been part of it," said Mrs Neethling.

"We were so happy when we moved back to Steurhof two weeks ago, we sang songs from the old days all night long.

"It isn't just being back that makes us happy it's also about feeling that we are part of the people who have all had the same dream for 18 years," she said.

"In time I'm sure the joy we feel will ease the anger and bitterness we have harboured for nearly two decades but it won't be easy" said Mrs Neethling.

Since the beginning of October, 10 families have returned to Steurhof Cape Town city council's housing chairman Neil Ross said priority was being given to applicants who had been evicted from Steurhof.

"There are about 50 families who have indicated that they would like to return" he said

HOME SWEET HOME Rachel Neethling, Grant and Gail Simpson, Rozelle Neethling and Charmaine Simpson (front) are happy at last Picture JACK LESTRADE

Tot tops the pops

Sunday Times Reporter
Paris

A NEW pop sensation is topping the charts — at the age of four Little Jordy Lemome's first record, It's Really Tough Being A Baby, has been No 1 in his native France for two weeks

And success has brought the tot all the trappings of a pop star — a garage full of posh pedal cars and a pretty girlfriend.

Jordy's rap disc has shaken established pop stars by selling nearly 250 000 copies, with a version in English planned for release before Christmas.

But so far, Jordy's sudden fame seems to have left him unspoiled. Apart from his pedal cars, his main love is feeding his pet rabbit.

Threat to low-cost homes

(12A) CT 4/11/92

By MAGGIE ROWLEY
Property Editor

HIGH holding costs on serviced state land in the Belhar area mean a major joint initiative by Communicare and the private sector to provide low cost housing in the Western Cape.

John Nel, MD of Communicare, formerly the Housing League, said the group had been promised a capital sum of R1,7m to be repaid at an interest rate of 8% by the House of Representatives to enable them to get the scheme off the ground.

However the one condition was that Communicare used available serviced state land which was lying fallow rather than service their own land.

Capitalised interest on this land, however, has made it totally unsuitable for low cost housing, says Nel.

"They have offered us 99 serviced sites in Belhar to start the project but at prices triple what we can service our own land for. These prices include the capitalised interest on these sites for the period they have been lying fallow and it makes our low cost scheme, where we must deliver the total package to buyers for R35 000 unviable."

Nel said he doubted the RSC would be able to get their asking price as these sites border a self help scheme and land was available at similar prices in more upmarket areas.

"Every day they remained unsold the interest builds up making them more and more expensive."

Income	Cost of House (incl costs)	Interest	Bond Repayment	Instalment as a % of his income
1 001	35 000	8,5%	R269	26,87%
1 300	35 000	8,5%	R269	20,69%
1 301	35 000	10,0%	R307	23,61%
1 500	35 000	10,0%	R307	20,47%
1 501	35 000	11,5%	R347	23,12%
1 600	35 000	11,5%	R347	21,69%
1 601	35 000	12,5%	R373	23,33%
1 900	35 000	12,5%	R373	19,63%
1 901	35 000	15,0%	R442	23,25%
2 500	35 000	15,0%	R442	17,68%

Eeuwrick van der Merwe, senior manager at Communicare said they had purchased 500m² sites from the City Council in Ottery for R20 000 while the RSC was now asking up to R25 409 for a 49[illegible] site in Belhar.

The cheapest [illegible] R13 057 but [illegible] serviced sites for between R7 000 and R8 000.

"In addition the [illegible] RSC [illegible] greater [illegible] from [illegible] the [illegible] taken [illegible] bringing them up to standard."

John Hopkins, FOR director of housing, which provided the financing for the [illegible] of the RSC sites said state loans could not just be wiped out but the matter would have to be looked into.

Norman Carpenter, [illegible] administration officer [illegible] Housing department of the Western Cape, said the RSC said Communicare had approached them to [illegible] the land [illegible] available in Belhar.

A total of 99 [illegible] had been [illegible] and offered to them [illegible] with the [illegible] and [illegible] about R1 400.

The cost price of the land including capitalised interest has been calculated in terms of the policy.

"Accordingly any reduction in the land price [illegible] be made only with the approval of the Minister for Local Government, Housing and Agriculture in [illegible] with the Housing Board [illegible] the agent of the Minister is bound to sell land on the basis directed by him."

He said both Communicare and the RSC were [illegible] to the RSC regarding the reduction in price but could [illegible] the matter to the relevant [illegible] department with an [illegible] decision.

The Communicare [illegible] is going ahead and [illegible] the [illegible] and [illegible] the [illegible] income [illegible] between R1 000 and R2 500 a month [illegible] paid for [illegible] finance from [illegible] building [illegible]

The [illegible] allocated [illegible] from the [illegible] toward the project but to [illegible] the [illegible] required [illegible] from both the public and private sector.

[illegible] from the private sector have [illegible] employers contribute [illegible] either provide [illegible] employees or a loan to Communicare.

Nel said Communicare would pay all private funds [illegible] below the prevailing 12 month deposit rate of major institutions. Although the loan would attract interest, the Receiver of Revenue has confirmed that all loans made towards housing for specific employees will qualify for a rebate in terms of the Income Tax Act.

Besides developing the homes, Communicare will be granting 100% loans to individual buyers including all costs at subsidised interest rates.

Bond repayments and interest will be calculated on a sliding scale according to each individual's income.

These interest rates would be pegged but in the event bond finance became cheaper on the open market, homeowners could move their bond to a financial institution.

Words and images in memory of District Six

South 7/11 - 11/11/92. (124)

By Bill Nasson

AMERICAN writer John Cheever used to say that every human being should keep in reserve one place, easily accessible and of outstanding beauty, which they would visit only in their old age He chose Venice

Last weekend, several hundred older Capetonians, along with a good number of younger people and visitors, chose to visit the opening of the District Six Commemoration Week, October 31 to November 7, organised to mark the formal public launch of the District Six Museum Foundation Project

Buitenkant Street, Cape Town, may not be the Grand Canal of Venice, but it had an accessible venue, the Methodist Church And while not of Renaissance splendour, it was an inviting place, of striking non-conformist lines

It was also an historically and politically appropriate spot to present both the visual images and public memory of District Six and other areas ravaged by the forced removals of apartheid

Those who were present on Saturday and Sunday participated in a rich and diverse programme of talks, audio-visual presentations, music and other live performances These were based on the primary historical experience of District Six and its dispossessed inhabitants

Sunday saw an emotive and powerful event in the form of an interfaith Service of Rededication This produced the same order of service as was used 21 years ago, in November 1972, when Bishop Peter Storey presided over the unveiling of a Group Areas plaque of conscience at the Methodist Church

Bishop Storey spoke once again, combining extracts of his original service on District Six removals with terse reflections on the shaky moral tenure of the present Nationalist regime This moving occasion culminated in a street procession to St Marks Anglican Church in District Six, which is slowly being suffocated by the growth of a predatory Cape Technikon

The Museum Project sees District Six as symbolic of the misery and hardship of forced removals in this country Its mission is to ensure "that the historical memory of forced removals in South Africa endures"

A primary objective is the "documentation and imaginative reconstruction of the labouring life and material culture of the District Six community"

Its bold statement of intent declares that it "seeks to illuminate a socially rich world, purposely destroyed by apartheid's social engineering"

"We intend to document and record the history of working-class people and their contribution to the broader history of Cape Town In so doing, we shall encourage relevant scholarly studies, and pursue imaginative and effective educational and exhibition programmes"

This week's evocative photographic exhibition and accompanying cultural programme represents an early, enabling step The documentation on display in Buitenkant Street etches the minutiae of a social historical record which still lives sharply in the memory of former District Six inhabitants

NOSTALGIA: Tribute is paid to the memory of District Six during a service in the Methodist Church in Buitenkant Street last weekend

'A primary objective is the documentation and imaginative reconstruction of the labouring life and material culture of the District Six community'

For many who have been visiting this past week, it has been a moving experience, reconstructing and making intelligible some small yet vital area of their past lives For visiting children, it has been a discovery of a past almost hidden from history

The exhibition is open from 10am to 5pm on weekdays It will close this Saturday with an all-day programme of events, starting in the late morning, which include theatre, rare historical film and a panel discussion

To ensure its future growth, the Museum of District Six, which presently survives on a shoestring, needs both funding and cultural material of historical interest from ex-District Six inhabitants Any artefacts (such as photographs) loaned or donated will be carefully preserved for posterity

Inquiries about the exhibition or the broader work of the Museum Project are welcome and may be directed to the Methodist Church, 25A Buitenkant Street, Cape Town, Tel 461-8365, or Bill Nasson, Tel 685-2262 (H), or Sid Kannemeyer, Tel 47-3430 Correspondence to District Six Museum Foundation, PO Box 13096, Sir Lowry Road, Cape Town 7900

Appeal for help to end feud

South 7/11 - 11/11/92. (124)

By Sabata Ngcai

NEWLY-ELECTED squatter leader Mr Jeffrey Nongwe has called on political organisations to mediate in the feud between his Western Cape United Squatters Association (Wecusa) and the Western Cape branch of South African National Civic Organisation (Sanco).

The conflict began when Wecusa accused the disbanded Western Cape Civic Association (WCCA), which is now a Sanco affiliate, of burning down shacks belonging to its members in a Khayelitsha squatter camp.

Wecusa also accused the WCCA of setting alight two vehicles belonging to Wecusa.

Nongwe told SOUTH that Wecusa had long been trying to meet Sanco leadership to resolve the conflict but all attempts had failed.

He said the ANC had unsuccessfully tried to mediate but he felt the involvement of the organisation could still bring about a solution.

Nongwe said the presence of the ANC need not diminish the important role other organisations could play in trying to resolve the conflict.

Sanco publicity secretary Mr Welcome Zenzile said his organisation welcomed the Wecusa call "because Sanco believes in peace and unity".

ANC spokesperson Mr Vincent Diba said the organisation's conflict resolution desk is always available to resolve conflicts.

PAC spokesperson Ms Patricia de Lille said the PAC could only respond if it was "officially" approached to intervene.

1852
1536
316

1852
1536
316

Civic queries George's missing thousands

SOUTH 7/11-11/11/92 (124)

By Quentin Wilson

RESIDENTS of Thembalethu in George are still trying to find the R46 000 pedestrian road allegedly built for them by their town council last year

While the council's annual report for 1990-91 purports to have spent a total of R104 690 on various upgrading schemes in Thembalethu, locals are convinced that — apart from a fence and a stop sign — nothing has been done.

"What is a 'pedestrian road' anyway?" asks Mr Charlie Williams, an advisor to the Thembalethu civic association "If it is anything resembling a road, then it simply has not been done We want to know what has happened to all that money "

Apart from the road, the council's report claims to have spent money on upgrading of gravel roads (R4 690) and parks (R8 000).

It supposedly cost them R16 000 to plant grass at the community hall and they allocated R15 000 for signposts

"They did put up a stop sign," says Williams, "but that could never have cost R15 000 "

Ms Petro Krahenbuhl, senior clerk for the Thembalethu municipality, admits that only two of the six proposed projects have been completed — the planting of grass at the community hall and the fencing of a creche But she says she is confident the rest will follow

"We have started getting people to upgrade the parks but I can't say exactly what they have done as I have not looked yet," she said

The municipality denies that there is any truth to civic suspicions that council members, all members of the National Party, have pocketed the extra money or used it for NP recruitment drives in the area

"I can't think of another explanation," says Williams

"They also said they spent R15 000 on building the fence around the creche But we asked for a quote from a firm that does fencing jobs — its price was R8 049

The municipality explains the problems in terms of bad luck, bad weather, endless bureaucracy and fundraising difficulties

By way of example, Krahenbuhl says gravel was brought in to upgrade the roads Unexpected rain made the gravel impossible to use "

She argues that the seemingly high cost of the planned development was because the sum took into account payment of casual workers

Krahenbuhl says the municipality "is working as hard as possible to get through all the paperwork so the plan can get going again"

In the council report, headed "Thembalethu municipality — Minutes of His Worship the Mayor Councillor EN Mtabati", the mayor reflects on his third and final term as mayor

On the subject of his R104 690 upgrading scheme, Mtabati says: "This may not be much but it is not the end of the world. If life allows, we will still do more for our loving community."

But the "loving community" is campaigning for the resignation of all six town councillors

Civic chairperson Mr Kenneth Siboto says councillors should work in close consultation with the community.

"This council was not elected by the people it is supposed to represent Most of the houses are in a poor condition — there are cracks in the walls But the council has done nothing about this It is too busy doing NP work," said Siboto

"We refuse to pay rent and service charges until an elected joint administration, responsible for George and Thembalethu, is set up."

Traffic management
Fleet maintenance
Fleet management

sponsibilities of a Passenger

The planning of the transport infrastructure of greater Cape Town is in the hands of the Metropolitan Transportation Advisory Board (MTAB)

shopping centres and hospitals are far from where people live

This has serious implications for the growth of the city

According to Wesgro, the

as soon as the people do. Only once the bus services has been established and significant numbers of people begin to make use of the buses, do the mini-buses move in."

Govt action is inefficient — World Bank

South 7/11-11/11/92.

metropolitan area

The Metropolitan Transportation Advisory Board (MTAB) recognises the priority status of public transport but is trapped into a planning ethos which regards the number of vehicles using the available road space as more important than the

phase in a reduction in the overall number of buses

"We apologise for any inconvenience caused and would like to thank everyone for their patience and understanding The new schedules are now being finalised and we will soon be able to provide accu-

Hell no, we won't go, residents tell Mossgas

South 7/11-11/11/92.

124

By Quentin Wilson

LOOKING for a home? Find a vacant house and move right in And if the owners get a bit miffed, tell them your door is always open for negotiation

And once the talks are finished, tell them to leave

In Mossel Bay, this approach seems to be working Three months ago, 202 homeless families moved into empty houses owned by Mossgas, and so far "Chris Hani Valley" is still going strong

Sure, the government-run oil project is kicking up a fuss, but as negotiations drag on between the local city councillors and

"If they force us to leave, there will be chaos As long as we stay here, we will take full responsibility for the well-being and maintenance of the houses

"If we are made to move, we refuse to accept any responsibility for what happens to these facilities There is no telling how much anger it will cause within the community," Bobelo warned

At the moment, Mossgas' main aim is to sell the housing complex for R2,2 million to anyone who wants it — and have made this offer to the occupants themselves

The squatters, many unemployed, don't have that kind of money Their proposal is to pay R30 a month for the next 10 years, which would secure ownership.

New plans for old city sites

S/Times (Cape Metro)

By CHIARA CARTER

THE possible redevelopment of inner city sites, including public land, is to be discussed at a meeting of Salt River/Woodstock community leaders and representatives of Headstart, the non-profit association backed by the private sector.

The Cape Town City Council is considering entering a joint venture with Headstart and financial backers to redevelop land.

Headstart spokesman Mr Keith Bryer confirmed the association would meet a "concerned community group" on Tuesday.

"We will discuss potential beneficial redevelopment of Woodstock and Salt River at the meeting. We will be sharing our thoughts with the community" (124) ~~263~~

Potential

Proposals were tentative and no decisions would be made without community approval, Mr Bryer said

He declined to disclose details of the proposals.

The city planner, Mr Neville Riley, confirmed the council had held "informal meetings" with Headstart to discuss the company's proposals for redevelopment.

Mr Riley said several approaches had been discussed, including the council's making land available to Headstart for redevelopment.

However, the council favoured entering a "joint venture" with Headstart and financial backers.

A wide range of potential sites had been considered at the meetings, but the Bath House property in Spencer Street was the only piece of public land that had been firmly discussed. 8/11/92.

Oppose

The council and Headstart shared "common ground" and it was likely a working arrangement could be reached, Mr Riley said. The matter would then be referred to committee. S/Times

The chairman of the Salt River/Woodstock branch of the ANC, Mr Siraj Desai, confirmed he would attend Tuesday's meeting.

He said the ANC was willing to consider all proposals but was opposed to the use of public open space, such as parks.

"We will strongly oppose any proposal which restricts access to public land, particularly recreational facilities used by children," Mr Desai said.

"We also want the community involved at every step of any redevelopment." [Cape Metro.]

The ANC believed Headstart's project in District Six, Springfield Terrace, should not be used as a model for development elsewhere, Mr Desai said.

heads over the frozen turkey counter.

all mankind

Always at the ready for the

9pm

Plan to control development on the coast

By EVE VOSLOO (124) S/Times [Cape Metro] 8/11/92.

THE government is planning to strictly control development along parts of South Africa's coastline to prevent further "serious damage" by "insensitive development"

This was said by the Minister of Environment Affairs, Mr Louis Pienaar

"Development pressure on our coastal zone has increased considerably during the past decade and there are many cases of serious damage due to insensitive development," he said

"We cannot allow this The Department of Environment Affairs is giving urgent attention to introducing control measure to better protect the sensitive coastal environment"

Development will not be stopped completely in sensitive areas but controlled more strictly than at present, Mr Pienaar said

Environmental impact studies would be required in certain areas before any development was allowed

The effectiveness of limited development areas would depend largely on the support of local authorities and communities, Mr Pienaar said, so the department was holding a series of seminars along to coast to enable interested parties to participate

Two more will be held in East London (November 24) and Port Elizabeth (November 26)

Mr Niel du Bois of the Department of Environment Affairs said the areas to be protected would be demarcated at a later stage — with the full participation of the communities affected

The guidelines for development would differ from area to area depending on the environmental sensitivity, he said

Council aims at achievable rates rise

Municipal Reporter

NEXT year's rates increase should be below the inflation rate determined by the Consumer Price Index (CPI), the executive committee resolved.

Affordability will be the keynote of the strategy for the budget, said city treasurer Mr Eddie Landsberg

The executive committee yesterday adopted his report on a future budget strategy

Mr Landsberg recommended a resource-driven approach of "cutting your coat according to your cloth"

Key issues in planning the budget were determining priorities, deciding what levels of service were appropriate, improving effectiveness of the council, and deciding what rates increases were "achievable" (124) ARG 13/11/92

There was great pressure to spend on programmes to redress perceptions of unequal distribution of facilities

A new valuation roll is to be introduced in July 1993, based on July 1990 values, but it was too early to tell precisely how large increases would be.

It had been said the city council should use the budget to achieve goals.

"The lack of clear city goals is unfortunate but understandable in current transitional circumstances," Mr Landsberg said.

This lack meant decisions on priorities were subjective

There was a danger that the lack of clear direction and purpose could produce a conflict of aims when compiling capital

Mr Landsberg warned that the recession had worsened and there would be little change in the coming year

On staff matters, Mr Landsberg recommended council management negotiated with trade unions on total employee benefits packages, instead of separately negotiating the annual pay increase

He recommended the parking areas development fund (PADF), which had grown to R26 million thanks to high interest rates and land sales, should be used for building and maintaining roads

Mr Landsberg recommended water tariffs should "reflect the needs of a growing number of lower-income families, including supplies to informal housing areas"

Call for boycott on rates payments

(124) CT 13/11/92

Staff Reporter

RATEPAYERS in Revolt last night voted in favour of a rates boycott, and demanded that the Cape Town City Council be investigated for the loss or theft of R70 000 from the catering budget

Committee member Mr Godfrey Isaacson, said Ratepayers in Revolt — a grouping of ratepayers from the southern suburbs — wanted to see the council charged with theft, or to "have heads roll for incompetence in the council"

At a meeting by about 125 members at the Claremont Civic Centre last night, it was decided that a "think tank" had to be established to find ways of attracting more members, who could effectively force council members to "do their jobs properly"

The group — all of whom voted in favour of a rent boycott — said more public support was necessary to make the scheme work effectively, otherwise the city council would be able to sue them and sell their houses.

Chairman of Ratepayers in Revolt Mr Frank Helm said he did not believe the time was right for boycott action, as it was necessary to mobilise and devise a "game plan" before mass action could be taken

Arrears up 30%

ELECTRICITY arrears payments have increased by R8,4 million — or 30 percent — in the last eight months.

The monthly increase rate was 4,3 percent in September, a drop from 7,5 percent in August (104)

City treasurer Mr Eddie Landsberg said the drop in the increase was a seasonal trend. ARG 13/10/92

Disconnections in the September/October billing cycle totalled 7 081.

FM 13/11/92 (124)

CLUB MYKONOS (124)

The art of compromise

The revival of the leisure property market over the next four years will be crucial to the success of an ambitious plan to save Club Mykonos

The complex scheme put forward by the Club Mykonos Homeowners' Association (CMHA) was agreed to by a majority of homeowners, investors and creditors at a meeting in Cape Town last week The results were due to be reported to the Supreme Court on Wednesday

In essence, the plan means creditors and investors will forfeit one-third of what is owed to them and homeowners will give up one-third of their occupation rights *(Property* August 21) The forfeited debt will be replaced with equity and homeowners will be given sectional title ownership of their properties to replace their current shareblock rights. FM 13/11/92.

The success of the scheme hinges on the sale of the 73 accommodation units that will become available when the homeowners give up a third of their rights as well as the sale of 17 unsold units and 97 planned additional units

Total sales revenue over five years is forecast at around R65m which, together with about R25m from the continued repayment of money still owed to Club Myknos, will virtually settle all outstanding debt (reduced by one-third).

The CMHA believes it can sell the units and save the development An encouraging sign of public confidence is the steady stream of holidaymakers to the resort over the past year in spite of the recession and negative publicity.

CMHA spokesman Ridge Riley says peak occupancy rates (including homeowners) are around 87%. Unused accommodation units — called kalivas — are let to the public and maintained and serviced in a similar style to a hotel.

The CMHA has successfully kept Club Myknos operating for almost a year since the curators stopped financing day-to-day running costs last December. Operations have been funded from income generated by visitors. In the 10 months to September, operations showed a loss of only R20 000. A significant profit would have been posted had it not been for essential capital spending of R400 000 during the year.

There's no doubt that Club Myknos is a unique development suitable for upmarket tourism. It's also possible that it may qualify for a casino licence, depending on the findings of the Howard Commission currently investigating the future of gambling in SA

But whether prospective holiday home purchasers have sufficient faith in the rescue bid to pay what appears to be an average of around R340 000 for outright ownership of a unit remains to be seen

Riley says final selling prices have not been determined. For the purposes of the viability study, prices ruling on September 30 1990 were used The cost of a two-bedroom kaliva at that time was R500 000 — though the price included substantial marketing and commission costs

He says the development is in a favourable position It has R19m in debtors' cash on hand plus substantial completed stock "We simply have to keep on a level track and sell steadily over a period of time."

He says in future kalivas will be sold either outright to a single purchaser or to syndicates of up to eight co-owners

Masterbond curator Jeff Malherbe describes last week's agreement, reached between a variety of parties with conflicting interests, as "a miracle " He says the situation could easily have degenerated into bitter squabbles and long legal battles which would have destroyed any hope of saving the scheme

"The turning point came when we decided that all legal rights would be accepted at face value."

Riley says agreement was reached when all parties realised that every claim was defective to some degree and that nothing would be achieved by pursuing them. The CMHA's ability to keep the resort operational and its commitment to making the plan succeed also impressed many creditors

Issues that have complicated the unravelling of the matter — such as an unregistered 99-year lease — will be resolved in a series of Schemes of Arrangement in terms of the Companies Act within the next four months. ■

Cape Town to cut services

B/DAY 13/11/92. (124)

LINDA ENSOR

CAPE TOWN — Municipal services in the city are likely to be pruned in the 1993/94 budget as the city council faces the constraints of limited resources.

Community organisations have been asked to participate in the budget planning by providing lists of service priorities.

A treasury report to the council's executive committee noted yesterday that the recession had worsened during the last 12 months and there was little prospect of change soon.

"In these difficult economic conditions the constraint of affordability imposes stark limitations on the amount of overall resources that are available for providing services," treasurer Eddie Landsberg said

He recommended a target rates increase several points below the consumer price inflation rate

Affordability would be the key principle behind next year's rates increases which would be radically affected by new property valuations due to take effect in July 1993.

An increase in the VAT rate would also mean higher charges for electricity, water and services as no input credits were available for the council's rate-funded services

Landsberg said staff levels would be closely monitored as salaries formed a significant part of council's operating expenditure And department heads would be required to provide policy options on service levels

A maximum 10% overall growth limitation in capital expenditure was proposed, with variable growth limitation factors for different services

Another report to council revealed that electricity arrears had increased 30% or R8,4m to R36m during the eight months to end-September A total of 41 880 electricity accounts had been disconnected

'Christmas cars' for govt officials

SOUTH 14/11 - 18/11/92

By Karen Williams

THE HOUSE of Representatives, which plans cuts in coloured education to save money, has gone on a spending spree — buying luxury cars for officals

Their "Christmas car" splurge cost the cash-strapped department hundreds of thousands of rands, according to a source in the House of Representatives

Most of the cars were destined for the Department of Education and Culture (DEC), which has come under fire for plans to retrench school teachers as part of a rationalisation programme

The House of Representatives (HoR) was tightlipped on the issue this week.

"It is a once in a lifetime happening that we buy cars," said Mr George Holloway, spokesperson for the HoR

"There are no new appointees and so we have not bought any cars recently We will also not be buying them in the future - there is no money," Holloway said

However, a source within the HoR provided extensive information

"Since April this year the department has bought about 10 cars," he said

Most of the cars were top of the range BMWs, although some Mercedes Benz's were purchased, the source said

The government's Treasury gives money to the House of Representatives (HoR) which buys the cars with cash

HoR officials with different designations are 'graded' differently, with car allowances varying accordingly

"Directors qualify for an R87 000 car, while chief directors have more, usually over R100 000," said the source.

Ministers, as well as ministers' representatives qualify for the luxury car perks.

Called "Christmas cars" by government office workers, the luxury cars form part of officials' service benefits

Every four years, top officials get new cars

Four of the 10 cars bought this year were for former Labour Party ministers who joined the National Party

Despite exhaustive attempts to contact the DEC for comment, they did not respond by the time of going to press.

The South African Democratic Teachers' Union (Sadtu) slammed the department for "bad housekeeping" and "mismanagement of funds"

"We are questioning their priorities in spending Teachers have become the first casualties of the budget cuts, not the bureaucrats," said Sadtu regional chairperson Ms Vivian Carelse

In August last year the HoR bought 13 new cars for officials

- The DEC came under fire earlier this week when it was revealed that they spent R20 760 at Club Mykonos where they held a two-day meeting to discuss teacher retrenchments

NEWS IN BRIEF

SOUTH 14/11 - 18/11/92

Men held for cell death

TWO MEN, aged 18 and 24, have been charged with killing a man in a Mitchells Plain police cell two weeks ago.

Mr Mogamat Jessop Majiet, 45, had been arrested for being drunk and disorderly He was found dead in his cell the next morning

The two men will appear in the Mitchells Plain Magistrate's Court on November 20

SOUTH 14/11 - 18/11/92

Union targets Sanlam

THE PAPER, Print, Wood and Allied Workers Union (Ppwawu) is stepping up its campaign for the reinstatement of 2 000 Sappi workers retrenched in April

The union will stage a march in the city on Saturday and will hold picket demonstrations in the coming weeks

Ppwawu believes Sanlam is responsible for the retrenchments.

Sappi is part of the Gencor group, which in turn is owned by the insurance giant

SOUTH 14/11 - 18/11/92

Boost for hostels

WESTERN Cape hostel dwellers received a boost this week when the Cape Provincial Administration gave more than R23 million to the Hostel to Home Co-ordinating Committee (HHCC).

According to an HHCC spokesperson, Mr Welcome Zenzile, the money will be used for first phase of upgrading migrant labour hostels in Langa, Nyanga and Guguletu

SOUTH 14/11-18/11/92

Child rape arrest

A TWO-YEAR-OLD Swellendam girl, who was allegedly raped on Saturday night, is still receiving treatment Groote Schuur hospital

A 34-year-old man, believed to be the common-law husband of the baby's mother, will appear in court this week on charges of attempted rape and attempted murder

Reverend Bruce Duncan, director of Safeline, said "We have to realise that communities must be educated to prevent similar cases How many more babies have to suffer?"

'We want free houses'

LANGA RESIDENTS marched to Cape Provincial Administration (CPA) offices in Goodwood last Saturday to demand the disbanding of the Ikapa Town Council

(124)

Residents allege that the Ikapa Town Council has failed "to attend to people's needs"

The residents are demanding that houses which had been rented in the area for years be given to them free of charge SOUTH 14/11-18/11/92

They also want a hospital and more high schools

Housing project a ray of hope for homeless

(124) ARG 14/11/92

ALIDE DASNOIS
and PATRICK FARRELL
Weekend Argus Reporters

CO-OPERATION between Cape Town squatters and developers has helped to make one of the largest housing projects in South Africa a "great success"

The project, known as Town 3, Village 5, will be ready by the end of the year and will provide 4 100 new serviced sites in Khayelitsha

The R31-million development, financed by the Independent Development Trust (IDT), has been undertaken by a Community Development Consortium in association with the Western Cape United Squatters Association (WCUSA)

Yesterday, the Administrator of the Cape, Mr Kobus Meiring, went on a tour of the site with representatives of the contractors and the squatters

At a function afterwards Mr Meiring said "The project depicts the theme of teamwork We can sum it up as hope"

A squatter leader, Mr Enoch Madywabe, said people living in poverty needed help from "those with capacity and thrust"

"We would like to be helped and we need your expertise," he said to the contractors

About 1 500 families already have been chosen and have moved on to serviced plots on the 144 ha site on reclaimed land next to the Kuils River

Squatters on the new site said they preferred it to their old homes, which were mostly in Khayelitsha's Site B

"This is much cleaner and I feel a lot happier here," said Mr Johannes Mabuza

"When the project is complete, the homeowners will have free title to their serviced plots"

The design allows for 10 schools as well as churches, crèches, community facilities, public open spaces and business premises

Mr Alie Killian of Hill Kaplan Scott, the project's consulting engineers, said the non-residential land was to be transferred to a trust, to be developed when finance was available

Each 150 to 160 sq m stand has a precast concrete toilet, with waterborne sewerage and a tap Electricity has not been provided to individual stands, but ducting has been installed under roads for future electrification

Streets are equipped with high-mast lights

The squatters are given help in moving to their new sites and then they build their new homes

The project team said that tight co-ordination had kept costs per serviced plot within the R7 500 subsidy granted by the IDT, so that the sites would be available free of charge to squatter families

The project involved 26 km of tarred roads, 27 km of water mains and 24 km of sewer mains

☐ **STAR CAFÉ:** Ms Agnes Kave, left, and Ms Signoria Nodeka tend the cabbages in front of the Star Store in a settled part of the new village The spaza shops are the centre of entertainment in the village

Residents outraged about liquor licence

15/11/92

S/Times (Cape Metro) . /11/92.

(124)

By EVE VOSLOO

RESIDENTS of Bergvliet and Meadowridge collected about R15 000 in five days last week towards R30 000 they need to fight a liquor licence granted despite "strenuous" objections

The chairman of the Bergvliet/Meadowridge Ratepayers Association, Mr Donald Craythorne, said this week that the Rebel Discount Liquor organisation had been granted the licence in a small shopping centre in Howard Drive, Meadowridge despite "literally hundreds" of objections

He said the bottle store would be located in the community centre of Meadowridge close to two retirement homes, two nursery schools, a high school, a library, a bowls club, a tennis club and "many, many homes"

"The idea is grotesque and will devastate the community heart of Meadowridge," he said

"Despite all this, the MD of Rebel claims the area needs a bottle store This arrogant and intransigent attitude unleashed a wave of anger at the annual general meeting of the Bergvliet/Meadowridge Ratepayers Association on November 2"

Another resident of the area said they were determined to stop the bottle store as there were already three others nearby.

"This is another case of people being pushed around by big business. It is happening all over the place and we are determined to stop it"

Residents were collecting money to appeal to the Supreme Court, she said

"We are also organising protests, anti-rebel banners and boycotts, marches and other anti-rebel events"

Mr Craythorne said. "The residents are angry They want answers, such as why their views were not accepted We are rebels with a cause!"

R60 000 bowling green 'used by nobody'

S/Times (Cape metro) 22/11/92

(124)

OUDTSHOORN Member of Parliament Mr James Swiegelaar has called for a Commission of Inquiry into the municipality's financial affairs

Mr Swiegelaar, the Labour Party MP for Dysselsdorp, accused the municipality of wasting the ratepayers' money by, for example, building a bowling green in Bridgton costing more than R60 000, which he says nobody uses because the bowling green in the town is open to all

"Many people were opposed to the building of the bowling green Because they used the wrong soil, the grass is not growing properly and, as a result, the weeds have taken over

"The principal of Bridgton Senior Secondary has applied to the municipality to have the field used for gardening," Mr Swiegelaar said

By AYESHA ISMAIL

He also questioned a claim by the municipality that residents of Bridgton owed R2,2 million in rental arrears and challenged the municiplity to prove that residents owed that amount.

"They have no proof because all records of housing schemes up to March 1988 — when the former secretary of the Bridgton Management Committee, Mr E J Boezak, died — had been destroyed"

The Sunday Times is in possession of a document sent to the South African Police in March 1988 by the Oudtshoorn Municipality which states that all debit orders and rental cards were missing

Worried

Mr Swiegelaar said the fact that a former cashier of the municipality, Kenneth William Africa, was found guilty on October 5 this year in the Oudtshoorn Regional Court of 257 counts of theft proves further that the residents cannot be responsible for the debt of R2,2million

During 1988 the Department of Local Government Housing and Agriculture made available an amount of R3,2 million for the upgrading of 853 housing units in Bridgton

The houses were upgraded in 1988 without the permission of the residents, Mr Swiegelaar claimed

He said residents were worried about the cost of the upgrading, but were assured by the municipality that they would not have to pay for it

"Since last year residents have been receiving lawyers letters requesting that they pay R3 100 for the upgrading.

"Most of the people have paid for their houses as they have lived in them for more than 20 years They are now not able to take transfer because of the outstanding R3 100," Mr Swiegelaar said

Residents have complained that washing basins installed by the municipality have cracks in them, pipes do not function properly and that the bathroom walls have also cracked

The municipality has allegedly asked the Minister of Local Government and Housing in the House of Representatives for R160 000 to repair the defects

In a letter to the Department of Local Government and Housing in the HoR, dated August 5 1992, Oudtshoorn Town Clerk Mr Mike Schultz said the importance of repairing the defects in the bathrooms could not be overemphasised as they were built at great cost "to great political advantage"

"The defects have made this asset politically counter-productive and the question is being exploited by radical elements using the issue to incite this community"

Overseas

Mr Schultz said the value of the asset would also decrease at a rapid rate if the bathrooms were not repaired as soon as possible as the defects themselves were causing further damage

Mr Swiegelaar also chides the town council for spending thousands of rands on trips to Taiwan and the Far East, apparently to obtain investment and tourism

"They even took their wives with them when they went overseas Not a single foreign investor has come to Oudtshoorn since the council's last trip earlier this year," Mr Swiegelaar said

He said it was important for the municipality and the town council to consult the community on issues which affected them

Oudtshoorn town clerk, Mr Mike Schultz, refused to comment.

CPA in talks on rates protest

S Times [Cape Metro] 22/11/92 (124)

By JESSICA BEZUIDENHOUT

THE Cape Provincial Administration will meet the Lotus River, Ottery and Grassy Park Ratepayers' Association (Logra) tomorrow to discuss the problems of home owners who have been withholding rates for the past three months

The residents refuse to pay rates to protest a recent rates increase and poor facilities

Instead, they have paid the money into a trust fund which now stands at more than R200 000

Tomorrow's meeting between Logra and the CPA, the first since the rates protest began, would determine the duration of the boycott, said Logra's Philip Bam

He said a consultation forum between Logra and the CPA as well as recognition of Logra as a representative body, would be discussed

If the CPA failed to meet the organisation's demands or come up with a satisfactory response, Logra would consider "disruptive action" aimed at the Regional Services Council (RSC), which has so far made no effort to meet Logra, he said

An RSC spokesman said legal action would be taken against property owners who refused to pay rates

ıo have placed their while trying to save | ıants River He was a passenger on truck which overturned into the river | Republic of South Africa" — Sapa

Rates boycott is to continue

(124)

CT 25/11/92

R230 000 held back in account

Staff Reporters

ABOUT 500 southern suburbs residents have decided unanimously to continue their rates boycott for another three months.

Mr Philip Bam, media spokesman for the Lotus River, Grassy Park and Ottery Residents' Association (Logra), said they would withhold their rates from the Regional Services Council and continue paying them into a special account.

The decision had been taken at a meeting in the Grassy Park Civic Centre on Monday night.

At the meeting residents — and "notably senior property owners" — had shown their dissatisfaction and insisted that rates be withheld.

There had also been "very strong calls for other forms of action if the RSC does not listen to our demands".

"We are withholding rates because our members believe they are paying too much for the quality of municipal services they are getting," Mr Bam said yesterday.

Residents had paid more than R230 000 in withheld rates into the special account opened for this purpose two months ago

At a meeting on Monday morning with Mr Piet Schoeman, MEC in charge of local government, Logra had been told "the same old story" — that their problems could be addressed only through the House of Representatives and the management committees

Logra had been told that as it was not an elected representative body, it had no standing.

"If they doubt that we represent people in the area, we challenge them to hold a referendum there," Mr Bam said.

The Cape Provincial Administration had warned the delegation that legal action could be taken against people who withheld their rates.

Legal action would be resisted, Mr Bam said.

A spokesman for the Administrator, Mr Frikkie Odendaal, declined to comment yesterday on Logra's boycott decision.

Flats residents vote to continue rents, rates block

CLIVE SAWYER
Municipal Reporter ARG 25/11/92 (128)

LOTUS River, Ottery, and Grassy Park residents have voted to extend a rates and rents boycott by three months

The boycott is aimed at forcing the Western Cape Regional Services Council to extend services to the area, to scrap an 8,9 percent rates increase and to recognise the Lotus River, Ottery and Grassy Park Residents Association (Logra)

The RSC has responded with warnings that rates boycotters are exposing themselves to legal action

Logra spokesman Mr Philip Bam said more than 500 householders had pledged not to pay rates or rents until demands were met. Boycotters are paying their rates into a special account which now totals more than R250 000

A meeting last night voted to extend the boycott, which started in August

Mr Bam said boycotters would not be intimidated by RSC "threats"

A meeting with the Provincial Administration yesterday, in a bid to end the deadlock, ended inconclusively

"We are told we are leaving ourselves wide open to prosecution, but people who have done far worse things in this country than pay their rates into a special account, are going to get amnesty," Mr Bam said

"Why is the RSC responding with threats instead of negotiating?"

Logra had also been asked to deal with "discredited" management committees.

"There are parallel negotiations to existing structures in progress at central government level — why does local government try to bludgeon us into submission?"

He said any attempt to take action against boycotters would be resisted

Near-airport housing to be reviewed over noise

(124)

ARG 26/11/92

CLIVE SAWYER
Municipal Reporter

REGULATIONS about the use of land near D F Malan Airport, determined by noise pollution levels, are to be reviewed

The Western Cape Regional Services Council has proposed allowing housing development inside a high noise level zone, because it is likely calculations of noise levels are wrong, and because of the urgent need for housing.

The Serviced Land Project has identified land near D F Malan as suitable for low-cost housing for people now living in a variety of informal dwellings.

The project involves upgrading existing dwellings and offering services sites

A report tabled at the Western Cape Regional Services Council said unclear and unco-ordinated application of the policy on the protection of land from noise pollution had made the review necessary

At present, urban development around airports is controlled by a guide plan which limits development inside zones where noise level measures more than 70 noise isoline (NI).

An NI is based on the total decibel level over 24 hours

Within a 70 NI zone, only green belts and industries where workers are protected against noise may be developed

In fact, parts of Belhar and Crossroads are inside the existing 70 NI zone around D F Malan airport

Below 70 NI, restrictions are relaxed progressively, and below 60 NI no restrictions apply

The zone around D F Malan Airport was based on future plans for runways, and not on the present alignment, the report said

"As a result of new aeronautical technology, the noise index for aircraft has decreased

"The 70 NI was based on a figure of 720 flights a day, which never materialised and is about five times more than at present" the report said

Row brews over Martinique auction

(124) PETER GALLI

THE liquidators of the Marina Martinique development and the Jeffreys Bay municipality are heading for a showdown over tomorrow's proposed public auction of unsold portions of the first and second phases of the development. 16/01/93

Neither the auction prospectus nor newspaper advertisements mentioned that the infrastructure guaranteed under the conditions of establishment for the marina would have to be completed before transfer of the property was granted by the municipality. 26/11/92

"We intend to attend the auction to ensure that prospective buyers are made aware of this requirement. While we will co-operate fully with any developer, the outstanding services must be dealt with before individual transfer can take place," town clerk Frans Viljoen said yesterday.

The Land Development Ordinance required that the provision of essential services such as water, sewerage and roads be completed or guaranteed before transfer of individual stands took place.

The Marina Martinique Home Owners' Association had alerted the municipality which had supplied the liquidators with a list of outstanding services.

A spokesman for the auctioneer said: "We are aware of the problem associated with the outstanding services and this has been addressed with the liquidators. The auction will go ahead."

Cutting of power supplies halted until next week

(124) ARG 27/11/92

CLIVE SAWYER
Municipal Reporter

DISCONNECTIONS of the electricity supplies of account payment defaulters in parts of the Cape Flats are to be halted until Tuesday.

This follows a meeting beween 10 civic associations from the Cape Flats and city councillors over demands to scrap electricity disconnections.

The special meeting came after an attempted disruption of a monthly city council meeting by about 50 placard-bearing protesters, who were blocked by security personnel from entering the public gallery.

The council adjourned early for lunch while executive committee chairman Mr Louis Kreiner, mayor Mr Frank van der Velde, and exco members met the delegation.

Debate was interrupted in mid-afternoon when Mr Kreiner told councillors that chairmen of 10 civic associations wanted to address the council, and wanted their supporters to be allowed to watch from the gallery.

Mr Kreiner said he was against allowing the group into the gallery, because there was no guarantee they would not be unruly and wave placards.

Council rules of procedure set out that anyone who wanted to address the council had to appear in front of exco first, but the demand should be debated urgently "because of their threatening attitude, and when I say threatening, I mean threatening," Mr Kreiner said.

Dr John Sonnenberg said the council could not vote to suspend its own rules of procedure.

Mr Leon Markovitz said the council was against allowing anyone to address it in the chamber, and only "grudgingly" allowed officials to speak, a concession seldom given.

Several councillors said they opposed setting a precedent by allowing a pressure group to address the council.

It was agreed to meet the protesters when the council finished its business, at a meeting in an exhibition hall in the Civic Centre concourse.

At 5.30 pm, councillors suspended debate of an item on Clifton and went into committee to finish their business.

Thousands to get free homes

ARG 27/11/92

MICHAEL MORRIS, Political Correspondent

THOUSANDS of State tenants are to be given their homes in a government housing bonanza.

About 70 000 houses in greater Cape Town will be given away or sold cheaply under the countrywide scheme.

The government announced today that all State-financed houses built before 1983 can be bought at a discount of R7 500, in a far-reaching R1-billion scheme to ease the burden of housing costs on low-income families.

All houses that cost less than R7 500 will be transferred free of charge to tenants and people buying them under hire purchase.

In cases where houses are worth more than R7 500 buyers will pay only the difference between R7 500 and the purchase price.

More than 745 000 houses are affected countrywide. Of these, about 160 000 are in coloured areas The remainder are in black, Indian and white areas.

The 70 000 in greater Cape Town are in areas such as Mitchell's Plain, Bishop Lavis, Manenberg, Hanover Park, Factreton, Bonteheuwel, Kensington, Kewtown and Athlone.

The concession was announced today by the Minister of Local Government, Housing and Agriculture in the House of Representatives, Mr Pieter Saaiman.

He also disclosed that negotiations were under way to extend the concession to houses built after 1983 This could become effective next year.

The concessions were "part of the House of Representatives' long-term upliftment programme for needy communities", said Mr Saaiman.

He said people becoming home-owners would still be responsible for water and electricity bills and would have to pay rates in future.

The concession is effective from today. Full details will be given to tenants by municipalities, management committees and other local authorities Thereafter, tenants will be free to approach attorneys and conveyancers to secure full title.

The concessions form part of the national sales campaign of State-financed houses, launched in 1983.

Mr Saaiman said he believed the concession was the most positive initiative to come from the House of Representatives

"This could change the face of South Africa. It generates pride, and I predict new home-owners will begin showing greater concern about their homes, their gardens and their surroundings People will start renovating their houses and uplifting their areas," he said.

"This is why we believe the concession is so significant."

An additional benefit was that local authorities would be relieved of the costs of administering rents and sales. One of the drawbacks of the selling scheme launched in 1983 was that smaller local authorities did not have the resources to administer the scheme

Ultimately, the concession will boost the property market. The R7 500 price tag of houses covered by the concession is the historic cost, or actual construction cost, but market values might range from R20 000 to R40 000.

A pre-emptive clause designed to prevent speculation will mean that a percentage of the profit must be repaid to the State if the house is sold within five years.

Massive free homes bonanza

(124)

CT 28/11/92

By BARRY STREEK
Political Staff

IN a huge boost to home ownership, 88 000 families in the Western Cape are among the 750 000 South African tenants to be given the title deeds to their government-financed houses.

Details of the new R1 billion scheme, which provides a surprise festive season bonanza for thousands of families, were announced yesterday by the Minister of Local Governmnt and Housing in the House of Representatioves, Mr Pieter Saaiman.

He said the scheme was the most significant to come from the House of Representatives.

Anyone whose house cost less than R7 500 to build before 1983 will be able, from yesterday, to get full title free provided they pay the legal costs of transfer.

Although these houses could cost between R20 000 and R40 000 today, the occupants will be able to get free title if they cost less than than R7 500 to build.

About 750 000 tenants, including at least 88 000 coloured families in the Western Cape, will benefit from the new plan, Mr Saaiman explained.

Freehold

He said at a press conference that his department was directly responsible for 160 000 coloured homes countrywide of the 745 972 state-financed houses involved.

Most of these homes were in black residential areas, but he could not provide any further details because he was not directly responsible for them.

A large number of Western Cape families would now be able to acquire their homes freehold, without any direct costs apart from the transfer fees.

This involved 2 000 families in Retreat, 5 000 in Bontehheuwel, 1 000 in Facreton/Kensington, 840 in Kalksteenfontein, 2 000 in Heideveld, 2 000 in Manenberg, 1 800 in Hanover Park, 600 in Silvertown, 800 in Kewtown, 1 000 in Bridgetown, 1 500 in Valhalla Park, 450 in Bokmakierie and 10 000 in Mitchells Plain.

Altogether 29 000 houses were in the Cape Town City Council area, 21 000 in the RSC (Regional Services Council) and a further 10 000 "coloured" houses in the Western Cape will be affected by the new scheme.

A large number of black houses in the Western

To page 2

From page 1

Homes bonanza

(124)

CT 28/11/92

Cape, particularly in the older townships of Langa, Guguletu and Nyanga, will also be affected

Mr Saaiman said his department had instituted discussions with the cabinet to extend this scheme to all state-financed houses up until 1993.

It had also initiated plans to write off all local authority loans for flats — worth between R20 million and R25 million — so that these could be upgraded and sold off under sectional title.

His department had allocated R10 million this year for upgrading of the flats and more would be budgeted next year.

"Anyone who occupies a house built before 1983 can now acquire it free of charge or at R7 500 discount on its original cost, regardless of its market value today."

Mr Saaiman said the new scheme, which he claimed was the most significant ever introduced by the House of Representatives, would effectively give tenants title deed to their properties.

"Home ownership has been given its biggest boost in Soufh Africa.

The new scheme would provide for the upliftment of the community and give every family in the houses a real stake in the future. Mr Saaiman predicted that people would begin to "show greater concern for their homes, their gardens and their surroundings".

The estimate of the cost was based on the historic value, in other words the original cost it took to build.

Although the new owners would have full title, a pre-emptive right would give protection against immediate speculative sales, Mr Saaiman said.

The Democratic Party said last night that the move was a step in the right direction to make all South African homeowners.

ANC puts back evicted family

ANC members restored an evicted Scottsville family in their home after breaking down the door (124) CT 28/11/92

ANC spokeswoman Ms Doris Neewat said the family had spent Thursday on the pavement outside the house. About 11.30pm, ANC members carried the family's possessions back into the house after an appeal to the Kraaifontein municipality went unheeded.

Kraaifontein town clerk Mr Monty Conradie said the family was R6 179 in arrears to the municipality. — Sapa

Lucky council tenants happy over free houses

By PETER DENNEHY

TENANTS of council houses in Bonteheuwel could scarcely believe their luck yesterday that they are to be given their houses for free

Thousands of tenants are to benefit from a government announcement that houses which cost under R7 500 are to be given to tenants free

A happy Mrs Theresa Isaacs of Sequoia Road in Bonteheuwel said the rental of the house she lived in was R52 a month

Mrs Wilhelmina Carelse of Bonteheuwel Avenue said she would be pleased if she no longer had to pay off her house, which she had bought for R4 700

"I have to pay R25 a month on it, yet I am living on a disability grant," she said

Mr Neil Ross, chairman of the council's housing committee, said he believed the government's plan was a good one So much rent had been paid on the houses that the government had long ago recouped its capital outlay, he said

Selling prices of council houses are close to the original construction cost, even though the market value is usually between R20 000 and R40 000

Since the council houses in Bonteheuwel are cheap, some 4 151 out of 6 304 there have already been sold

Mr Ross said yesterday there are 2 153 unsold council houses in Bonteheuwel, 1 028 in Manenberg and Duinefontein, 1 384 in Valhalla Park, and 162 in Factreton

Tenants of over 10 000 unsold council houses in the Cape Town municipality and over 3 000 in the RSC area (Ocean View, Grassy Park, Atlantis, Elsie's River) will benefit from the R7 500 discount

Local government ministerial liaison officer Mr Sam Dodgen said thousands of those who have already bought their houses and are still paying them off will also benefit

(124)

"People paying off their houses will qualify for the discount," he said

"Only those who have bought their houses, paid up fully and have taken transfer will not qualify" CT 28/11/92

Educate public on changes — Keegan

(124) ARG 28/11/92

■ Land is the central political issue and radical changes are likely to follow the demise of the apartheid city, says Clive Keegan.

Municipal Reporter

THE public must be educated on the radical changes facing South African cities, says deputy mayor Mr Clive Keegan.

Land was the most politically volatile issue facing South African society, he told a seminar on land and housing held by the Cape branch of the Institute of Valuers

It would be the probable focus of any post-apartheid government's policy of redistribution and restitution, he said.

Any attempt at normalising the "highly inequitable shape" of the apartheid city would need a combined effort by the public and private sectors and community organisations

But there was a stalemate, and the public and private sectors could not deal with the crisis adequately.

It was extremely dangerous that while the country was facing its most intense period of urbanisation ever, there was a complete lack of a coherent national housing policy. "It is also quite extraordinary how little academic interest is taken in the question of inner-city housing"

Cities could not be allowed to sprawl any more Urban areas would have to be "imploded," Mr Keegan said

"We tend to resist subdivisions in our city suburbs and this is something we are going to have to change. The economic inefficiencies of our cities can be met only by a profound change in our thinking"

Possibilities included "infill" housing in existing areas, subdividing into smaller plots and using vacant inner-city land for housing, particularly for the poor

There was a strong insistence by the ANC, civic associations and other progressive bodies that public land should not be disposed of until there were new local authorities.

Evicted family 'returned' to home

ARG 28/11/92

JOSEPH ARANES
Weekend Argus Reporter

KRAAIFONTEIN Management Committee and ANC members forced open the door of an evicted family's house and carried their furniture and goods back inside this week

The Sampson family of Carnation Street, Scottsville, were evicted by Kraaifontein Municipality for failing to pay their water, electricity and rent accounts

On Thursday morning the deputy sheriff, escorted by the police, told Aletta Sampson, 18, who was alone at home with her baby sister, that the family was being evicted Municipal workers then started putting all their possessions on the pavement

"They wanted to throw our clothes and other items out through the windows They were very rude and made obscene jokes about us," said Miss Sampson

Mrs Sampson, who is the breadwinner and works as a cleaner at a hospital, said she was shocked and very sad when she arrived home to find their furniture on the street

"The council knows what our financial situation is The Department of Manpower had been paying our rent We gave them all this information and yet they saw fit to evict us

"For the past year we have not had any water or electricity because we could not afford it The council told us the outstanding debt on these accounts is accruing interest and therefore they evicted us

The local ANC branch came to their aid and had discussions with the municipality and mangement committee

Although no final agreement was reached between the parties, management committee and ANC members moved the family's possessions back into the house.

A meeting between the parties and the Minister of Local Government and Housing in the House of Representatives, Mr Pieter Saaiman, is planned and hopefully the question of evictions will be settled, said an ANC spokesman

Civic leader claims victimisation

By Quentin Wilson (124) SOUTH 28/11 – 2/12/92

McGREGOR civic association chairperson, Mr Gawie Snyders, believes he is being harrassed by local authorities in the Boland town because of his political activities

Snyders is a key organiser of community protests against high municipal service charges

After he was assaulted earlier this year, he laid charges of assault but a court dismissed them for lack of evidence.

This was despite the fact that part of the assault took place inside a police station

Snyders is also upset for being convicted this month, for "pumping water from his septic tank"

He claims it was overflowing onto his property because the municipality didn't drain the tank — a service provided to other residents

Last month, municipal workers inspected Snyders' water meter to determine his water bill They found the meter faulty — before they replaced it they slapped him with a water account of R638

Says Snyders "The local authorities are victimising me because of my involvement in the civic

"The authorities must stop their dirty tricks — nothing will stop me from trying to improve the lot of my community"

The McGregor municipality could not be reached for comment, despite numerous attempts

'Dorpie democracy' claims its victims

SOUTH 28/11-2/12/92

By Diane Coetzer

(124)

ANC members and communities in far-flung rural communities continue to face repression on a scale akin to that of the mid-eighties.

Over the past weeks, SOUTH has been inundated with calls from communities desperate to highlight their struggle for free political activity

Earlier this month, advice office workers in the Karoo town of Murraysburg told, how ANC members were victimised by members of the police force and the white community, many of whom continued to call them "kaffirs" and "hotnots"

A young girl from Villiersdorp was shot in October allegedly by a white farmer for tresspassing on a strawberry farm

Villiersdorp also hit the headlines this year In May two boys caught stealing a sausage were assaulted by the shop owner He tied them to a telephone pole and hung a sign around their necks The sign read "I am a thief. I steal"

In another Karoo town, Aberdeen, situated between Graaff-Reniet and Beaufort West, things are no better.

ANC Youth League secretary Mr Kenneth Mkoko said: "We are being harrassed by the SAP and are not allowed any free political activity"

He alleged that ANC members had been detained without reason and released without being charged He said policemen often fired their weapons without reason

"When we attempt to have meetings the SAP make their presence felt in the vicinity of the meeting and people are then afraid to attend"

Mkoko also alleged widespread exploitation in a community where breadwinners earn no more than R60 a week.

Many members of the 400-strong community were unemployed, he said

The Western Cape region of the ANC has expressed its concern at the victimisation of rural communities by "the regime".

Regional assistant secretary of the ANC Mr Willie Hofmeyr said: "Small communities in rural areas are frequently totally at the mercy of local officials, police and the right-wing white community and have neither the resources nor the mobilising strength to wage an effective struggle."

Hofmeyr said the organisation was attempting to address the problem.

Where branches are strong and organised, the ANC had set up good communications networks.

Where local structures were weak, the task was more difficult and the organisation tried to ensure that its rural organisers remained in contact with as many areas as possible and that they worked closely with other organisations to strengthen these structures

In the past year, ANC executive members Dr Allan Boesak, Mr Jan van Eck, Mr Neville van der Rheede and Mr Jannie Momberg have toured areas like Britstown, Carnarvon and Groot Brak.

"On these rural visits we also meet with community leaders and assist with local problems as much as possible," said Hofmeyr

"The most recent example is the way we were able to help the West Coast fisherman to bargain for a better deal with the lobster quota holders"

Hofmeyr said of particular concern to the ANC are reports that the NP is using intimidatory tactics to sign up farmworkers in rural areas

"In De Doorns, for example, workers were trucked in by local farmers and told that they would be dismissed if they did not join the NP.

"This kind of intimidation of poor people, who depend entirely on their jobs for survival, is outrageous and is one of the strongest supporting arguments for the ANC's call for widespread monitoring of the election process"

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Political posturing 'delayed housing bonanza'

By NORMAN WEST
Political Reporter

THE amazing housing giveaway — which will see more than 60 000 people in Cape Town alone become property-owners overnight — has achieved a goal set a year ago by the National Party-controlled House of Representatives.

If the Labour Party had been less obstructive, the scheme would have been implemented a long time ago, Mr PW Saaiman, the Minister of Housing in the House of Representatives and a National Party member, claimed yesterday.

"If (the LP) had done less grand-standing, played less posturing politics and cared more about economic and social upliftment of disadvantaged communities, this scheme should have been history by now.

"It is an objective my administration has set itself since (the NP) took control of the House."

Although the plan is the brainchild of the Ministers' Council in the House of Representatives, it has Cabinet approval and applies to all races and state-financed homes.

Nationwide, 745 972 homes that cost R7 500 or less before 1983 are to be given to their present tenants or buyers who are paying off bonds.

"The tenant may have his home as a Christmas present — irrespective of its present value," Mr Saaiman said.

In Mitchells Plain alone, 10 000 families are to be given their homes.

Mr Saaiman is "confident" the concession will be extended to homes built after 1983

Also, more than 30 000 flats, built in the 70s for about R5 000, are to be improved and sold under sectional title. More than R10-million has been spent on this.

Areas near Cape Town to benefit include Bishop Lavis, Manenberg, Hanover Park, Bonteheuwel, Kewtown, Steenberg, Lavender Hill and Retreat. Houses in Parow, Stellenbosch and Paarl will also be haded over.

S/Times [Cape Metro] 29/11/92

(124)

Klipplaat leads way to new SA

C/Press 29/11/92 (124)

THE ANC, AWB and Conservative Party in the Karoo town of Klipplaat are planning joint protest action to register widespread grievances against the municipality.

The protest march, which could see the flags of these traditional enemies flying together for the first time on Wednesday, is scheduled to coincide with the court appearance of 15 coloured families on rental arrears charges.

"This will be the first joint action of its kind and could see the occupation of the court buildings," said Klipplaat civic leader Amos Byasi.

"Yes we will support the protest," was the response of Klipplaat AWB commander Johannes Human.

"We are trying to work out a solution for all the residents of Klipplaat and the country in general," he said. – Pen

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orrow to December 4.
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– including three women –
this year, followed a com-
the Montclair police station
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they (the syndicate) had
im that unless he paid up he
t operate in the Kwazulu

December 10, this year,
will be back in the Durban
Court facing an indictment
nt of murder.
ourt case arises from the fatal
of Austin Zwane in his bed-
Lamontville in August 1990.

Council hit list gets no from Vlok

C/Press 29/11/92 (251)

By MOSES MAMAILA

IN a dramatic disclosure this week, the Petsana Civic Association in Reitz, Free State, revealed a document asking former Law and Order Minister Adriaan Vlok to "remove" the township's radical elements, responsible for violence and boycotts, from society.

Correspondence leaked to City Press disclosed that the white Reitz Council and the black Petsane Council held a meeting in April 1990 during which they decided to jointly apply to Vlok for permission to "remove" eight ANC-supporting individuals.

In a letter to Vlok dated May 8 1990, the councillors requested that Vlok provide the Petsana municipality police with their own station commander so municipal police could "remove" the radical elements.

The letter – which was drafted by former CP senior official, advocate CH Pienaar – also stated that the radicals had to be removed because they organised blacks in Petsana under the banner of the ANC.

In his response dated July 30 1990, Vlok refused to grant the Petsana Town Council its own station commander to facilitate the removal of the "radicals" but gave an undertaking that more police would be deployed in the area.

Town clerk Harry Theron said: "We did not mean that people should be killed or made to permanently disappear from the surface of the earth"

However, one of the "lucky" eight, Joseph Makhoba, was adamant that the councillors meant to kill them.

"It was obvious that had Vlok granted them permission to remove us they would have killed us.

"I must confess that we owe our lives to Vlok who played a vital role in saving us," added Makhoba.

HoR sued for R5m in tussle over land deal

S/Times (Cape metro) 29/11/92 (124)

By EVE VOSLOO

A KNYSNA businessman is suing the House of Representatives for more than R5,5-million because he claims it breached a contract, preventing him from completing a planned township development

Mr Henry Roland Wepener of Sedgefield, Knysna, claims in a summons that in January-February 1988 he owned portion 18 of the farm Nooiensfontein No 535 which had been earmarked for residential development

A subdivisional plan provided for 270 plots to be developed

Mr Wepener claims he and the House of Representatives agreed to exchange his part of Nooiensfontein 535 for portion 71 of the farm, Belhar no 508, on the basis that it was of equal size and the same number of plots — 270 — could be developed

He says the agreement was reached in the House of Representatives' offices in Parliament House, Plein Street

According to the summons, it was agreed that all government approvals for the development would be "obtained without delay". Mr Wepener would be given immediate occupation of Belhar 508 so earthmoving work could begin

Also, the House of Representatives would reimburse Mr Wepener for professional fees and engineering and surveying costs

It was also agreed, the summons says, that Mr Wepener would develop Belhar 508 through a close corporation

The agreement was signed on February 6 and 18 1989

Mr Wepener claims that had the approvals been expedited, he should have had them by April 1 1989, and could have begun building on July 1

He and his son, Mr Roland Henry Wepener, registered a close corporation in which each had a 50 percent share

They applied to the House of Representatives for government approvals

However, it approved the development of only 222 plots and not 270, the summons said.

The approvals were granted only in May 1989

To limit its losses, the close corporation "was constrained to develop 131 plots" and applied to the House of Representatives for an amendment to the subdivision plan to obtain approval for the 270 plots "in accordance with the warranty" given by the HoR

Because of further delays, building could begin only in July 1989

"Further delays were experienced with the necessary approvals in respect of the undeveloped portion of Belhar 508," the summons says These were only granted in March 1992 "by which time it had become economically unviable" to develop more plots

The close corporation was able to develop only the first 131 plots as costs had increased, Mr Wepener claims

The close corporation incurred damages of R5 538 788, representing the profit it would have made if the approvals had been granted early and it had been allowed to develop the 270 plots originally agreed on, Mr Wepener says

Half the amount represented Mr Wepener's lost profits and the other half the amount he was liable to pay his son, he said

Mr Wepener also claims the House of Representatives misrepresented how many plots could be developed on Belhar 508 If it had not done so, he would not have agreed to the exchange

The summons has been served, but no notice of intention to defend has been filed yet

Self-help concrete blocks could hold housing solution

(124)

ARG 2/12/92

CLIVE SAWYER
Municipal Reporter

IT is not the final solution to Cape Town's housing crisis, but a pink-painted concrete block house in Lavender Hill could be the first step on the way

With 45 000 people on the city council housing list — and funds drying up — affordability has become the keynote of housing solutions for the city

Testing the 23,8 sq m house are Mr April Jonas and his wife Katherina, who have settled in after a long trek through the worst of informal housing

The house is "double-skinned", having two layers of concrete blocks for walls, is weatherproof, and has cold running water, a shower and a flush toilet.

Designed so that it can be extended by simply converting a back window into a door and building on, the house — which stands on a 220 sq m plot — is set back from the road to allow parking space in front.

It has wooden window frames "People want them and it looks more upmarket," city council project management services director Mr Hans Smit said during a Press visit to the site

A readyboard — not a pre-paid meter — supplies electricity and there is a stove connection.

The house, including electricity and service connections and professional fees, but excluding the price of the plot, costs R13 800.

The price of the house, with the Lavender Hill plot, would be about R21 500 to R22 500

"It is ideal for self-help, for a person wanting to add on to a house bit by bit," Mr Smit said

He emphasised communities would be consulted fully before the houses were built in an area.

Already the city council housing committee and representatives of civic organisations have inspected the house, and there will be further liaison with government and non-government organisations

Mr Smit said various open spaces in existing townships were being considered for housing development.

As for getting a bond "I cannot see anything that would prevent bond financing under normal conditions," Mr Smit said.

At present, only about R3 million in State funds are available to start building the concrete block houses

The house is next to a 17 sq m experimental timber house, erected at a cost of R5 000 five months ago A toilet, tap and connections and electricity cost a further R3 000

Mr Smit said the timber house had stood up well to the winter

Wealthy buying up Knysna's Leisure Isle

(124) ANDREW KRUMM

ONCE marketed as the working man's holiday destination, Knysna's Leisure Isle has done a turnabout and is fast becoming the preserve of the wealthy.

Property prices on the island have rocketed from the low R30 000s for 670m² and upwards about 10 years ago, into the millions

The latest development on the island in Knysna Lagoon is no exception It is known as Island Cove, and joint developers S T Evans Projects and Summercon are asking between R1,025m and R1,2m for each of the 24 units under development.

S T Evans MD Stan Evans said this was "well-priced" compared with the cost of real estate on the Heads and for other Knysna waterfront properties Some properties on the Heads were going for R5,5m and upwards, even though some had "pondokkies" on them, he said. B/DAY 2/12/92

"People who have lived here for years are selling up and moving to less imposing but cheaper accommodation in the town itself"

The 24-unit Island Cove development occupied the 17 500m² site of the former Leisure Isle Hotel, and when completed would front onto a small-boat harbour presently under construction, and the Leisure Isle Country Club.

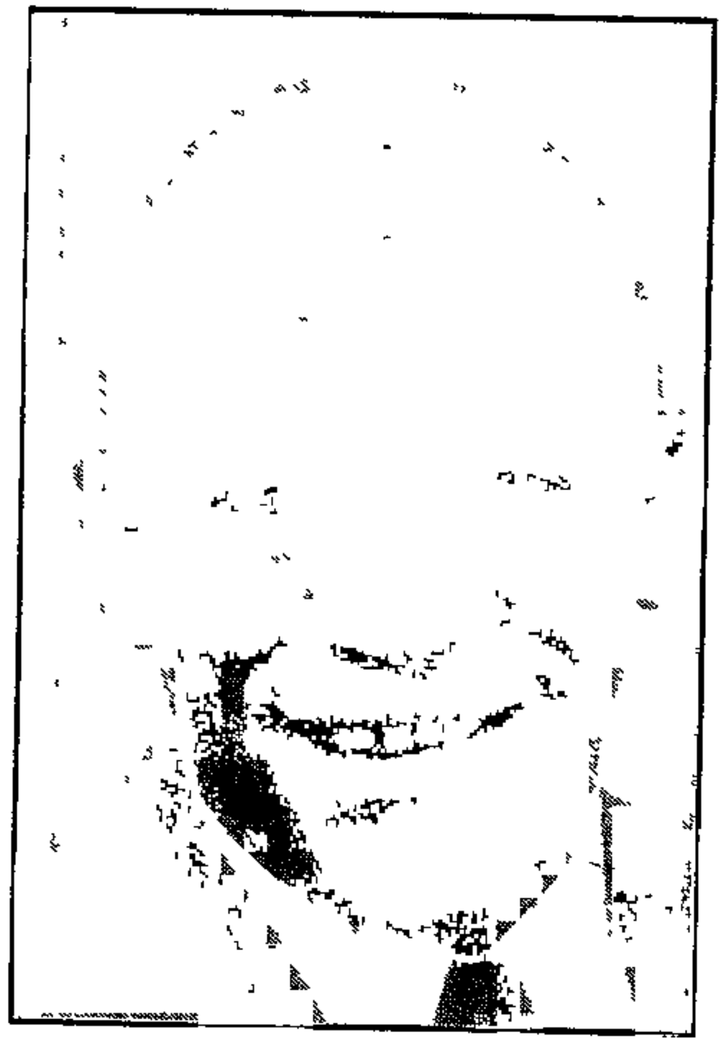
The first phase of four units was now selling Evans said two sales had already been concluded, while another four prospective buyers had reserved stands.

Buyers could acquire single- or double-storey, four-bedroomed units either on a whole ownership basis or via a home syndication, he said. The cost of a syndication was R165 000 for six weeks a year.

This allowed for up to eight owners in each syndicate, who received a fully furnished home as part of the deal. All owners would become members of the body corporate.

The project is being financed by the NBS on a phased basis and De Huizemark are the sales agents.

On the move



MR Tota Matsipa has been appointed personal assistant to the managing director of Amalgamated Beverages Industries (ABI)

He formerly worked for SA Druggists as an industrial relations group adviser Before that the 47-year-old Matsipa held a similar position at timber interests company Hunt Leuchars & Hepburn

At one stage he was an industrial relations specialist at Nestle's Randburg branch

Charging for water suggested by experts

Sowetan 3/12/92 (123)

■ **Water use has trebled since 1950s and its scarcity highlighted:**

IN seven years South Africa will join 26 other countries which currently have more people than their water supplies can adequately support.

This startling warning is contained in a new book on water, and its scarcity, worldwide

Water use has tripled since the 1950s, and 26 countries - including 11 from Africa - now suffer water scarcity, Sandra Postel said at the launch of her book *Last Oasis Facing Water Scarcity* in Washington recently

South Africa, Malawi, Sudan and Morocco will by the end of the 1990s join the list of nations already suffering water scarcity below the annual level of 1 000 cubic metres of replenishable water a person, Postel says

Three specialists on water, writing in a newly-launched reference book, *Environmental Management in South Africa*, elaborate on the seriousness of the problem

They suggest a solution may lie in charging for water that reflect its real value as a scarce resource "This would have the added bonus of reducing demand in some sectors of the community which squander water

"(In recent years) the warning signs have become much clearer and they have been recognised, but the remedial measures are still in their infancy," they say

The authors, Jay O'Keeffe, senior research officer at the Institute for Water Research at Rhodes University, Maritza Uys, legal research consultant with the Water Research Commission in Pretoria, and Professor Michael N Bruton of Rhodes' JLB Smith Institute of Ichthyology, contributed a chapter on freshwater systems in the comprehensive book

> **"Water quality is deteriorating in a number of ways, and will continue to deteriorate as pressure is put on the scarce supplies"**

"We are now in a better position to judge the trends in water supply and quality, and they are, on the whole pessimistic

"The demand for water is increasing, and will have to increase enormously to upgrade the basic requirements of the previously disadvantaged black population in the new South Africa"

The authors warn, "Water quality is deteriorating in a number of ways, and will continue to deteriorate as more pressure is put on the scarce supplies

"Rivers are literally running dry as impoundment and abstraction increase, and as the buffering capacities of catchments are reduced by urbanisation and devegetation" - *Sapa.*

Rent boycott over coffins in hostel room

■ A row has broken over exorbitant rent and the eviction of a tenant — and the storing of eight coffins in one of the hostel's room. (124) ARG 5/12/92

VUYO BAVUMA
Weekend Argus Reporter

DISGRUNTLED Guguletu hostel dwellers who pay between R90 and R120 a month for a room have accused their landlord of exploiting them and storing 12 empty coffins in the complex

Residents at Baumman's hostel at NY 111 also are complaining that the electricity has been cut off since October, although they had regularly paid their rent, which included electricity.

The complex owes the Ikapa Town Council about R7 000 in arrears.

Ever since the cut-off, the dwellers have refused to pay their rent because there is "no need to pay while our needs aren't met".

They said the bill was too high because the owner, businessman and undertaker Mr Wantoni Khanzi, did not regularly pay the council although he collected from the dwellers

Meanwhile, the residentshave appealed to the local South African National Civics' Organisation to resolve the matter.

Mr Khanzi, who bought the hostel in 1988 for R58 000, denied exploiting the workers.

He said could not deliver his promises to the dwellers because he was experiencing "economic difficulties".

Most of the residents were migrant labourers from the homelands who came to Cape Town seeking greener pastures. Some were students at the University of the Western Cape.

Residents complained that Mr Khanzi did not fulfill promises to upgrade the hostel and provide ablution facilities.

Initially, Mr Khanzi did not allow families to stay with the dwellers because they would use "too much electricity".

But, in 1990, after "the release of Nelson Mandela" residents defied the owner and brought their families to stay with them.

Mr Nceba Ntanjana, a Khayelitsha traffic officer, said he was evicted from his room three days after he paid R90 rent.

He said Mr Khanzi asked for the keys of the room and said he needed the room for "a day or two".

Mr Ntanjana found out later Mr Khanzi was using his room to store coffins.

"I was shocked at the coffins being put in my room. I told Mr Khanzi I had paid the rent to stay in the room, but he said this was his property and could do whatever he liked.

"I was very angry and we decided to seek help from the civic association about the matter."

Last week, the coffins were removed from the hostel.

Mr Khanzi denied he was exploiting the workers and claimed he paid the electricity bill regularly.

He said the hostel dwellers used illegal electrical connections which gradually contributed to the increase of the bill.

"I had a series of meetings with the residents about these connections, but they did not listen to me. As a result, the bill jumped to R6 000.

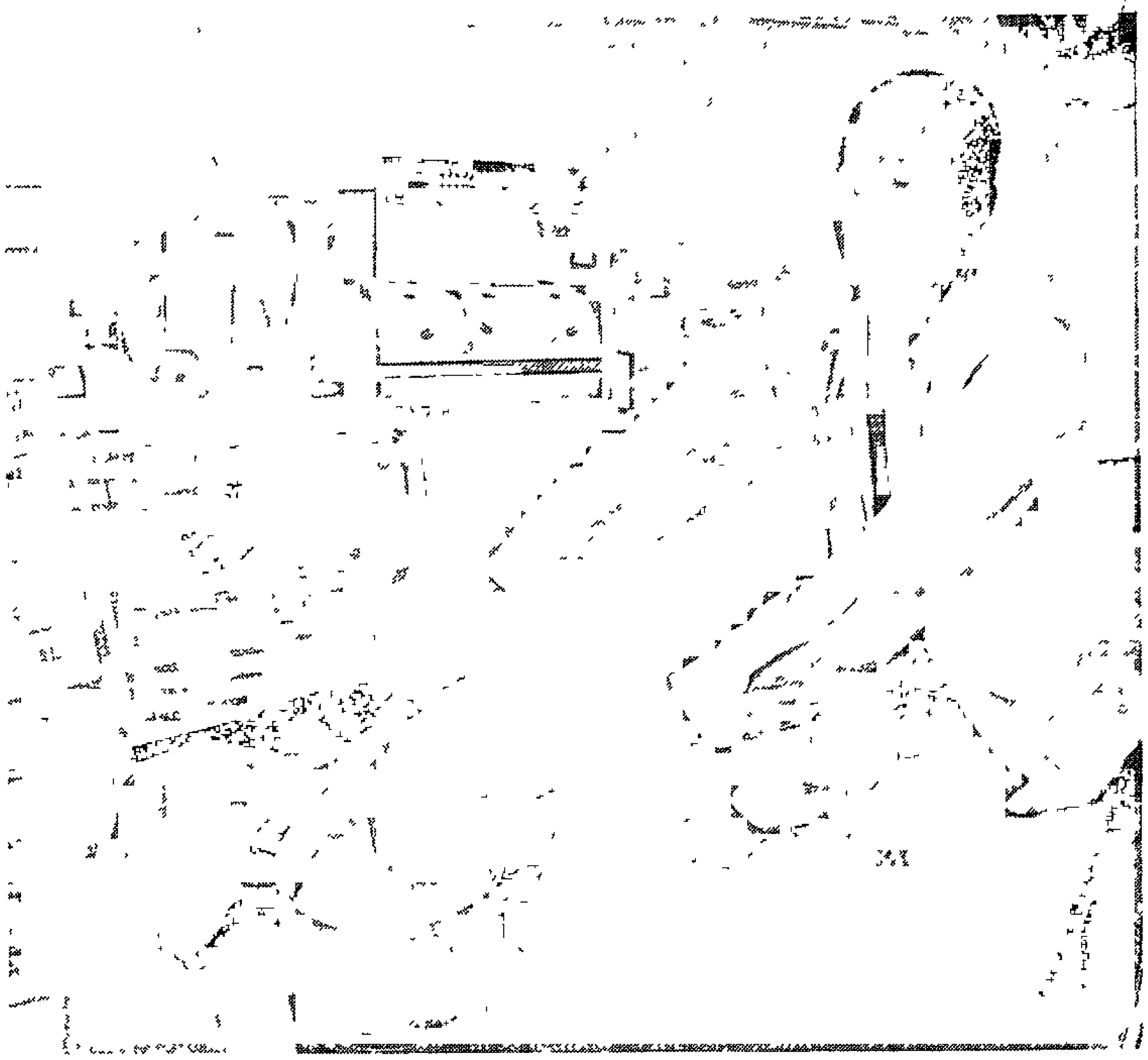
"I don't have the money to pay off the arrears because I didn't get any payments from the dwellers."

Mr Khanzi said he wanted to improve the hostel, but his other businesses were not doing well

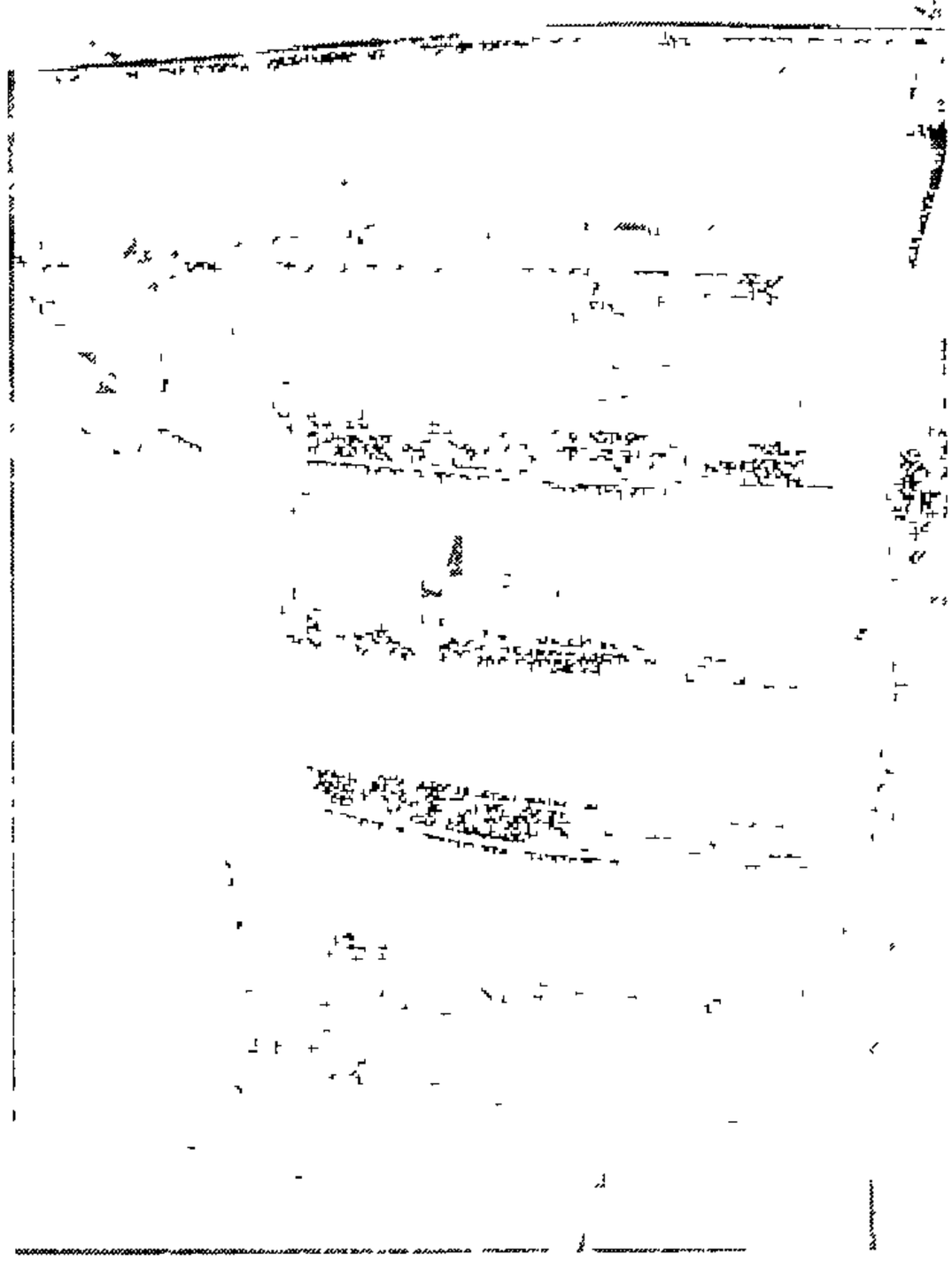
He said he was prepared to refund Mr Ntanjana's rent "for having put in coffins in his room".

"The coffins were from our colleagues from the Eastern Cape who wanted to show us the new products. They had not been used.

"I have moved them to another place now," said Mr Khanzi.



□ **COOKING TIME:** Mr K M Nyeka, one of the residents, prepares food with a gas stove as electricity was cut off in October



Pictures: OBED ZILWA, Weekend Argus

□ **COFFINS:** Mr Nceba Ntanjana with the coffins stored in his former room.

Locals fight 'foreigners' over housing

South 5/12 - 9/12/92 (124)

Gangs of youths are threatening to evict 'migrant' pensioners in a battle for township housing

By Mluleki Gantsho and Lucas Mati

PENSIONERS living in a Langa hostel face eviction by gangs of youths who believe these elderly "migrant labourers" should make way for those born in the townships

The Cape Town-born youths, many of whom are unemployed, think that as 'Inzalelwane' (those born there) they have a greater right to stay in the hostel than the migrant labourers

However, local residents are not impressed with the callous behaviour of the youths

Last weekend, the South African National Civic Organisation (Sanco) led about 200 marchers to the Langa police station and the Ikapa Town Council to demand protection for the pensioners

"We went to the police to ask for protection for the people in the hostel The youths have already evicted several pensioners We don't know why they targeted them There are lots of hostels in Langa," said Mr Elliot Baraza, Sanco chairperson in Langa

The pensioners' ordeal began on November 20, when the youths allegedly launched a predawn raid on a number of hostel rooms, ordering occupants to leave

Fearing for their lives, some of the pensioners moved out immediately Others stayed on, but have moved their valuables to the homes of nearby relatives and friends

'I am not going to risk my life by resisting. I am going to move out'

When SOUTH visited the hostels this week, most of the pensioners were reluctant to talk, saying they feared for their lives

But one of the pensioners, Mr Ntoni Mnguni, 65, who has lived in the hostel since 1957, believed that he had nothing to lose by being quoted — he was getting ready to leave for Natal

"I am not going to risk my life by resisting I will move out as soon as I get my pension benefits from work. I will go back to Durban where I come from," Mnguni said

A 67-year-old pensioner, who has been living at the hostel for 22 years, agreed to talk on condition that his name was not published

"The youth have no respect for elders Just because we are pensioners does not mean we are useless They must realise we are not foreigners We belong here," he said

One of the pensioners alleged that the youths raided the hostel a second time about 3am last Sunday

"They called us 'Amagoduka', which means migrant labourers, and said the rooms were theirs, not ours They also threatened to stab us if we asked questions," he said

"We will fight against any kind of discrimination because we are all South Africans We are concerned about the violence that has taken place in other regions such as Johannesburg, where there are serious conflicts between the people in the townships and those in hostels This has led to many deaths.

"We don't want this to happen in the Western Cape, especially in Langa," said Baraza

The youth allegedly told the pensioners that they had received permission from the Ikapa Town Council to move into the hostel

But a council spokesperson denied that they had given the youths permission to do this

At the weekend, Baraza said that he was concerned that the police had not acted quickly to protect the pensioners

The action of the youths was probably prompted by the housing shortage in Langa, "but we cannot allow a situation where the rooms of people are taken away from them by force", he said

"We want the government to build more houses and we should all be working towards fighting for this, rather than occupying the homes of other people "

At first, the youths were hostile to SOUTH reporters and refused to explain why they were evicting the pensioners

But later they justified their actions by saying that "most of the time" the hostel rooms were empty and the occupants went to the homelands "forever" or were "dead"

"We were born here and are forced to share rooms with younger sisters and brothers There is no privacy Nothing is being done to solve our problem, we need space," said one of the youths

"We are not fighting with anyone here We just occupied the empty rooms and we gave other occupants three days notice to move," another said

Police spokesperson Major Hendrik Opperman said police patrols of the hostels have started and the District Commissioner of Police in Athlone and the Regional Commissioner had been instructed to treat the matter with "utmost consideration"

Whites drop out of ANC mass march

C/Press 6/12/92 · (124)

THE ANC-led march on the Klipplaat Town Council failed to draw the expected support of the white community, following reports of widespread intimidation by the rightwing AWB earlier this week.

A death warning, bearing the AWB insignia and the inscription "Death awaits you next", was posted on the door of the Klipplaat Advice Office.

Advice Office spokesman Eugene Langeveldt said members of the AWB from Cradock came to the town on Monday and threatened civic leaders.

He said they also made threats on the life of AWB local commander Johannes Human, who was out of town.

Human made national headlines recently when he came out in support of an ANC-led initiative to unite the town.

Only two white residents joined the ANC alliance march, part of a mass action campaign to oust the Klipplaat Town Council. About 30 more white residents registered their dissatisfaction with the council in a 1 000-signature petition calling for the council's resignation.

Klipplaat mayor Johan Weppener declined to comment on the petition

Frederick van der Esterhuisen, one of the town's many unemployed white residents, says he believes the ANC can offer him help and set him on his feet again.

"I supported the Conservative Party, but they cannot give me a better deal than the ANC can," he said, adding he was going to join the ANC immediately after the march.

The only other white resident to join in was Byron Frankopollis, also unemployed, but in the process of setting up a small business venture in the town

He came to Klipplaat to get married, but instead found a home within the black community. He supported the march because, he said, we are "all together as one now".

He said he was a staunch supporter of the National Party but found "friendliness and brotherliness" with the ANC instead.

Some 200 of the town's residents marched to the council to hand over a list of grievances.

The residents gave the council until Friday to reply to the demand for their resignation.

The march was organised to coincide with the court appearance of 15 coloured families, who were in arrears with their rent. – Pen

District Six gets kickstart

By CHIARA CARTER

THE redevelopment of District Six has been brought a step closer with a landmark decision to set up a Community Land Trust for the area and other "strategic" parcels of land in the city

The chairman of the city council's town planning committee, Mr John Muir, said the District Six Steering Committee had "agreed unanimously" this week to establish the trust.

Mr Muir, acting chairman of the committee, described the decision as "highly significant" Although it would be a while before development would take place, the major obstacles were out of the way

"That agreement has been reached in such a diverse and wide-ranging group indicates the success of the discussion process"

(St Times Cape Metro 6/12/92)

Nominees

The committee had agreed that the Community Land Trust would include four representatives from umbrella community organisations, two Cape Provincial Administration nominees and two Cape Town City Council nominees, Mr Muir said

The trust would be responsible for District Six and other significant sites earmarked for redevelopment.

In addition, an advisory board, on which businesses and local organisations would be represented, would be set up

"The idea is for the trust to cover all strategic ground. This could include Youngsfield, Wingfield and Culembourg," Mr Muir said

District Six would be developed after a section 21 non-profit company had been established

Mr Muir said the committee wanted to meet the Administrator of the Cape and that the matter might go before the cabinet.

There was a difference of opinion between the committee and the CPA over the composition of the trust.

Recycling success story in jeopardy

(124)

S/Times (Cape metro) 6/12/92

By PENNY SWIFT

HOUT BAY'S innovative and successful recycling depot is closing down — and unless a new site is found soon, the project will be threatened.

According to the local ratepayers' association, the most suitable site is on Main Road, where the present garden and metal skips and Rotary Club bottle banks are located. But this is a disputed piece of ground that falls in the new informal settlement area. It is also being considered for a new access road.

"Until the position of the road is finalised, nobody can determine what the land can be used for," a spokesman for the Western Cape Regional Services Council (RSC) said the week. He indicated that the RSC was sympathetic and that a new site would be found "in the long term".

Meanwhile, the Hout Bay Museum, which has run the recycling depot on a temporary, experimental basis for the past four years, has drawn up a petition to the RSC asking that action be taken "as a matter of urgency'.

Curator Mr Pam Wormser said Hout Bay residents were horrified the depot was closing down.

"But the museum site simply is not ideal," she said.

Even with its problems, the museum depot has proved the viability of the Hout Bay Recycling project — which has been described as a pilot for the country.

Commitment

"The community has supported the project and an awareness of the need to save our resources has become a hands-on commitment in many households," said Mrs Wormser "It has provided jobs for unskilled labour and generated funds which have benefited organisations, including the museum"

Mrs Barbara Jenman, a founder of the depot and chairman of the ratepayers' association subcommittee on recycling and waste, said it would be tragic if people had to dump their rubbish again

"We've proved that a recyling depot works and now we have the expertise to share with others While the most exciting project in the country is in Randburg, where 70 percent of the waste is being recovered, this has to be sorted at the dump In Hout Bay we do it in our homes"

According to Mrs Jenman, the recycling project has made about R15 000 this year

Done properly, she said, more jobs would be created and the depot would pay for itself

"There's a whole new world out there that we haven't explored We must make our noises now"

'Conned' home owners furious

(124) ARG 7/12/92

JOSEPH ARANES
Staff Reporter

DALVALE residents in Paarl claim they were conned into taking out housing loans for a self-help project there and about 20 of them now are refusing to repay the loans unless an amicable agreement is reached.

At a meeting attended by the Paarl municipality, representatives of the department of housing in the House of Representatives, residents and Cape Utility Homes, the company contracted to supply building material for the project, an interim solution was found.

Mr Demas Swart, a Dalvale resident, said "Two years ago we were offered the chance to take out a loan that would cover the cost of the land and building materials for a house that we had to build ourselves

"We were shown slides of how the self-help plan worked and of the repayment, but today everything they told us verbally has been changed"

Another angry resident said they were promised heaven, now they were faced with more hardships "It was the first time in my life that I felt the government was looking after me Now, I am not so sure"

Of the 100 residents, 98 were given R30 000 loans and many claim the cost of their homes was less than that, but they did not know where the rest of the money had gone

Other allegations were that some were given more materials than others and similar houses varied in price

The municipality has agreed to allow the people to pay instalments, which they allege was part of the original verbal agreement, until the matter has been sorted out The parties agreed to meet again at the end of January to evaluate progress

'Infilling' a benefit to the city

(124) CT 7/12/92

CIVIC DIARY

By PETER DENNEHY

THE Cape Town City Council is proposing to build 130 low-cost "starter" houses at a cost of R3 million in Valhalla Park, Bonteheuwel and Retreat

The three suburbs will respectively get 50, 50 and 30 of the houses — which cost R23 000 apiece — if the proposal to build them there is acceptable to "the relevant community groups"

This is what is known as an "infill" scheme, in which dwellings are built on underutilised land within built-up areas Neighbouring residents of the infill houses are more wealthy than those who will occupy the new houses

In the past, infill schemes have not been popular with civic associations, which say "densification" should take place in other areas first

Yet development pressure in favour of higher-density and mixed-land-use urban living is building up in a variety of Cape Town neighbourhoods, from the southern suburbs to the Cape Flats.

It will be interesting to see whether the SA National Civics Organisation — which is prominent within the new Economic Development Forum — will be able to persuade groups of residents within its constituency not to object too much to developments which are good for the city.

Despite the city's desperate need for development, economic growth, and the jobs and prosperity that go with it, there appear to be vast numbers of vociferous protesters who will not reconcile themselves to the necessary changes

In my view, the sooner Capetonians of all colours lose their fear of rubbing shoulders with people poorer than themselves, the better it will be for the city

Was Cape Town really a better place before fleamarkets took off? I think not And before the minibus taxi industry boomed, getting around the city without private transport was certainly more difficult and expensive

In the same way as one can get to like travelling in minibus taxis, or wandering past street traders, it must be possible to become comfortable with living in a densely-built neighbourhood that has a real mix of income groups.

MLS: Prices of city homes dip

CT 9/12/92 (124)

By MAGGIE ROWLEY
Property Editor

The average price of Cape Town homes sold through Multiple Listing Services (MLS) dipped by nearly 1% in the 12 month period to end October, against the same period last year

However while the average price of Cape Town homes slipped to R151 100 against R152 037, this still exceeded the national average price of homes sold through MLS during this period in spite of the latter registering a 5,9% on the same period the previous year

The national average price of homes sold for the 12 months to end October through MLS was R134 819

According to Bruce Wilson, assistant general manager of Absa, the highest average regional increase in value during the 12 month period was recorded in the Eastern Cape where prices rose 31%

This was followed by the Orange Free State where prices rose on average by 30,3%, Maritzburg (26,7%) and Border (26,2%)

Johannesburg prices also fared well with a year on year improvement of 24,8% to R176,800, while Durban prices rose 14,1% to R167200 and Pretoria by 7,9% to R140 500

While based on a small sample, residential properties in the Garden Route region fell sharply by 30% to an average price of R118 600

Wilson said the market activity throughout all regions was concentrated in the lower to middle income price ranges with certain areas experiencing stock shortages in the lower end of the market

He said in spite of four cuts in the home loan rate during 1992 and prospects of further cuts, poltical uncertainty shrouded all movement in the middle and upper income suburbs

Only highly positive sustained action from all political groupings would precipitate any meaningful market movement and an upward increase in prices

"One definite trend emerging in recent weeks is increased investment activity in residential property which is no doubt being triggered largely by negative investment returns from other traditional options The general shortage of accommodation and the continued promise of high rental returns is making property very attractive for medium term investment

"Clearly many investors believe residential propety will be the first to benefit from a political settlement"

Electricity arrears drop

Municipal Reporter (124) CT 10/12/92

ELECTRICITY arrears owed to the Cape Town City Council have dropped for the first time in many months — but the council is under pressure to grant new concessions in 14 Cape Flats suburbs

No decision was made on this at yesterday's executive committee meeting, but a proposed new electricity cut-off moratorium is due to be debated again on December 14, in the presence of the city electrical engineer and treasurer

Statistics tabled at yesterday's executive committee meeting showed that the arrears peaked at R36 million in September, and then dropped to R35,8m in October, the latest month for which statistics are available.

● A proposal by a council roads engineer, Mr R H Green, that his yacht be sponsored as the City of Cape Town's flagship in next month's Cape to Rio yacht race had been "declined with regret", executive committee spokesman Ms Gill Bolton said

The city was too short of money, she said.

ing, talking dustbin, looks on approvingly.

Building society agrees to return repossessed houses

(124) ARG 11/12/92

ROGER FRIEDMAN
Staff Reporter

THE Natal Building Society has agreed to return 11 repossessed Blue Downs houses to their previous owners after a row over the way in which they were auctioned

The NBS bought the 11 three- and four-bedroomed houses for a total of R100 000 — about R9 000 each — at a sale in execution at the Kuils River Magistrate's Court last week The original owners paid between R60 000 and R70 000

The houses were auctioned by the Sheriff as a single block — a move condemned by the African National Congress as an attempt to exclude ordinary people from buying them

ANC branch chairman for Electric City, Mr Faried Snyers, said the sale was inadequately advertised and alleged that the NBS had reneged on repayment deals made with the homeowners

Yesterday, NBS assistant general-manager Mr Trevor Olivier said he was prepared to return the houses provided the previous owners paid all their bond arrears and promised to keep up payments in future

"If these people say what we have done is wrong, we are quite happy to reinstate them," Mr Olivier said

He gave no time limit for the arrears to be paid

"I cannot answer the question of how the properties came to be sold as one," Mr Olivier said, referring The Argus to the sheriff of Bellville

But the sheriff, Mr I J Hugo, is overseas and his deputy, a Mr Mathee, said none of his staff was prepared to talk to the press

ANC spokesman Willie Hofmeyr termed the auction "irregular" and said the ANC was "deeply suspicious of the fact that the houses were bought by the NBS at a price well below market value"

"We are deeply concerned that the NBS appears to buy, at ridiculously low prices, a large number of the houses they themselves repossess," Mr Hofmeyr said

Mr Olivier disagreed that the NBS was unsympathetic and said financial institutions were being placed under pressure as a result of non-payment of loans.

"There is an enormous demand for housing While people continue to frustrate financial institutions they are robbing other people who can and are willing to purchase homes," Mr Olivier said.

Fee dispute may lead to a dry Xmas

South 12/12 - 16/12/92 (124)

By Diane Coetzer

RESIDENTS of Oudekraalfontein in Hopefield near the West Coast face a Christmas without water if they do not pay R75 deposit for a connection fee.

The residents, many of whom have lived in the area for 20 years of more, say they have had the connection for years and do not see why they now have to pay the deposit.

To try and avoid the water supply cut, a public meeting has been arranged for Saturday which will be attended by Hopefield municipal officials.

Lawyers for Human Rights (LHR) have also called on the municipality's lawyers to address the issue at a negotiating forum between the municipality and the Hopefield Ratepayers' and Tennants' Association.

Outlining the problem, association member Ms Johanna Stoffel said about 90 water-using residents of Oudekraalfontein had been issued with notices by the municipality in which it demanded payment of R75.

According to the notice, the supply would be cut if residents did not comply.

According to the municipality's lawyer, the water deposit was being demanded in terms of an additional water bylaw approved by Cape Administer Mr Kobus Meiring at the beginning of the year.

The bylaw states· "An application for obtaining a supply of water shall be made on the prescribed form supplied by the council and such application shall be accompanied by such deposit and reconnection fee as may be determined by the council."

Stoffel said most people had been living in the area for more than 20 years and were not prepared to pay retroactive costs.

"Some have already paid out of fear that their water will be cut off.

"However, many people in the area are unemployed and those that work, earn low wages.

"We do not feel it is right to pay money for something done so far in the past."

Stoffel said a number of other grievances would be discussed at the meeting, including complaints about sewerage, roads and the greening of the area.

In a statement, LHR described the action as "nothing short of exploitation".

"The termination of the water supply will only cause further tensions in the community and it will definitely be a health hazard to those affected."

Foreigners queue for luxury homes

S/Times (Cape Metro) (124)

By JEREMY WOODS

13/12/92.

LUXURY homes along Cape Town's platinum mile on the exclusive Atlantic seaboard are still selling well despite the recession

Companies operating in the top end of the luxury Cape Town market say there is a solid queue of foreign buyers for Cape Town properties, despite the poor press South Africa has been receiving overseas

"There are strong indications that the luxury end of the Cape residential property market is beginning to move out of the doldrums," says Mr Samuel Seeff, managing director of Seeff Residential Properties.

In the past few weeks, Seeff Residential has sold six homes in Camps Bay for a total of R4,5 million and four terrace houses for R6 million in Clifton to a group of Germans.

The luxury apartments on the site of the Old President Hotel in Sea Point are also moving well and seven have been sold The penthouse was sold for more than R4 million to a local buyer and four more sales are being negotiated.

"All the expensive ones have gone at the President — and all have been bought by Capetonians," said Mr David Mickleburgh of Seeff

A R1-million apartment has been sold in Sea Point's Regent Street while a Stocks & Stocks development, set against the Twelve Apostles in Hout Bay, has been sold off-plan, without a brick being laid

The first phase of plots on the same site have all been sold at R200 000 each

"These recent sales show there is an underlying strength in the market," says Samuel Seeff

He has a list of 400 potential immigrants in the United Kingdom — many of whom would move to Cape Town and buy properties if they could sell their own in Britain

Seeff Residential is not the only agency that is doing well in the luxury market

Mrs Pam Golding, chairman of Pam Golding Properties, recently concluded two major sales to overseas buyers

Morgenster

The first was Morgenster, the historic Somerset West estate, which was sold to an overseas trust for an undisclosed sum, believed to be more than R10 million

"The second was a large sale in Constantia," said Mr Cecil Golding

"We don't like to talk about prices as our clients don't like it, but since September, the market has undoubtedly picked up We have done a number of sales along the platinum belt and the trend continued into November"

SUNDAY

Hulley-baloo at the Fairest Cape

S/Times [Cape metro] 13/12/92. (124)

By DIRK VAN EEDEN

THE Fairest Cape Association is banking on its newly-introduced scratch cards to help it recover from a loss of almost R150 000 in its last financial year.

The scratch cards were introduced in September and the FCA hopes they will bring in enough money to balance its books by the end of the financial year

At the centre of the storm is the Democratic Party MP for Constantia, Mr Roger Hulley, who was appointed chief executive of the FCA at the end of last year

Meeting

According to a member of the board, FCA staff called for a special board meeting earlier this year because they were not satisfied with the way Mr Hulley was running the office

The chairman of the board, Councillor Dick Friedlander, refused to confirm or deny that such a meeting took place

"We regularly have discussions with the staff on all sorts of matters," he said

A senior member of the association complained this week that Mr Hulley's status as an MP not only kept him from spending time in the office, but also politicised the FCA.

Ratepayers' money, in municipal grants of R251 160, made up more than half of the FCA's income in the financial year that ended on March 31

Bank overdrafts increased hugely during the year, from R998 to R69 452, while the amount spent on salaries increased by 48 percent from R266 845 to R395 164 Staff had been told there would be no increases this year

Mr Hulley has been paid R8 500 a month for his part-time job at the FCA Sources within the FCA said this was "excessive for a man with no business contacts within an organisation that has a shoestring budget"

Donations dropped from R73 200 to R18 560 while general expenses rose from R3 995 to R39 015

In his review in the annual report, Mr Friedlander failed to mention the association's financial position This week he said the report was "history"

Mr Hulley said this week that the FCA would be out of the red by the end of the financial year if it stuck to its budget By this week the FCA was only one percent off its budget, he said

Asked about the time Mr Hulley spent at the FCA, Mr Friedlander said the board was "satisfied that Mr Hulley does an excellent job"

According to Mr Hulley, his contract specifies that he should spend at least 70 percent of his time at the FCA offices in the City Hall during the parliamentary recess and 50 percent while parliament is in session

"I spend more time than required by my contract working at the Fairest Cape It is my base," Mr Hulley said

Of the FCA's financial position, Mr Hulley said the main problem had been the delay in introducing the scratch-card games

Salary reviews had been delayed for six months and he had not accepted a salary for two months

"The scratch-card game began in September and the picture has changed"

"The city council agreed to provide bridging finance of R180 000, but we have not had to use this because our finances have improved"

Mr Hulley said the salary bill had risen largely because staff had been increased following "a broadening of the FCA's mission"

Donations had fallen because donors preferred to give money for specific projects However, a larger amount had been received for individual projects, Mr Hulley said

ANC objects to Clifton site sales

(124) CT

Municipal Reporter

FORMAL objections to the sale of 100 Clifton bungalow sites were handed to the city council yesterday by the ANC and the SA National Civics Organisation (Sanco)

Mr Willie Hofmeyr, ANC Western Cape assistant secretary, said the council's proposed prices are less than half the current total market value of the land — which he put at R150 million

"A decision of this magnitude should not be taken by the council on its own, but in consultation with various organisations," Mr Hofmeyr said

He charged that many of those who stand to benefit by millions of rands from the council's offer are already wealthy people

He noted that about 50 other individual objections have also been lodged with the council

Sanco official Mr John Neels urged the council to extend the deadline for objections beyond tomorrow

"The decision is premature," he said "The council must realise that its responsibility is to all the people of Cape Town"

A council official said it will take a month to evaluate the objections

Thousands qualify for free homes

(124)

CT 15/12/92

By PETER DENNEHY

THERE are 12 615 council houses in Guguletu, Nyanga, Langa and New Crossroads that are eligible to be transferred free of charge to their present occupants

This figure was provided yesterday by the Cape Provincial Administration The houses have a municipal valuation of less than R7 500

Mr Koos Theron, outgoing provincial MEC charged with urbanisation, said by giving away the houses, the government was creating a climate in which rent and services boycotts could be ended

Community organisations in black areas had persisted with their demand that the transfers be done free of charge "to promote a climate beneficial to the cessation of boycotts", he said

He appealed to those tenants to continue paying rent and service charges in the meanwhile

Asked whether houses would not be given away unless payments were up to date, community services spokeswoman Ms Penelope Horwood said this was for local authorities to decide.

"The houses are on land owned by the local authorities," she said "The local authorities will have to negotiate with the individuals concerned"

Original owners may return to District Six

TIM COHEN (124)

PRETORIA — District Six residents who were evicted from their homes in central Cape Town in the 1960s under apartheid legislation, might soon be able to apply for their land back, sources said yesterday

And the dispossessed landowners of Pageview in Johannesburg, as well as Indians who once held land in CBD areas all over the Transvaal, may also be the beneficiaries of mooted changes in the powers of a key government land commission

Sweeping changes to the jurisdiction of the the Advisory Commission on Land Allocation were hinted at recently by Deputy Land Affairs Minister Johan Scheepers And acting commission chairman Prof Nic Olivier said this week if the changes were made, "whole new worlds will open"

The commission, which recently announced the acceptance by government of several of its findings, has until now been restricted to hearing claims affecting rural areas. But it has recommended that its jurisdiction be widened to include urban areas where people were dispossessed in terms of apartheid laws

Legislation specifies the commission can hear only those claims where the land is in the possession of a "state institution" It does not have the right to inquire into land owned by local authorities and is now seeking authority to make recommendations regarding such properties.

Other suggested changes are that

☐ To Page 2

District Six

B/DAY 17/12/92 (124)

☐ From Page 1

☐ It be allowed to inquire into land expropriated under the Community Development Act, not only the Group Areas Act, and the 1936 Trust Land Act,

☐ Legislation be introduced to clarify the "allocation" of land Currently, the commission does not have powers to recommend the return of land that has been allocated or developed There is doubt as to whether land earmarked for a particular use falls foul of this provision,

☐ The effective date by which the allocation should have been made should be June 1 1991 This would give the commission the power to investigate land hurriedly "allocated" to frustrate the commission's investigations, and

☐ The commission be allowed to investigate all state land This would give it the power to investigate substantial pieces of land reclaimed by the Land Bank following the insolvency of farmers

Olivier said the drought had deprived many farmers of their land, and it was possible this land could be used to help rectify the imbalances in land ownership

He said some areas of District Six and Pageview had already been developed and taken over by new owners, and these areas would fall outside even extended jurisdiction But he said areas not allocated would fall within the commission's jurisdiction — if government accepted the latest recommendations

Olivier said it was important to note that not only black communities could benefit from the commission's extended powers Much of the 5,74-million morgen of land expropriated in terms of the 1938 Trust Land Act and its successors was expropriated from white farmers

On the question of the commission being given executive rather than advisory powers, Olivier said the commission had not discussed the possibility

● See Page 3

Delay in power disconnection in 14 city areas

(124) ARG 18/12/92

Staff Reporter

ELECTRICITY disconnections over non-payment will be stopped in 14 areas of greater Cape Town until January — in spite of an arrears bill estimated to be nearly R40 million

The areas are Beacon Valley, Bonteheuwel and Valhalla Park, Retreat, Grassy Park, Rocklands, Steenberg, Hanover Park, Lentegeur, Portland, Woodlands, Heideveld, Manenberg, Lavender Hill and Tafelsig.

A debt moratorium has been in force in Valhalla Park and Bonteheuwel since June 1991 and in Manenberg since early this year When the council decided to lift the moratorium, residents' organisations protested vehemently The protests culminated in a noisy demonstration during last month's council meeting

A proposed solution to the problem, electricity dispensing meters operated on a prepaid basis, would cost R95 million to install

Mrs Joye Gibbs said a culture of mutual responsibility had to be built up "Not paying is not going to be the answer."

Mrs Eulalie Stott said there were "any number" of desperately poor people in Cape Town who managed to pay their bills Many of those threatened with disconnection had been given "every opportunity" to make good

Mr Leon Markovitz said the cost of mass disconnections, and their repercussions, had to be worked out

"Come the end of January, this council has to take firm action We have been browbeaten into accepting an extension"

Cape Flats power cuts delayed

(124) CT 18/12/92

Municipal Reporter

ELECTRICITY disconnections to defaulting consumers in 14 Cape Flats areas have been suspended until the end of January.

The moratorium covers Beacon Valley, Bonteheuwel/Valhalla Park, Retreat, Grassy Park, Rocklands, Steenberg, Hanover Park, Lentegeur, Portlands, Woodlands, Heideveld, Manenberg, Lavender Hill and Tafelsig.

The concession came about after representations were made at last month's council meeting by a delegation from these areas. The council yesterday agreed to delay cut-offs

Housing chairman Mr Neil Ross said the council would eventually have to write off about R38m in electricity arrears

But councillor Mr Peter Muller suggested that it may not be worth billing anyone who used less than R60 a month in electricity.

Overseas, one had a free supply up to a limit, he said.

Utilities and works chairman Mr Kenneth Penkin said it was financially worthwhile to charge people for electricity even when their bills were under R60

Policy plan for low-rise new homes in city area

ARG 19/12/92 (124)

WILLEM STEENKAMP
Weekend Argus Reporter

■ No new major townships will be developed outside the urban edge of the developed Cape Metropolitan area and future low-cost housing may take the form of high density low-rise developments on vacant poorly used land within the existing area

LIMITS of the developed Cape Metropolitan Area are unlikely to be extended in the near future if planning guidelines by the Western Cape Regional Services Council are adopted

Future development in this area for low-cost housing will probably take the form of low-rise, high density construction along existing transport corridors

An RSC spokesman said that under new metropolitan development guidelines the old sort of planning, where new large township areas were set aside to meet the demand for low cost housing generated by the influx of people to Cape Town, would not be favoured.

In its place existing vacant and under-used land would be set aside for appropriate housing developments

As elsewhere in the world it has been found in South Africa that high-rise buildings are not popular among low-income groups and lead to welfare, social and other community problems

It was also felt that existing public transport routes were not as effective because living areas were too spread out and sparsely populated Through the promotion of high density developments along existing transport corridors, public transport could be used more effectively

In June last year representatives of the major metropolitan community, labour and service organisations met planners involved in planning studies in the Western Cape It was then agreed that the Western Cape RSC, with the assistance of the Cape Town City Council, would prepare a metropolitan development framework.

This framework would provide the over-arching set of goals, objectives, strategies and policies within which sub-regional structure plans would be prepared, involving extensive public participation

After further meetings among representatives of various groups involved in preparing the framework, it was decided also to link it to the proposed Western Cape Economic Development Forum

The forum was launched on December 3 and brings together all the major stakeholders in the Western Cape to reach a consensus on how to deal with key development challenges facing the region

It involves the participation of all major authorities, including the Cape Provincial Administration, the RSC, community and political organisations, organised business, organised labour, development, service and funding organisations and central government departments.

The forum could provide a vehicle for reaching consensus on major issues during the present period of transition It is envisaged that the framework will be prepared in co-operation with a sub-group of the forum which would be representative of all the major stakeholders in the metropolitan area

HOUSING & HOSTELS – CAPE

1993

JANUARY — JULY

Property bargains in depressed Karoo

DIRK HARTFORD (124)

PROPERTY prices are booming in the tiny town of Nieu-Bethesda, but elsewhere in the Karoo there are bargains to be had as the combination of recession and drought drives down prices for farms and town houses B/Day 5/1/93

Graaff-Reinet estate agent Gardiner van Niekerk says it is possible to pick up homes in towns like Richmond, Murraysburg, Aberdeen, Willowmore and Pearston for between R30 000 and R50 000.

He says equivalent homes on the Witwatersrand would cost about R250 000

The only people buying — and they are few — are those who have retired or been retrenched and are starting anew

However, in Nieu-Bethesda the combination of a picturesque village and attractions like Helen Martens' "Owl House", Buddhist retreats and temporary residents like writer Athol Fugard, have attracted a host of buyers in recent years

There are only three houses left on the market — all in a poor state of repair — at prices starting at R60 000

Just a year ago it was possible to pick up a house for as little as R15 000

There are only 27 white people living permanently in Nieu-Bethesda The majority of the new home-owners are city people who buy homes for holidays

One resident said the influx of new owners and tourists had begun to turn the town around It was the last white community to get electricity — in November A guest house and restaurant had opened and a small crafts industry looked set to get off the ground.

Boom time for W Cape industrial property

(124) CT 7/1/93

By MAGGIE ROWLEY
Property Editor

THE industrial property market in the Western Cape is set to take off with rentals rising up to 30% in the next year, leading brokers said this week.

This sector of the market — which has underperformed other sectors in the past 10 years — appears to have bucked this trend in the past year with vacancy levels dropping despite new space coming on to the market, they said

Much of the demand has come from national distributing companies for warehousing facilities who are positioning themselves for the expected economic upturn

Colin Murray of Dunlop Heywood estimates that vacancies have fallen from a high of 380 000m² a year ago to around 350 000m² During this period Old Mutual alone has bought 30 000m² to the market, indicating that the actual takeup has been in the order of at least 60 000m²

Allan Wallace of Broll Real Estate estimates vacancies levels are currently even lower at around 300 000m²

He said increased demand for warehousing has been export led, particularly for containerisation

On the leasing side there was very little stock available, with the greatest demand for larger premises over the last year.

This has led to a number of companies, such as Clicks having to build their own warehousing, said Murray

"But in spite of this actual take up the market has been pretty quiet But we are very optimistic for 1993."

On the leasing side, according to brokers, the greatest demand has tended to come for larger premises of between 600m² and 2 500m² whereas demand for mini factories fell sharply about six months ago due to recessionary conditions.

While some new space has come to the market during the past year, the industrial property market has not been overbuilt in recent years and subsequently was not facing the same oversupply situation as the office letting market, they said

As a result rentals had remained fairly stable

Both Murray and Wallace said as the economy picked up, construction of new warehousing facilities would no doubt be necessary due to the lack of suitable stock.

However, to get a decent return of this investment, rentals of around R11 to R12 a square metre would have to be asked

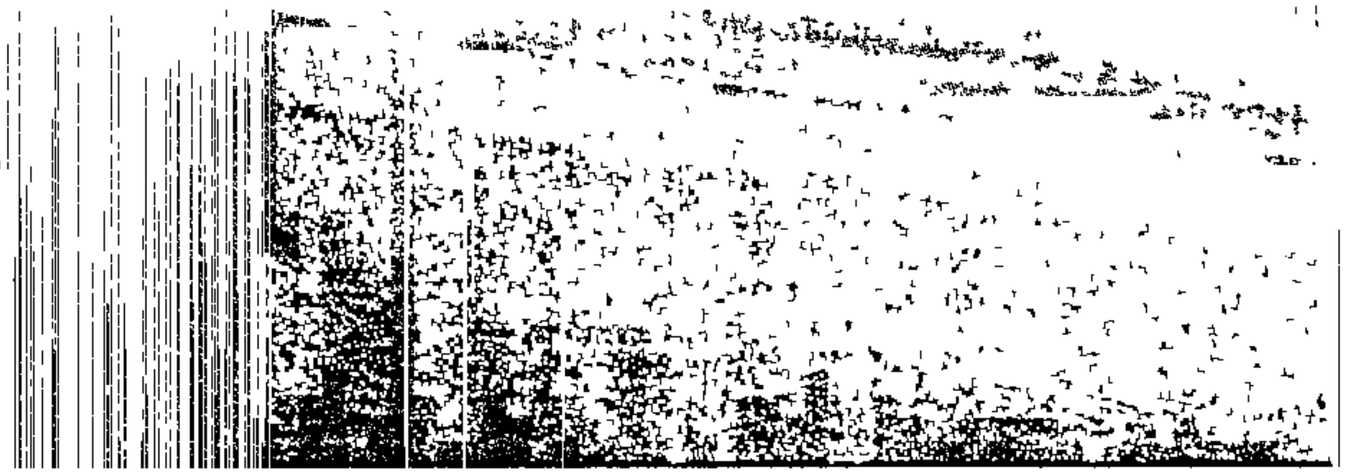
While R9 a square metre and slightly over is currently been realised in some sectors the going letting rate for industrial space in Cape Town is around R6 to R8 a square metre for larger space with mini factories fetching around R9 a square metre

Brokers said the industrial property sector had also attracted the strongest investment interest in the past year and again the only thing holding the market back had been shortage of suitable stock.

Wallace said unlike earlier downturns when many companies had looked to refinance their property assets there was now a shortage of leasebacks which indicated that many of the larger companies appear to be far better funded then in previous years

While the growth in the industrial property market would be dependent to a large degree on the rate of general economic improvement, Murray said that as this sector had generally underperformed other sectors in the past 10 years, many were now looking to a major correction in this sector

SUN WORSHIPPERS: If the bikinis and tangas of Clifton make you feel overdressed, then Sandy Bay is the place to be, in nowt much more than skin, glorious skin! But beware of voyeurs.



BAY OF PLENTY: The Cape is beautiful and Sandy Bay is a part of it, famed for its nudists as much as the beach, the waters and the mountain backdrop.

Rezoning planned but Sandy Bay unaffected

STAR 9/1/93

THE beautiful nature area above Sandy Bay will not be affected by a residential development, a spokesman for the developers told WILLEM STEENKAMP.

CAPE TOWN — The pristine land above the Sandy Bay nudist beach that belongs to Absa is safe for the present.

But a large piece of land on the Hout Bay side will be subdivided and rezoned for housing if an application by Absa to the regional services council (RSC) is successful

The application by Absa for the subdivision of the roughly 60 ha site and rezoning from rural to residential was lodged on December 21

Surrounded

An RSC spokesman said the proposal would be advertised for comment and objections within three weeks

Pierre Augustyn, managing director of Absa's property arm, Bankorp Properties, said he was fully aware of the ecologically sensitive nature of the area

"That is why we have applied for rezoning of the Hout Bay portion of the land only," he said

"The Hout Bay side is already surrounded by residential property and all essential services are already available in the portion proposed for development

"However, to preserve the ecological integrity of the area, our development plan includes a green fringe or buffer zone for the site where stretches of indigenous flora can be preserved among the houses

"The housing units will not be visible or encroach in any way on the Sandy Bay side," he emphasised

Once the proposal is advertised, the public and other interested groups will have 21 days to comment and lodge objections

Thereafter the application and the comments on the proposed development will go before the council for approval

Magnate

Hotel magnate Sol Kerzner also owns a section of land between Llandudno and Sandy Bay, but the spokesman for the RSC said that at this stage no application for rezoning or development had been received from Kerzner

R3-m pool complex in pipeline

(124)

ARG 10/1/93

Municipal Reporter

A R3 MILLION swimming pool complex is in the pipeline for Tafelsig in Mitchell's Plain.

The city council executive committee recommended to the full council yesterday that it approve the R3 378 800 project.

It was recommended that the tender be given to Basil Starke Holdings

The pool will be built on a 3 000 sq m site at the corner of Alpine and Spine Road The complex will include a 33m×25m main pool — 1,5m deep at one end and 1,6m at the other

There will be a 10m×10m toddlers' pool, changing rooms, toilets, showers, and offices for attendants and first aid.

It will be security-fenced and attractively landscaped The project would take six months to complete

(124)

'Give more money for houses to let'

Municipal Reporter

THE government should give as much money for accommodation to let as it does for home ownership schemes, the housing committee said.

A motion from the committee to the Cape Province Municipal Association for debate at its annual congress in April asks the government to provide equal funding for houses to rent because many people do not qualify for ownership.

A motion to the congress from the utilities and works committee asks for legislation enabling people serving minor prison sentences and "street people" to be used for community service projects like street cleaning and refuse collection.

Another asks for local government support for amendments to legislation to provide for "controlled areas" where councils would exercise better control over hawking

The motion was inspired by problems in St George's Mall.

The city council says in a report it is powerless to take any meaningful action against the consequences of the recent deregulation policy.

In response to appeals to declare "hawker prohibited areas", Administrator Mr Kobus Meiring had pointed out there was no legal mechanism enabling him to do this

"The council has had to contend with a negative reaction from formal traders, throughout the municipal area, for its perceived unwillingness to control effectively the proliferation of informal vendors," the report said.

Karoo town bright sparks join hands to see the light

STAR 12/1/93 (124)

DE AAR — A small Karoo town, hard-hit by defence cutbacks and rationalisation of the railways, has launched an innovative scheme to electrify its black township and provide employment at the same time.

In a venture between white and black town councils, work began on the electrification of De Aar's Nonzwakazi (Beautiful Lady) township yesterday, using unemployed workers

Town clerk Jan van den Bergh said that as many unemployed people as possible would be used to dig holes, erect poles and perform other manual tasks

Mayor Zanus Immelman said market-related wages would be paid "We do not want to encourage slave labour," he added.

De Aar's economy for years rested on the railways and a huge SADF ammunition depot

But privatisation of rail services and an end to SA military intervention in Namibia and Angola has left the town struggling to keep its head above water.

This has been compounded by an influx of the unemployed from smaller surrounding towns

The scheme is also seen as an exercise in improving relations in a polarised white and black community.

Responsibility for the electrification will ultimately fall under a non-racial forum made up of elected representatives, with the council taking a back seat.

The scheme has not been unopposed, however.

According to Van den Bergh, the De Aar Civic Organisation (Daco) opposes the electrification scheme, saying it wants Eskom to take charge of the installation of Nonzwakazi's power supply.

Van den Bergh said it would take Eskom, with 2 million homes to electrify, up to seven years even to reach De Aar, whereas the council had already started electrification at the same price, using the pre-paid meter system

Yesterday, Karoo Pan Africanist Congress regional chairman Simon Neganga called on Daco and the community to support the council's project — Sapa.

Power to the people

(124) ARG 13/1/93

DE AAR. — This small Karoo town, hard-hit by defence cutbacks and rationalisation of the railways, has launched an innovative scheme to electrify its black township and provide employment at the same time.

In a joint venture between white and black town councils, work began on the electrification of De Aar's Nonzwakazi (beautiful lady) township this week, using the labour of the region's unemployed people.

Town clerk Mr Jan van den Bergh said as many unemployed people as possible would be used to dig holes, erect poles and perform other manual tasks.

Mayor Zanus Immelman said market-related wages would be paid. "We do not want to encourage slave labour."

De Aar's economy for years rested on the railways and a massive South African Defence Force ammunition depot. But privatisation of the railways and an end to South African military intervention in Namibia and Angola has left the town struggling to keep its head above water.

This has been compounded by an influx of unemployed people from smaller surrounding towns, said Mr Immelman.

"But we are doing our best to employ as many as possible — to supply electricity and to keep money circulating within our community."

The scheme is also seen as an exercise in improving relations in a polarised white and black community.

Responsibility for the electrification will ultimately fall under a non-racial forum made up of elected representatives, with the council taking a back seat.

"This is a step towards our ultimate aim of one town council," Mr Immelman said.

However, the scheme has not been unopposed. According to Mr van den Bergh, the De Aar Civic Organisation (Daco) opposes the council electrification scheme, saying it wants Eskom to take charge of the installation of Nonzwakazi's power supply.

Mr van den Bergh said it would take Eskom, with two million homes to electrify, up to seven years just to reach De Aar, whereas the council had already started electrification at the same price, using the prepaid meter system.

He hoped that in negotiating he could persuade Daco to join the proposed electrification forum.

Karoo Pan Africanist Congress regional chairman Mr Simon Neganga has called on Daco and the community to support the council's project. He accused Daco of intimidating the community with false criticism of the council in favour of Eskom.

Daco could not be reached for comment. — Sapa.

'Still a happy hunting ground for buyers'

B/Day 13/1/93

LINDA ENSOR

CAPE TOWN — The residential property market would probably remain a buyer's market in 1993, despite signs of bottoming out in isolated areas, Seeff Residential MD Samuel Seeff said yesterday

His view contradicted the optimistic stance adopted by others involved in the market

Seeff said there were still bargains to be found as the market continued to adjust downwards from its overheated state before the start of the recession

During the last two months of 1992, the average selling price had shown an improvement on the previous month, indicating that property in the medium-price bracket had "at last" improved But this was no cause for celebration, Seeff said, because the property market was nowhere near recovery (124)

"Our October average per sale was up by 8% on the September figure and November was 9% better than October, and when we finalise December's figures we expect this pattern to have continued," Seeff said However, sales numbers were down by about the same percentages

"Until the country gets its political house in order and the violence is seen to slow down, the market is going to remain a buyer's happy hunting ground," Seeff said Those who had taken advantage of profits to be made from stress sales in 1992 would do well in these conditions

1993 had begun with a high level of activity in the upper end of the market Seeff Residential's Sea Point and Camps Bay offices sold houses for R1,35m and R750 000, a terrace house for R495 000 and an apartment for R1,8m The company was also finalising transactions worth R3m in the President development and a R2,3m sale in Clifton

Meanwhile, Seeff Organisation subsidiary Hotel Broking Services MD Rory Stear warned that prices being asked for coastal guest lodges in the Cape were way above any reasonable investment value Purchasers would be prepared to pay a price only on which they could anticipate a fair and equitable return, Stear said

RSC plans legal action against rates boycotters

By JESSICA BEZUIDENHOUT

THE Western Cape Regional Services Council says it plans legal action against members of the Lotus River, Grassy Park, Ottery ratepayers association (Logra) after the organisation decided this week to continue its five-month-old rates boycott.

Homeowners have withheld payment of rates since an increase was announced in August last year. Since then all rates payable have been deposited into a Logra trust fund which now stands at R300 000 S/Times

In a statement this week the RSC said final notices would be sent to defaulters soon If there was no response, summons would follow (Cape metro).

The "normal legal system will then recover the outstanding rates", the statement said 19/1/93.

The RSC said it was required by law to collect the rates Action will be taken in terms of The Divisional Councils Ordinance against homeowners withholding their rates

The boycott is aimed at forcing the RSC to extend services to the area, to scrap an 8,9 percent rates increase and to recognise Logra as representative of the people instead of the local Management Committee

At a historic, but "inconclusive" meeting with the RSC last month, Logra also demanded that no legal action be taken against homeowners and that no interest be levied on rates arrears, Logra spokesman Mr Philip Bam said this week.

The due date for the annual payment of rates was September 30 last year.

Mr Bam said rates would be withheld until Logra's demands had been met and any action against boycotters would be resisted.

During the meeting the RSC said the disbandment of the Management Committee and recognition of Logra was a constitutional matter over which it had no jurisdiction

Logra's demand that all roads and services be upgraded by the end of this year, were "unreasonable and unattainable" it said

Electricity debts 'will be chased'

(124) CT 20/1/93

Staff Reporter

THE recommendation by city treasurer Mr Eddie Landsberg that the city council does not write off R35,8m in electricity account arrears has been upheld by the council's executive committee

However, Mr Landsberg's proposed revisions to the electricity account payment system to ease the burden on consumers were also approved

He estimated that arrears would hit R37,5m by April, a 35% increase on the March 1992 figure, and would exceed R46m by the end of winter.

Mr Landsberg said that credit control procedures had been commercially sound but should be revised as a temporary matter of expediency to aid hard-hit consumers

He noted that community organisations had said that the 10% surcharge for late payments, as well as disconnections and raised deposits, caused hardship to the poor

Among recommendations approved by exco was the scrapping of increased deposits after disconnections.

Mr Landsberg said that the potential loss of income that would be caused by the changes could not be determined but would be monitored.

"In view of the concessions proposed, community associations must accept the introduction of strong remedial measures against defaulters," he said

These would include an accelerated disconnections programme.

Exco recommended that civic associations be kept informed of the situation

Mr Landsberg strongly opposed writing off the arrears.

"More than 98% of the present electricity arrears are debts due by existing consumers and the bulk of these arrears, however remote the possibility, are still collectable," he said

Olympic bid supported

Staff Reporter

CITY PLANNER Mr Neville Riley fully supports Cape Town's bid to host the Olympic Games.

His department believes a bid to host the Games will cost up to R20m, but expects this to be met by national private sector endeavours, says a report submitted to exco yesterday.

Cape Town, Durban and Johannesburg are competing for approval by the National Olympic Committee to be put foward to host the 2004 Olympics.

Computer to help combine council bills

124

CLIVE SAWYER
Municipal Reporter

ARGUS 20/1/93

COMBINED bills for water, rates and electricity will be within reach if the council agrees to buy a R5 895 220 new computer system.

The city would save about R3 million a year by introducing the system, the executive committee said in a report

Exco yesterday recommended giving the tender for the project to ICL (SA) Ltd.

The city treasurer will have to hire 10 extra staff at a cost of R700 000 for the next two years.

Benefits of the new system included improved financial control over debtors, eliminating repetitive manual functions, improved maintenance procedures and improved user and customer satisfaction.

Implementation of the project is expected to be during the 1994/95 financial year.

● Reforms to the electricity billing system, aimed at easing the burden on debtors while slowing the increase in debt, were approved by exco.

The reforms will be put to the full council for approval at its monthly meeting and community organisations told of the decision

Proposals include raising the exemption limit for late payment penalties to R125,50, crediting payment to current accounts instead of arrears, scrapping the policy of increasing deposits after disconnections and scrapping the moratorium on disconnections at the end of the month

● Exco refused to condone overspending by the parks and forests branch totalling R483 052.

The budget was overrun by overspending on staff housing subsidies (R747 114), use of private security services to stop thefts and vandalism of council premises (R137 390), water (R168 815), repairs to buildings (R34 188) and repairs to vehicles (R95 932).

After compensating for the total overspending, the branch was able to reduce the total overspent to R483 052.

City flat rentals under recessionary pressure

(124) CT 21/1/93

By MAGGIE ROWLEY
Property Editor

CAPE TOWN flat rentals are under pressure and landlords receiving market related rentals are being advised to avoid increases until the economy picks up, leading letting agents confirmed yesterday

The latest edition of the Rode Report, on the South African property market showed that flat rental growth was slowing, particularly for larger units with rentals in Cape Town, Port Elizabeth and Bloemfontein under pressure

Vacancy levels were also beginning to creep up with vacancy levels ranging between 0,5% to 1,9% in Cape Town areas where previously vacancy were almost non-existent, the report found

In addition the flat rental market in the four major centres has been hit by downsizing as tenants look to reduce rents as a direct result of the recession, city agents confirmed

Eva Kleyhans, leasing manager of H Lewis Trafalgar, which has more than 4 500 flats under its administration in the Cape Town area, said rentals were definitely under pressure

"People just do not have money However landlords are just not realising this"

She said there had definitely been a swing back to single people sharing flats in an attempt to reduce overheads

While the number of vacancies on their books was negligible — at about 15 — this was the first time they had had flats standing empty in the past two to three years

She said where landlords were not achieving market related rentals increases of 10% to 12% could be in the offing this year

"However where they are getting a market rental we would advise them not to increase rentals until the economy picks up It is better for them to absorb some of the cost increases in rates and so forth then sit with an empty flat," she said

Both Kleyhans and John van der Spuy, letting director of Steer & Co which has 4 000 flats under its administration, said there was consumer resistance to rentals above R1 200

"Unfortunately there is a glut of flats in this bracket due to developers concentrating on this sector in the past couple of years However demand for flats below R1 000 remains strong," said Van der Spuy

He said while demand differed from area to area the northern suburbs were particularly buoyant.

"However we would also advise landlords achieving market related rentals to sit tight until the economy has picked up"

Van der Spuy confirmed the Rode finding that growth in smaller rentals was outstripping that of larger flats

Rode's survey found that growth in one-bedroomed rentals clearly outstripped that of all other unit sizes, followed closely by bachelor flat rentals

No discernible trends were evident in the house letting market, said Van Der Spuy, although vacancies were probably higher than two years ago

Consumer resistance in this market sector was found at the R1 700 and higher level, he said

Council keeping promise on rates

ARG 22/1/93 (124)

CLIVE SAWYER, Municipal Reporter

THE city council will be able to maintain present service levels while keeping to its resolution to link the rates increase to the inflation rate, says executive committee chairman Mr Louis Kreiner

But he warned that demands to increase services and employee wage demands could hamstring efforts to keep the rates increase down

Councillors yesterday attended a presentation by city treasurer Mr Eddie Landsberg on aggregate projections for the 1993/94 budget

The council decided in November last year the target for the rates increase should be "as low as possible", but in any event should be below the rate of inflation measured by the Consumer Price Index.

"I believe we can maintain service levels and keep to that — with inflation running about 12 percent at the moment," Mr Kreiner said

"But we are facing a variety of demands, from councillors demanding we cut grass verges to the need for extra staff to keep our beaches clean"

Wage negotiations were due to start soon.

While staff wage increases came into effect from July 1, the start of the council financial year, the size of the increases was not usually finalised until after the Budget deadline at the end of April.

The presentation to the council will be followed by a series of meetings to finalise various items.

Angry youths evict migrants

VUYO BAVUMA
Weekend Argus Reporter

A ROW has broken out in Langa after youths evicted about 40 migrant workers from their hostel and moved in

Some of the migrants, victims of pass-law raids in the days of influx control, have been living in the complex since 1960s

The youths, who have renamed the complex Sobukwe Square, claim the workers allocated rooms to their children and relatives from the homelands while they struggled without accommodation

They also accused the workers' committee of giving their "girlfriends" accommodation

The youths claimed this was not fair — people born in Cape Town should take precedence

They said many township residents spent years on the waiting-list for houses

They also said the workers' committee allocated rooms through bribery and favouritism, allegedly assisted by some Ikapa Town Council officials

ARG 23/1/93

They would not sit back while the township was being ruined by "foreigners", they added

(124)

A meeting organised by political organisations including the South African National Civics Association, the PAC and the ANC, is planned for tomorrow

So far, attempts to solve the matter have failed because the youths have refused to meet other organisations, saying they did not want the matter turned into a "political football".

The conflict was sparked off last year when a township resident was allegedly assaulted by complex tenants for breaking into an unoccupied room

At a heated meeting with the tenants, the youths decided they would forcibly occupy an empty room

The youths began evicting tenants and moving into their rooms. Frightened, many of the tenants moved away, some elsewhere in the townships and some back to the homelands

A member of the workers' committee, who did not want to be named, denied that the committee accepted bribes

He accused the youths of discriminating against the people from the homelands

"We don't know why these people are practising apartheid against us After all, we are all black people."

BONE DRY: Arthur Hartzenberg, his wife Crystal and their son Chad have not used their bathroom since December when the City Council disconnected their water

Photo Yunus Mohamed

Water cut for Xmas

SOUTH 23/1-27/1/93. (124)

By Rehana Rossouw

A HANOVER Park family was left dry and in the dark this Christmas when the City Council disconnected their water and electricity in an attempt to get them out of the house they were occupying

As a result, Mr Arthur Hartzenberg, his wife and three children had to spend Christmas apart

"I was looking forward to enjoying the holidays, but it turned out to be the worst Christmas I ever had," said Hartzenberg

"I had to send my children to live with relatives in Retreat because I could not keep them with me under conditions like this "

The Hartzenbergs moved into the council flat in Groenpoort Walk in January last year when they were offered accommodation by the legal occupant, Mrs Latiefa Francis.

They informed the rent office that they were living there and Hartzenberg paid the rent, electricity and water accounts which were in arrears

"I continued living there after Mrs Francis left and paid the accounts until November, when I was informed that I had to leave the flat by December," Hartzenberg said

"I managed to get an extension until February 22 and was told to continue paying rent for the flat But on December 4 the electricity and water were disconnected

Hartzenberg has since been using gas and candles.

Hanover Park advice office worker, Mrs Adelaide Daniels, said she had consulted an attorney who said the council had no legal right to disconnect the water and electricity as long as the Hartzenbergs had paid the accounts "They could take the council to court if they wanted to "

A City Council spokesperson said electricity and water supply services would not be provided to illegal tenants

Scars of the Group

SOUTH 23/1-27/1/93.

Expropriated homes in Woodstock have been neglected by the state to the point where they cave in, reports **Justin Pearce**

(124)

CRASH! Another dilapidated Victorian house gives in to years of neglect, and spontaneously collapses in a heap of rubble

This has been the fate of some of the properties owned in Woodstock by the Community Development Board (CDB) of the House of Representatives

This board, and its corresponding structures in the other two chambers of the tricameral parliament, has the task of looking after properties expropriated from people in terms of the Group Areas Act Under the previous constitution, this role was performed by a single CDB

Woodstock residents point out piles of rubble in Queens Road and Beyers Road, saying they are the remains of CDB-owned properties which have been neglected to the point where they collapsed

Several properties in the area were expropriated from white landlords when the area was declared a coloured group area Ironically, the "coloured" residents of the area found themselves worse off with the board as a landlord

Mrs Marie de Stadler told how she and her late husband lived in a flat in Pine Road for 46 years

"My husband was known as the mayor of Pine Road," she said "We loved living there, it was so central, and everyone in the street knew one another, as though we were one family"

She said the CDB took control of the block of flats in 1980

"No one knew why"

The block became dilapidated "My son said 'Mommy, the place will fall in on top of you', but I didn't care," De Stadler says

Eventually the block was demolished in 1985, and the De Stadlers were offered a cottage in Athlone

"A few years later they asked us whether we wanted to come back to Woodstock, but I said we are staying put now But I still miss Woodstock."

FALLING APART: Mr Faiq Rabin outside the crumbling building in Queens Road

Photo Yunus Mohamed

In Beyers Road, a tenant who asked not to be named told how the CDB had been warning her for 10 years that her house was about to be demolished Although the house was in a poor condition, the tenant was reluctant to spend money on renovations because she expected to be evicted at any minute

"For 10 years we've had to live like pigs because they couldn't give me an answer"

After prolonged enquiries, government officials showed the tenant a map that indicated that the site of her home had been zoned as a parking area

"It costs R7000 to demolish a house like this Why not give that money to me, and I could show them how well I could restore this house"

Mr Faiq Rabin runs a leatherworks from a CDB-owned building in Queens Road To the left of his shop is an empty lot where another CDB property collapsed To the right, on the corner of the busy Victoria Road, a shop with a flat above it stands abandoned with plaster falling off and windows boarded up

Rabin's premises are in an equally sorry condition, but he is determined to stay on

"I have built up my business over 15 years If they move me somewhere else I can forget about it"

Rabin is prepared to buy the property if the CDB puts it up for sale But the board has been threatening for the last five years to demolish the building

The CDB had not commented by the time SOUTH went to press

OBSERVING Members of the Belhar Civic Association show two European Community observes around the dump Picture **AMBROSE PETERS**

EC observers shown over Belhar dump

(124)

S/Times (Cape metro)

By JESSICA BEZUIDENHOUT

BELHAR residents, upset by the Regional Services Council's refusal to discuss the dumping of industrial and hospital waste near their homes, have tried to break the impasse by showing members of the European Community Mission in SA over the site

24/1/93

The dump is on Bellville's border and opposite a residential area in Belhar and residents fear it is a health hazard

European Community observers were taken to the site early yesterday

"We hope they will be able to facilitate talks between the community and the RSC," said Mr Niel McDonald, chairman of the Belhar civic association

He said the community had tried several times to discuss the dump with the RSC, without success

"The RSC says that the dump falls under the Bellville municipality and so is not under its jurisdiction."

Mr McDonald said Groote Schuur Hospital had dumped medical waste on the site, where children often played

After this incident, the community approached the RSC about the dangers of the dump's being close to a residential area, but was told that the matter is closed"

Factories also often left industrial waste at the dump, Mr McDonald said

A member of the EC Mission to SA, Mr Serge Pjoff, said the observers did not have a mandate to intervene, but would talk to the RSC this week

A spokesman for Groote Schuur Hospital confirmed that used medical disposables had been found in the waste which a contract driver had "accidentally" dumped at the site

However, the moment the waste had been discovered the municipal cleansing department arranged for it to be safely removed, he said.

Groote Schuur Hospital has since been fined about R500, a penalty similar to that for littering

Earlier this week, Mr Steve Kimber of the incinerator company, Wastetech, said the dumping of medical waste would continue to be a problem until stiffer penalties were imposed

The Regional Services Council was not available for comment yesterday

Rates shock

(124) CT 27/1/93

Churches and charities may lose exemption

By PETER DENNEHY

CHURCHES, charitable institutions and sporting bodies with properties at present exempt from rates are likely to lose that privilege in the forthcoming council budget.

Private schools and hospitals may also have to pay rates if proposed changes to the relevant ordinance are approved

This was disclosed last night in the council's answers to ratepayers' questions during a public meeting at the Civic Centre on the council's budget for its next financial year, which begins on July 1.

About 60 civic and ratepayers' association representatives attended the meeting.

City treasurer Mr Eddie Landsberg said the blow would be softened, at least in the transitional phase, by the council giving affected institutions "grants-in-aid" or financial assistance in deserving cases

He said affordability remained the key issue in what he described as a "difficult budget"

All properties would be revalued with effect from July 1, which meant that some people would be paying much more in rates, apart from the annual rates increase

He also disclosed that a substantial general increase in council-house rentals was likely and pointed out that the last major increase was three years ago

During that time, only the portion of rentals going towards rates had been increased

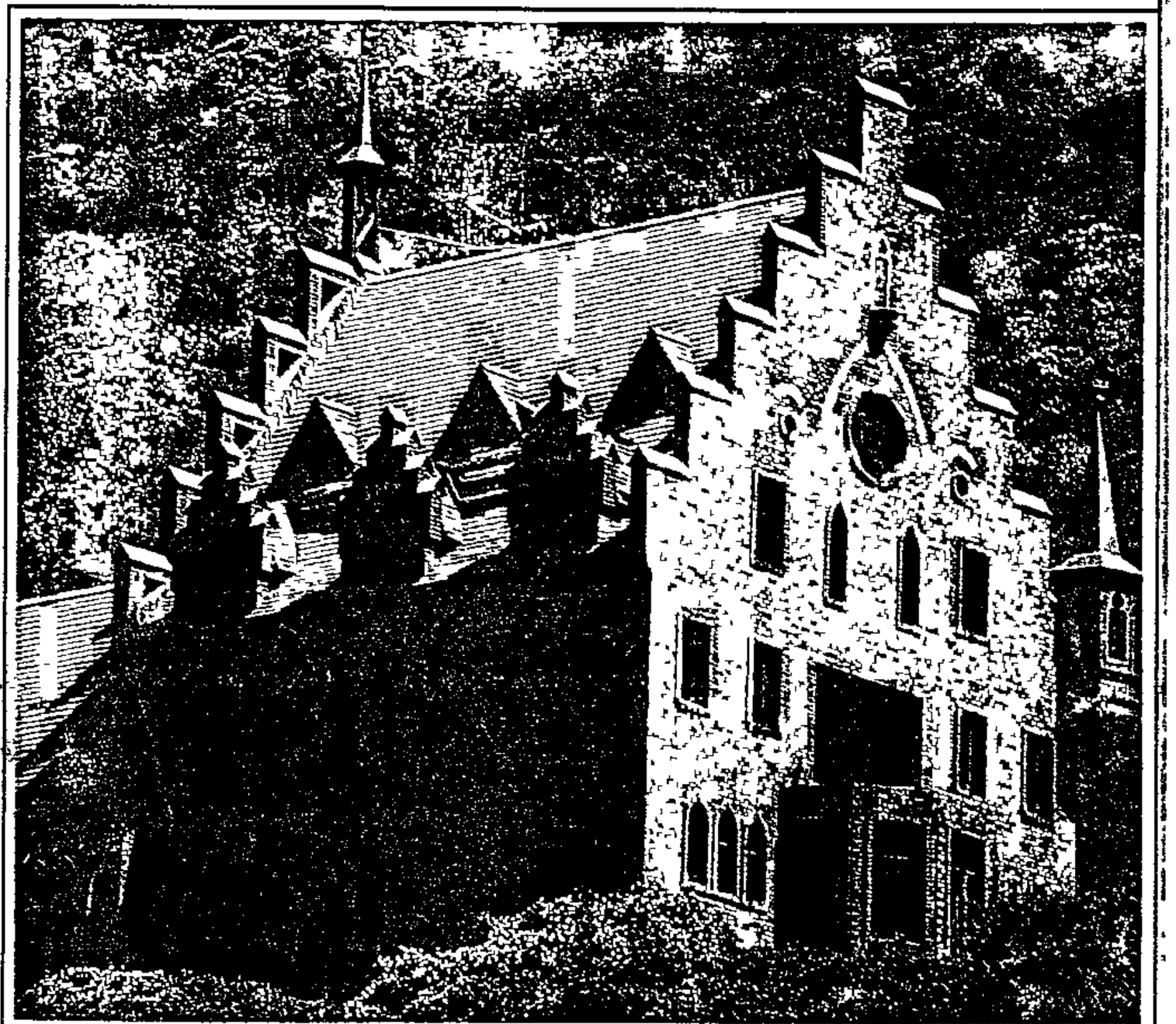
Housing committee chairman Mr Neil Ross said the council would improve the level of its maintenance of rented council houses

Mrs Monica Sutherland, of Rondebosch, said the council should not make any grants-in-aid at all "as it is our money which is intended for the upkeep of our areas, not for organisations"

Mrs Theresa Solomons, of the Mitchells Plain Co-ordinating Committee, said that because coloured people had not been represented on the council, they lacked amenities like parks

Civic organisations had filled some of the gaps and improved community life by setting up advice offices and other institutions, but now these found it difficult to get grants-in-aid from the council.

Several representatives of Cape Flats organisations indicated that their priorities were better housing, improved health services and education, even though the latter was not the council's responsibility



MYSTERIOUS CASTLE Owners of this imposing replica of a European castle which looms above Hout Bay are keeping mum on its future uses. It is apparently being built by a trust controlled by German businessmen

Plan to short-circuit arrears

(124) CT 27/1/93

Municipal Reporter

AN imaginative new solution to the problem of mounting electricity arrears is due to be debated at tomorrow's monthly Cape Town City Council meeting.

The proposal by subcommittees is that the council should instal pre-payment meters wherever there is a history of non-payment of electricity accounts

The council should do this at its own expense, according to the proposal, except that the consumer should have to pay the R50 installation fee

Help from council over rates?

(124)

ARG 27/1/93

CLIVE SAWYER
Municipal Reporter

THE city council may provide financial help to counteract the impact of rates exemptions being lifted from churches, charities, hospitals, private schools and sporting bodies

But aid was likely to be given only during a transitional phase and it was hoped affected institutions would be given enough time to prepare themselves for possible changes, said city treasurer Mr Eddie Landsberg

Grants-in-aid and demands for housing and the upgrading of townships were at the centre of a meeting between city councillors and ratepayers' associations on planning this year's budget

The meeting is a sequel to questionnaires being sent to civic and ratepayers' associations asking for suggestions for projects to be included in the budget

Mr Landsberg said political factors influencing the budget included the need for community involvement, equitable distribution of facilities, and the expected effect when the new general valuation would be introduced next year

Financial factors included the impact of capital spending on operating costs, the depressed economy, changes to VAT, worsening arrears, and the need for affordability.

Other constraints included shrinking State subsidies.

Constitutional change and proposals to lift rates exemptions from educational and religious institutions further complicated planning.

Citing a concern echoed by other associations, Ratepayers in Revolt chairman Mr Frank Helm said the city spent half of its R8,1 million grants-in-aid budget on the Cape Town Symphony Orchestra

The council had spent R1 million on UCT and exco had recommended spending R1 million on the University of the Western Cape, money which should rather come from central government, Mr Helm said

Exco chairman Mr Louis Kreiner said many people from UWC lived and worked in Cape Town

Deputy city treasurer Mr Peter Lever said the city was contractually bound to support the CTSO until 1995

The council had maintained zero growth on grants.

Representatives of organisations asked variously for cycle tracks, tarring of roads, new stormwater drains and other projects for their areas

Affiliates of the Cape Areas Housing Action League wanted more money spent on housing

Housing committee chairman Mr Neil Ross said the government had taken money from major cities and given it to the Independent Development Trust, cutting off municipal funds for housing There were 20 000 "pondoks" in the backyards of Cape Town, but there was no government policy on housing — merely the De Loor report, which had been put out for discussion

He admitted the city council had more than 4 000 sites on which housing could be built, but until the government provided low-cost loans in terms of a set policy, little could be done

In the meantime, the city council had merged two funds to set aside R10 million for urgent maintenance of rented accomodation, though this could not meet the anticipated R60 million needed

Rabie to begin two Cape developments

(124)

JOHN DLUDLU

RABIE Property Developers has embarked on two residential developments in the Cape to cater for the demand for reasonably priced property in the area

A residential development would be built at the Strand giving the area a further boost as a coastal resort, said chairman John Rabie. B/Day 27/1/93

The R10m project, to be known as Greenways Country Estate, would be built on the site of the Strand golf course on the beachfront and would be completed by September

Rabie said the golf club would be moving to a new site, bordering Broadway and the Lourens River The development would take place in phases and would be synchronised with the building of the new course

"In the first phase, 88 single residential sites will be sold The total development will comprise 400 sites, of which 200 will be for residential purposes"

Thirty of the 88 sites would be on the beachfront and each site would cost R95 000, he said

In the second phase recreational facilities, a clubhouse, tennis courts and a swimming pool would be built These would be run by a homeowners' association

"The development will combine features of a country club with homes boasting sea and mountain views," Rabie said Emphasis would be placed on security, with controlled access to the fully walled development

LINDA ENSOR reports that Rabie has also embarked on the development of a R30m sectional title apartment block, Sea Spray, in Table View, Cape Town

The development will consist of 105 units on five storeys, priced from R145 000. This follows the success of two other developments in the area, Dolphin Beach and Ocean Village

Alarm over plan to cut rate subsidies

(124) CT 28/1/93

By YVETTE VAN BREDA

SOME private schools may close, sports clubs would be plunged into financial crisis and parishioners will have to cough up more at Sunday collections

This is the likely effect of the city council's proposal to withdraw rate subsidies to institutions presently exempt from paying property rates

The proposal was disclosed during a meeting on Tuesday night between the council and ratepayers to discuss the council's budget for the coming financial year

City treasurer Mr Eddie Landsberg said yesterday he did not know when the ordinance would be changed but the move had been "on the cards for three years".

The difference between the current ordinance and the proposed one is that the council could decide whether an organisation qualified to have its rates paid by the city and would then give the qualifying bodies grants-in-aid in lieu of rates after evaluating each application individually

The national director of Independent Schools (which includes Bishops, Herschel and St Cyprians), Mr Mark Henning, warned yesterday that private schools might have to close down if forced to pay rates

The managing director of the WP Cricket Association, Mr Kevin Commins, said the association leased the Newlands cricket ground from the WP Cricket Club and in terms of the lease would be liable to pay any rates due on the grounds

Mr Ashton Campbell, Administrator of the Presbytery of Cape Town, controlling 25 Presbyterian and nine United churches, said "People in the pew are going to have to foot the bill The church cannot afford to pay rates."

Govt assures private and Model C schools

Political Staff

THE government has made it clear that private schools and Model C schools will not be expected to pay municipal rates until another "arrangement" has been negotiated.

The Minister of Education and Culture in the House of Assembly, Mr Piet Marais, said last year that Model C schools would not remain government-owned properties, but would not pay rates until a new system had been negotiated.

He also said "private schools will not be expected to pay municipal rates until another arrangement has been negotiated"

Concessions on arrears

(124) CT 29/1/93

By PETER DENNEHY

FACED with an electricity arrears crisis that threatens to run out of control, the Cape Town City Council decided yesterday to soften its arrears policies in a bid to solve the problem in the long term.

Electricity arrears owed to the council now amount to R35,8 million — 35% higher than last year — and could rocket to over R46m by September

But some of the new arrears policies adopted yesterday could worsen the council's position in the short term

In future amounts paid by consumers will be credited to their current monthly account, instead of to their long-standing arrears, to help them avoid the 10% late-payment surcharge. This could cost the council R1m a year

The 10% late-payment penalty, which brings in R7,5m a year, will only be levied on accounts over R125,50, instead of the present R93,50.

The present system of increasing domestic consumers' deposits every time they are disconnected will be discontinued

The executive committee stressed that the concessions "are intended as a pragmatic response to the difficulties presented by the situation"

The council also decided to delay until next month's meeting a decision on whether to install pre-payment meters in the homes of defaulters

Council to combine accounts

Municipal Reporter

THE city council is to spend R2,9 million on computer equipment to send out combined rates, electricity and water accounts.

Total savings, when the new system is in place by late next year, are expected to be just over R3m a year. About 450 000 accounts are sent outeach month.

The cost of implementing the consolidated billing system will be close to R6m, as there are staff costs as well as equipment costs.

monument, Mr Penkin noted, and this would also militate against siting a taxi terminues there.

the million-rand station deck plan — which was first mooted over 18 months ago.

missile that we'll reach agreement." — Sapa-Reuter

a lift from a man early Thursday morning. The man picked up two more men before allegedly taking the woman to the beach and raping her.

Contracts signed for upgrading Mbekweni

UPGRADING of Mbekweni township in Paarl came closer to completion yesterday when the Western Cape RSC and the National Housing Council signed contracts to the value of R4,5 million with construction companies.

A spokeswoman for one of the companies said the project included upgrading of streets, stormwater drains, pavements, servicing of stands and construction of new roads. CT 30/1/93

Some of the area has already been upgraded since the project, which costs about R20m, started in 1985. (124)

Pension claims 'untrue'

Staff Reporter

THE Cape Provincial Administration has denied claims that TPA hospital employees offered early retirement packages received thousands of rands more than their Cape counterparts.

A senior Cape Town civil servant, who had accepted the package, said that the TPA used Article 16(2)(c) of the Public Service Act, which "allowed TPA employees to retire with full pension benefits, which we did not get when we accepted the packages last year". CT 30/1/93

The civil servant, who did not want to be named as he was still employed by the CPA, said that Article 15(5)(a) of the Public Service Act was applied in the Cape, which does not allow for the same pension privileges as under Article 16(2)(c).

A spokesman for the CPA said that no one in the TPA had retired in terms of section 16(2)(c) up to this point.

"They have merely carried out a survey of staff members who should be interested in utilising the opportunity offered by it," the spokesman said.

The spokesman said that the TPA did not have different prescriptions to that of the CPA and that both administrations acted on guidelines laid down by the Commission for Administration.

Cape-to-Rio Race

"The death camp" to be upgraded

THE KwaZakhele hostel in Port Elizabeth – where four inmates have died in the past 10 days – will be upgraded immediately by the Cape Provincial Administration. 124

This was announced last week in a joint statement by the CPA, the Port Elizabeth People's Civic Organisation (Pepco) and the ANC after the parties held urgent meetings to discuss the deaths of the hostel dwellers. C/Press 3/11/93

The squalid conditions at the hostel – branded "the death camp" – were revealed last week when three of the victims died of unspecified illnesses.

Poor 'robbed' of homes by illegal profiteer

(124)

S/Times (Cape Metro) 31/1/93.

A COMMUNITY worker and members of the Management Committee in Grassy Park have accused a Cape Town man of illegally buying up sub-economic houses at "ridiculous" prices and reselling them at a huge profit.

He has also evicted several tenants, some of whom have had to become squatters.

Two members of the Grassy Park Management Committee, Mrs Judy Lottering and Mrs Charlotte de la Cruz, said this week that they were deeply perturbed by the situation.

A voluntary community worker, Mrs Gwen Matthews, said she was greatly concerned as "people are being turned into squatters".

By EVE VOSLOO

Empty

Mrs de la Cruz said that the "developer" was targeting sub-economic homes in Parkwood Estate which the tenants had been allowed to buy in terms of a government home-ownership scheme.

"Some of these people have been living in the houses for 10 to 14 years and in terms of the scheme are supposed to be given the houses if they have paid more than R7 500 for them," she said.

"Many of the people in the houses are illiterate and this man offers them money for their houses, which they accept. He then charges them high rentals and if they can't pay, he evicts them, renovates the houses and resells them at a profit."

The man sometimes gave people he had evicted corrugated iron sheets and showed them empty land where they could build shacks, Mrs de la Cruz said.

She is conducting a house-by-house survey of the area to see how many people have been approached.

"People are free to sell but many of them don't realise they are going to end up on the street."

The houses are known as "platdakkies" (flat roofs) and cost tenants between R50 and R100 a month.

After the developer has bought and possibly renovated them, they are let for up to R350 a month.

Management committee member Mrs Judy Lottering said the man seemed to find out which tenants were in arrears with their rent.

Many of these people were desperate and the man offered them cash for their houses.

"He then takes them to the rent office and pays their arrears, say R400," Mr Lottering said.

"He pays them cash — the highest amount we know about so far is R2 000 — for the house and gets his lawyer to draw up a contract ceding the house to him, although the houses remain in their names and he is not the legally registered owner."

Mrs Lottering said the developer then put up the rent. If people could not pay they were evicted. The developer sometimes added a room or two, painted the house and sold it for between R28 000 and R35 000.

Among the houses bought and sold by the developer were two in Dove Road and four in Cuckoo Crescent, Mrs Lottering said.

Trick

"We are very worried as we believe people are being tricked into selling for tiny amounts of money and forced into squatting — and there are no other houses available for them."

Mrs Matthews said she had received several complaints.

Mrs G Samuels, who lives in Acacia Street, Parkwood Estate, said she had been approached to sell her house but had not done so.

The Cape Metro has been given the name of the developer involved. All attempts to contact him have been unsuccessful.

The police at Grassy Park said late yesterday they had not received any complaints.

1 000 in housing protest

(124) CT 2/2/93

Staff Reporter

RESIDENTS and church, ANC and Labour Party leaders yesterday staged a protest march in Delft — the R600m "affordable" housing development on the Cape Flats.

The group of about 1 000 marchers, including independent MP Mr Jannie Momberg, marched from the community centre to the offices of Mr P W Saaiman, Minister of Local Government, Housing and Agriculture, and handed over a petition for the absent minister

They are demanding reduced bond repayments and "immediate attention" to upgrade inferior construction work on their homes

Residents said they were paying a great deal more rent than was originally agreed

Mr Momberg said the state of the houses was "disgraceful"

He said it was clear the minister was ducking the issue by failing to receive the memorandum as arranged Delft made it clear, once again, that the National Party had no interest in serving the needs of the people

A spokesman for the minister said Mr Saaiman would "seriously consider" the demands before making a statement within the next two weeks

Faircape 'heading back to profitability'

LINDA ENSOR

CAPE TOWN — Residential property developer Faircape Homes was on track to make a profit in the financial year to end-December 1993, MD Mike Vietri said after the recent annual meeting

He said if projects under way at present kept up their momentum, the company would achieve a turnaround from its loss-making position and would certainly make a profit.

A cautious approach had been adopted and Faircape had avoided buying large tracts of land. It had opted instead for investment in small, risk-free projects.

Vietri said Faircape had focused on the affordable housing market, with most units selling below R150 000. Sales had picked up and were doing well.

Faircape is involved in projects in various suburbs including Tamboerskloof, Rylands, Brooklyn, Hazeldene, Rondebosch and Hout Bay.

B/Day 3/2/93.

(124)

Big service arrears at Vrygrond

Municipal Reporter

VRYGROND squatters have run up R77 793 in arrears service charges — and have been wasting water, a housing committee report said

City planner Mr Neville Riley said future development of the site would have to be linked to the ability to pay

At a meeting of city councillors, officials and the Vrygrond Community Committee last month, the council offered to provide a facilitator to help solve friction

A previous agreement that no new unauthorised structures would be put up had been violated, because 42 new shacks had been built in the past three months It was agreed these should be demolished

Mr Riley warned that demolition would require extra staff who would work "at great personal risk"

City engineer Mr Arthur Clayton said excessive use of water was being caused by people connecting hosepipes to stand-pipes provided for general use, to provide water to their own shacks

A meeting would be held with community leaders.

Millions owed in rent, other arrears

Municipal Reporter

MILLIONS of rands in home ownership payment arrears/have added to headaches over huge sums owed to the city council.

A housing committee report said rental arrears more than two months old totalled R5 688 137, while home ownership arrears were R3 884 602.

Less than half of council tenants had paid rent in full, while about 19 percent in home ownership schemes were in arrears. ARG 4/2/93

There were more than 40 000 people on the waiting list for rented accommodation.

Debt collectors hired by the council to collect arrears had raised R235 772 in Mitchell's Plain, Retreat, Valhalla Park and Manenberg by December 31 last year, a report said.

Row over Strand local authority

124

SOUTH 6/2-10/2/93

By Quentin Wilson

HOPES of a representative local authority in the Strand have been dashed by a controversial deal struck between the white municipality and the coloured management committee.

The deal, an effective merger of the two bodies, has been angrily rejected by a host of community organisations who believe "the content of the agreement and the process of its formulation can only be described as shocking"

The Strand Community Forum (SCF), an umbrella body representing 20 organisations, say the new local authority will not only be "completely unaccountable" to the people of the Strand, but will also "ensure that no real change" in local government takes place

Strand's new local authority was made possible by the Interim Measures for Local Government Act, passed by the tri-cameral parliament in 1991

Throughout small towns in the Western Cape, municipalities have rushed to merge with management committees under this law Since March last year, 23 Cape municipalities have completed deals that are now recognised as law — seven, in January.

According to Mr Henk Smit, of the Legal Resources Centre, this Act "has given a way out for government to rescue its puppets during the transition process"

"It has allowed discredited, illegitimate and corrupt structures like management committees to remain in power," says Smit

The Strand municipality says the new authority will be a positive step forward because "a non-racial municipality has now been created whereby all members of the council enjoy full and equal status as councillors".

The statement says residents were consulted

"The agreement was advertised in the press and a notice was also sent to every water and electricity consumer in the Strand," the statement says

Sea outfall in bad odour, locals complain

S/Times (Cape metro) 7/2/93 (124)

Sunday Times Reporter

MOUILLE POINT residents are complaining about a bad smell that they believe can be traced to problems with the sewerage pipes off the coastline

They say green sludge and slime also wash up on the shore

The chairman of the Sea Point Ratepayers' Association, Mrs Annette Reinecke, said the city council's method of disposing of raw sewage into the sea was "outdated and disgusting"

"The council's decision to embed the sewage pipes in the seabed is regrettable The cost of an alternative method, although initially higher, would have been more economical in the long run"

Unconcerned

The smell was a short-term nuisance, but a long-term concern was that waste being pumped into the sea would cause the loss of marine life

Residents believe there must be a better way to dispose of sewage

A Mouille Point resident, who declined to be named, said the council appeared to be "unconcerned"

"I wish the council would try to reassure us that it is paying attention to the possible disasters that could arise," she said

Residents are also concerned about the capacity of the reticulation plant in Table Bay to cope with the growing demands placed on it by the burgeoning development in the city centre and at Granger Bay and the Waterfront.

Chief city engineer Arthur Clayton said the new pipeline would be completed by March 1994 and would cost about R20 million

"It is designed to carry the same capacity as the present one and it will work for Sea Point, Green Point and the City Bowl," he said

The pipe was sophisticated and complied with international standards, he said

However, residents are not satisfied They want to know why sewage can't be disposed of in another way rather than pumping it into the sea

"We need a new reticulation plant as the present one won't be able to cope," said one

A 1991 municipal report said a major increase in residential density would put a huge strain on the waste-disposal unit.

"Anything except minor increases in residential density would have financial consequences for the city," it said

"We are going to be stuck with the consequences," said an irate resident

"It's all very well for the council to add a new pipeline and say everything's going to be all right

"We have to contend with smells, dirty shorelines and polluted water and we, as ratepayers, will have to foot the bill"

Mr Clayton replied "I have no doubt that once the new pipeline has been completed the area around Mouille Point will clear up considerably"

When the new sewage pipe construction was finished, the "No swimming" signs off Three Anchor Bay and Mouille Point would be removed as the area would be safe for recreational use

"The faecal coliform level is regularly checked to ensure it complies with international standards There is also a high maintenance on the pipes and in the case of a breakdown, a stand-by system comes into operation," said Mr Clayton

"The plant in Green Point has a very sophisticated system to combat bad odours that might arise from a leakage"

However, Mr Clayton urged residents to report bad odours from the reticulation systems and the pipes to the council

"It is vital for us to know immediately if there is an overflow problem"

Confident

A public awareness campaign in 1990 had given residents a chance to air their concerns

"This was fairly successful, and for this reason the council decided to build the new outflow pipeline instead of a new reticulation plant," said Mr Clayton

The deputy city engineer, Henk Beekman, said he was confident about the new pipeline as intensive research had been carried out before construction began

"The pump station and marine outfall system is quite adequate," he said

Mr Clayton said the Waterfront had its own sewage system, which had been completed about a year ago, so the increase in the area's population did not increase the burden on the Green Point reticulation plant.

Freestanding houses preferred

Municipal Reporter

FREESTANDING houses in suburban locations would be the first choice of most council-house tenants, according to a survey on attitudes towards different types of housing.

But if this suburban lifestyle comes at the expense of accessibility to shops, work and various amenities and services, then fewer than a third of survey respondents would want it

This was established in a survey conducted by a task force which reported to the District Six steering committee

The aim of the project was to "inform the provision of multi-storey inner city housing" by looking at the situation on the Cape Flats

Photographs of four contrasting neighbourhoods were shown to the respondents, who were asked to arrange them in their order of preference There were freestanding houses, row houses, flats near the city, and flats above shops

Support for council decision on arrears

Municipal Reporter #(124)

CIVIC associations have accepted a council decision to lift the moratorium on electricity disconnections, said city treasurer Mr Eddie Landsberg

The council last month accepted a recommendation that the moratorium on disconnections in 14 Cape Flats areas — imposed following protests by civics — be lifted as part of a programme to shrink huge electricity debts.

Mr Landsberg said the moratorium, which was in effect from November until the end of last month, would push arrears figures far above their present R36 million mark for about two months

After that, if the target of 12 000 disconnections a month was met, the figure would go down.

He said the council had told civics in a meeting this month that changes would be made to the system of arranging to pay off arrears, "to make it more practical", but did not specify what changes were planned

ARG 15/2/93

Civics had also been asked to pass on tips on prevent high electricity consumption, he said

Children never stood a chance

SOUTH 13/2 - 17/2/93. (124)

WITH 27 people crowded into a two-roomed house in Uitsig, Mr Michael Hendricks' four children didn't stand a chance.

All have tuberculosis

Their house provided by the Regional ServicesCouncil has no ceilings, air vents or bedrooms

The 16 children living there sleep mostly on the floor Besides breathing problems, most have sores on their bodies

"The doctors at the hospital said there are too many people living in the house and that this is unhealthy," said Hendricks, who has given shelter to his three brothers, their wives and children

"But I can't kick them out They lived in the bush and the children were even more sick then"

Despite their predicament, the Hendricks' family is still fortunate to have secure accommodation.

Mr John Sauls, his wife and two sons all have tuberculosis. They have been sleeping on the floor of a home in Uitsig for over five years.

He has been on the RSC's waiting list for a house for years and believed a letter written by an RSC social worker was his only hope of getting a house. Now he knows he doesn't have a chance

"This man is a TB patient He receives daily anti-TB therapy. Both his children are also on TB treatment Please assist him with housing as a matter of urgency," the social worker wrote.

"I took the letter to the housing office," Sauls said "They told me the waiting list was closed and that I should come back in two years'.

"Nothing can help me now. The owner of the house where I am living threw my things into the street. I will have to sleep outside soon."

Another tragic case is that of Mrs Hendricka Manuel, 46, who had a stroke four years ago and is trapped in a wheelchair and a tiny zinc shack she shares with 10 people.

Manuel is paralysed and cannot speak. Her daughter, Marilyn, cares for her.

When the weather is good, Manuel spends her days in her wheelchair outside the shack, but in cold, wet weather she is confined to the shack for days

There are only two single beds in the one-roomed shack and the family sleeps like sardines on the floor.

"In winter, my mother spends a lot of time in hospital She needs proper housing, but the RSC just doesn't care."

VICTIM: Hendricka Manuel, 46, who was paralysed four years ago and now lives in a wheelchair in a zinc shack she shares with 10 other people

an international propaganda network through a certain company, the name of which has been furnished to the South African Defence Force for the purpose of the Minister's reply, if not, why not, if so, what (a) was the purpose of the said project and (b) is the name of the (i) project and (ii) company involved,

(2) whether a certain newspaper was involved in the said propaganda network, if so, what is the name of the newspaper? C1E

†The MINISTER OF DEFENCE

(1) No, the matter is *sub judice*

(2) As a result of the aforementioned it would be inappropriate to say more about this now

Mr L T LANDERS Mr Chairman, arising from the hon the Minister's reply, will he tell us why the matter is *sub judice*?

†The MINISTER Mr Chairman, this matter was on arbitration It was referred to former Chief Justice Rabie He gave judgment in favour of the Defence Force against a certain Mr Rudman The judgment was subsequently converted to a court order, and since then court documents relevant to the case have been served I double-checked, because I wanted to give the hon member a reply, but I received confirmation from my legal advisers that the case was *sub judice*

Dr David Webster: legal defence in inquest

*2 Mr L T LANDERS asked the Minister of Defence

Whether the Government provided legal defence teams in the inquest into the death of Dr David Webster, if so, (a) for what purpose, (b) at what cost and (c) what are the other relevant details? C2E

†The MINISTER OF DEFENCE

Yes

(a) To look after the interests of parties and witnesses

(b) Tariffs were negotiated with the legal defence teams but the final accounts have not been appraised by the State Prosecutor concerned

(c) Up to three legal teams were supplied from time to time

Mr L T LANDERS Mr Chairman, arising from the hon the Minister's reply, will he please tell the House what criteria are employed by the SADF or Military Intelligence when selecting such councils?

The MINISTER Mr Chairman, when these counsels are being selected we automatically go to the State Attorney and he recommends certain counsel to be employed in this connection He would normally consider which counsel would be most suitable for the case in question

Mr L T LANDERS Mr Chairman, further arising from the hon the Minister's reply, is it true that, according to the Defence Force, it has a moral obligation to provide former members of the CCB with legal assistance?

†The CHAIRMAN OF THE HOUSE Order! The hon Chief Whip should not always cross the line

†The MINISTER Mr Chairman, it is customary that should a person, an employee or a previous employee of the Defence Force become involved in a problem which could involve the Defence Force, the Defence Force will appoint legal representatives to handle the Defence Force's interests

In this case a team of legal representatives was appointed in order to handle the interests of the Department of Defence As the case progressed it transpired that the interests of the Department of Defence could possibly clash with those of former CCB members and those of Colonel Verster As the matter took shape it came to light that a certain Mr Ferdi Barnard was completely on his own Consequently separate legal representation was made available to him

I should like to add that the fees that are contracted are evaluated very carefully It is determined beforehand on a specific daily, hourly or consultation basis, and if such persons should be found guilty at a sequential trial, they would have to pay their own legal costs

Mr L T LANDERS Mr Chairman, further arising from the hon the Minister's reply, could he tell us if this moral obligation, which Military Intelligence expresses, means that the SADF would accept responsibility should these

men or women be found guilty in the future of having committed crimes while having been in the employ of the SADF or Military Intelligence?

The MINISTER Mr Chairman, the SADF could only accept liability if it were involved or if it authorised those people to commit certain illegal or unauthorised acts Normally the Department would have to be there to defend itself so that no more incorrect indictments, which are completely unjustified, could be made against the department The reason why one appoints legal practitioners is to attend to and protect one's own interests

Mr L T LANDERS Mr Chairman, further arising from the hon the Minister's reply, could he please tell the House what the counsel's brief in the case of this inquest was

The MINISTER Mr Chairman, the counsel's brief would have been to consult with the people and the persons involved, to find out what the issues were and to prepare itself in order to protect the Department against the indictments That is normal procedure in all legal cases

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Precedence given to interpellations on general affairs on Wednesdays pursuant to the resolution adopted by the House on Friday, 29 January 1993

INTERPELLATION

The sign * indicates a translation The sign †, used subsequently in the same interpellation, indicates the original language

Own Affairs

Provision of housing. backlog

1 Mr N M ISAACS asked the Minister of Local Government, Housing and Agriculture *

(1) Whether there is any backlog in respect of the provision by his Department of housing to persons in the low-income groups, if so, what is the extent of this backlog,

(2) whether his Department intends taking steps to eliminate this backlog, if not, why not, if so, what steps?

C9E INT

*The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE Mr Chairman, as a consequence of an attempt by this NP Ministers' Council and the members of the NP in this House, we concluded on a high note in November last year with the announcement of the bonanza which would be allocated to 745 000 people coutry-wide, irrespective of colour or race, which would make 90 % of them home-owners immediately

We have inherited a shortage of housing too, of course In terms of the latest available figures the names of more than 150 000 families are on the waiting lists of local authorities countrywide The severest shortage of housing is within the Cape Town metropolitan area, and at present the names of more than 45 000 families are on the waiting list for housing at the Cape Town City Council

Since the NP has taken over in the House of Representatives, concerted efforts have been made to acquire as much funds as possible in order to address the housing backlog The department has succeeded in acquiring an additional R200 million from the sale of strategic oil reserves to alleviate the need for housing

During the 1992–93 financial year funds amounting to R310 675 493, including an amount of R100 million from oil funds, were allocated to local authorities for the financing of 403 projects

When we came into power on 3 February last year, nearly 400 projects were gathering dust because there were no funds Funds could not be allocated either, although the projects were approved Of the aforementioned total, an amount of R212 851 060 was allocated for the financing and erection of residences or the upgrading of existing residences, while an amount of R70 005 271 was allocated for the provision of services on sites The balance, namely R27 819 162, has been allocated for the creation of community facilities and welfare projects [Time expired]

Mr N M ISAACS Mr Chairman, the reason I put this interpellation on the Question Paper was, in the first place, to thank the NP Government and the Ministers' Council for what they have done

I am also grateful for the fact that the hon the Minister could tell us more of what has taken

cont —>

place during his time We are quite aware of the fact that at one point the whole housing effort or campaign came to a standstill We are aware of the fact that, because of the actions of the previous Ministers' Council, at one stage people had to find extra money, and as a result the whole Delft project nearly came to a standstill I shall leave it there

The other reason I placed this interpellation on the Question Paper is the concern we in the Western Cape have because we have more than 120 000 people on the waiting list

*Mr D M G CURRY But you have lots of money now!

Mr N M ISAACS I am glad that that hon member and ex-Minister opened his mouth now When he had the money, what did he do about the 120 000 people on the waiting list? Instead of carrying on with it and getting it done, he let the Delft project collapse Now he says that we have the money

One of the things that has happened for which we are grateful is that the Government has now allowed all people to become legal tenants [Interjections] The only thing that they have to do is to pay the transfer and carry on paying their rates [Interjections] I am going to whip that hon member He is going to confess today to what he has done

I do not think we can go any further unless the hon the Minister tells us what he intends to do about the 120 000 people on the waiting list I am only referring to those in the Cape Peninsula What are we going to give those people? I am aware of the project that has been put together, but we have to tell these people what we intend to do Something drastic has to be done about these people [Interjections]

It is no use that hon member shouting about it now It is no use getting excited about it He was in charge of housing for nine years and did virtually nothing [Interjections] Two years ago, when that hon member was supposed to discuss this matter with the authorities, he failed in his duties [Interjections]

*The CHAIRMAN OF THE HOUSE Order! The hon member for Pniel and the hon member who is pointing his finger like that must contain themselves

*Mr N M ISAACS It seems to me as if things are becoming much of a muchness in this place as well! [Interjections] [Time expired]

Mr K H LATEGAN Mr Chairman, the question put in the Interpellation has not been answered by the hon the Minister or by the hon member for Bishop Lavis What are they going to do about the housing backlog and the shortage that exists at the moment?

*It is evident to all of us that there is a severe housing shortage, particularly in the low-income groups The question is whether the Government can or will solve the problem The people are experiencing heart-rending misery, and because of this housing shortage two to three families live in a one-bedroomed house All of this leads to social degradation

The NP Government must bear the blame for this situation Apartheid has created this misery [Interjections] Today they are saying that there is no apartheid, but the misery continues After all the money has been spent on apartheid, there is no money left for housing today The fact is that the NP Government must restore the imbalance which was created by apartheid Therefore they must make available enough money for housing, in order that the present severe shortage can be eliminated as promptly as possible, if not immediately [Time expired]

*Mr S SIMMONS Mr Chairman, I wish to appeal to the community of Delft to refrain from taking part in irresponsible actions such as rent boycotts, as they were advised to do by the LPSA and the ANC-inspired civic association [Interjections] They must act in the interests of their families I appeal to the hon the Minister to have the alleged deficiencies in the houses at Delft, which I have already described to the hon the Minister, investigated and corrected as soon as possible [Interjections]

*The CHAIRMAN OF THE HOUSE Order!

*Mr S SIMMONS The ANC-inspired civic association and the LPSA are at present misleading the community of Delft, just as the Blue Downs community was misled by the ANC, and some of them today comprise part of the squatter camps and regret the fact that they heeded the ANC and the LPSA [Interjections] The ANC-inspired civic association is at present making a political football out of the Delft community The ANC-inspired civic association

and the LPSA are using the grievances of people in order to regain their credibility

The ANC and the LPSA are at present destabilising the Delft community by way of inflammatory politics for their own gain and to the detriment of the community The LPSA must now realise that it is a spent force, whose roar sounds like the mewing of a cat I simply wish to put the record straight by mentioning that the NP is still very much alive and in the saddle in the Delft residential area The ANC-inspired civic association and the LPSA are exploiting the situation in Delft, so much so that "Uitgebuit se Vlakke" would appear to be a more suitable name for the residential area, like other residential areas which have acquired nicknames such as "Belnommer" for Belhar

*Mr N M ISAACS Mr Chairman

*Mr D M G CURRY Mr Chairman, we are talking about the future

*The CHAIRMAN OF THE HOUSE Order! It is the hon member for Bishop Lavis's turn to speak

*Mr D M G CURRY Mr Chairman, I have made an arrangement with the Whips

*The CHAIRMAN OF THE HOUSE Order! No, I do not have any name here I shall not accept any instructions from anyone I shall follow the Rules My list does not contain the name of the hon member for Pniel What must I do now? It is the hon member for Bishop Lavis's turn to speak

*Mr N M ISAACS Mr Chairman, this is what happens when one has served in Parliament for so long and one does not know how to get one's name on the list of speakers This is what happens if a former Minister does not know what is going on Nevertheless

*Mr D M G CURRY Mr Chairman, on a point of order The hon member is making the allegation that I do not know the procedure

*The CHAIRMAN OF THE HOUSE Order! No, I do not think so I think it is a question for the Whips [Interjections] The hon member for Pniel must please resume his seat I do not have the name of the hon member for Pniel on my list

*Mr D M G CURRY Mr Chairman, my point of order does not relate to the ruling It relates to the hon member's allegation that I do not know the procedure I simply wish to say that I made an arrangement with the Whips, with the hon Chief Whip of the NP He gave me his list, on which my name appears

*The CHAIRMAN OF THE HOUSE Order! Unfortunately this is not my mistake The Whips will have to resolve the matter I stand by my ruling The hon member for Bishop Lavis may proceed

*Mr N M ISAACS Mr Chairman, if that is the case, I withdraw my words

I want to proceed with the point raised by the hon member for Belhar Here in Delft the LPSA played a leading role in inciting the people and in marching to the office, but in the meantime it was the LPSA which was responsible for what had happened there

*The CHAIRMAN OF THE HOUSE Order! Will the hon member for Daljosaphat please contain himself The hon member for Bishop Lavis may proceed

*Mr N M ISAACS Now they are trying to influence those people to rebel against the Delft offices I do not know what the idea of the poor LPSA is

†This floundering little party is falling apart, and still it is trying to exploit the weaknesses in what is taking place [Interjections] As a matter of fact, it is not even worth the trouble of trying to make any political capital out of what is happening in Delft [Interjections] [Time expired]

*Mr D M G CURRY Mr Chairman, I am ostensibly finished now I was ostensibly the sinner in the Department of Housing [Interjections] I ostensibly sold out my people I ostensibly did not do anything for them

Those hon members must not applaud me I certainly do not need them I have a standing record in South Africa [Interjections] What we are discussing here, however, is how the NP is going to solve this housing shortage in the future That is what this debate is dealing with [Interjections] I find it peculiar that it was not an hon member of the opposition who introduced this interpellation, but a member of the governing party [Interjections]

*Mr P C McKENZIE Mr Chairman, Is the hon member for Pniel prepared to take a question?

Cont →

*The CHAIRMAN OF THE HOUSE Order! Is the hon member prepared to take a question?

*Mr D M G CURRY No, I do not have the time for questions [Interjections]

I have a standing record in South Africa I have a clear conscience [Interjections] I need not be applauded by the NP They will not vote for me I told the hon the Minister of Local Government, Housing and Agriculture that I wished him many blessings, because the problem relating to this shortage will catch up with him [Time expired]

*The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE Mr Chairman, I do not wish to add anything about Delft, except to say, for the information of the hon member for Pniel, that the private sector has now indicated that it is going to withdraw from Delft [Interjections]

*The CHAIRMAN OF THE HOUSE Order! The hon member for Daljosaphat must now contain himself!

*The MINISTER When there was no money, for the information of the hon member for Pniel, we were able to involve the private sector in order to build 2 000 units on that land That is what we are doing to eliminate the shortage This bed which the LPSA is making in the residential areas in conjunction with the ANC, the creation of a culture of abuse of people's problems in order to make political capital, is driving the private sector from our residential areas (124)

What have the NP Ministers' Council and the NP in the House of Representatives done to eliminate the shortage? We have said that we have already financed the 400 projects which that erstwhile hon Minister could not finance Out of those, 10 000 units are now being built on the land, and we want to at least treble this figures during the next financial year During the past financial year R28 million has been allocated in the form of individual loans, which we would like to at least double, if that is at all possible Out of R28 million we have now built 800 units

We will admittedly not be able to address the entire shortage However, I think that this has been the first successful attempt at really addressing this shortage in a long time We have made a further attempt to make the purchase of a house affordable to the man in the street by setting aside a larger amount for the payment of subsidies to first-tome home buyers [Time expired]

Debate concluded

HOUSE OF DELEGATES

QUESTIONS

†Indicates translated version

For oral reply

General Affairs

Drivers' licences: identity documents

*1 Mr K PANDAY asked the Minister of Transport

(1) Whether he intends allowing persons with valid drivers' licences which are not included in their identity documents to drive on South African roads, if not, why not, if so, in terms of what statutory or other provisions;

(2) whether he will make a statement on the matter? D5E

The DEPUTY MINISTER OF TRANSPORT

(1) No These drivers' licences lapsed in accordance with the repealed Road Traffic Ordinances on 1 July 1985 Persons could have had their licences included in their identity documents since 1972 and if they did not do so, they have themselves to blame because considerable publicity was given to this by the Department of Home Affairs, especially before the final period of grace It must be emphasised that allowing this could create the possibility of numerous forged licences being validated by implication

(2) I am at present considering the possibility of allowing a very limited final period of grace in those cases where the old types of licence have, in spite of repeated requests since 1972 in this regard by the Department of Home Affairs, still not been incorporated into the identity document, to do so Such a measure will be considered in co-operation with the Department of Home Affairs and the SA Police It is inevitable that considerable discussion and investigation will have to take place before a final decision can be taken regarding this matter, in order to guard against validation of forged licences

Mr H M NEERAHOO Mr Chairman, arising out of the hon the Deputy Minister's reply, is he telling us that those people who did not get their licences included in their identity documents before 1985 can now do so?

The DEPUTY MINISTER Mr Chairman, if the hon member had listened to the reply to the second part of the question, he would know that they cannot do so However, the hon the Minister proposes to consider allowing a further period of grace, but he says that before he does that he will have to discuss it with the SA Police and the Department of Home Affairs He also says that considerable consideration will have to be given to this matter in order to guard against what he terms the validation of forged licences

*2 Mr A Rajbansi—Justice [Question standing over]

The CHAIRMAN OF THE MINISTERS' COUNCIL Mr Chairman, the hon the Minister of Justice has requested that the question stand over He is busy with an interpellation this afternoon, but he will deal with this question shortly

Conversion of parliamentary system

*3 Mr A RAJBANSI asked the Minister of Constitutional Development

Whether he will consider introducing legislation to amend the Constitution so as to provide for the conversion of the present tricameral parliamentary system into a unicameral one, if not, why not, if so, when does he propose to introduce such legislation? D8E

The DEPUTY MINISTER OF TRANSPORT (for the Minister of Constitutional Development)

No

The Government's viewpoint in this regard has been emphasised on numerous occasions, both inside and out of Parliament The Government is fully committed to a new constitution which will include all South Africans and in terms of which there will be a fully representative Parliament For the sake of good orderly and continuing government, we need

cont →

Self-help builds hope for future

By JESSICA BEZUIDENHOUT

TEN families in the small town of Mamre have become first-time home-owners since the inception of a self-help housing scheme by the House of Representatives in the area in August

The scheme, which was being implemented countrywide, allowed people to build their homes with loans from local authorities, said the chairman of the local Management Board, Carel Sambaba

"Banks were unwilling to provide loans and to realise our people's dream of owning a house, we approached the HoR's Directorate of Housing for money," he said

To the people of Mamre, self-help is nothing new

"We've always built our own houses and whenever a new house was needed, everybody would help build," Mr Sambaba said

The only problem had been a lack of money

One of the new home-owners, Mr Simon Philander, 64, and his wife Mrs Magrieta Philander, 52, have many plans for the future

"Our house is big enough and we are happy. After we have built a wall around it, we are going to start a vegetable garden," Mr Philander said

establishment on the (a) first and (b) last day of the above-mentioned period? B88E

The MINISTER OF LAW AND ORDER

(1) (a) 14

(b) 9

(2) Yes

(2) (a) 46

(b) 37

Note Four (4) resignations during this period

Aids. deaths

44 Mr M J ELLIS asked the Minister of National Health

(1) How many persons died of Aids in the Republic in 1992,

(2) whether she will furnish information on the number of persons who died of Aids in the (a) self-governing territories and (b) TBVC countries in that year, if not, why not, if so, how many in each such territory or country? B101E

The MINISTER OF NATIONAL HEALTH

(1) 72 up to 27 October 1992,

(2) (a) and (b) no deaths were reported

Own Affairs

Port Elizabeth metropole: renting of houses

4 Mr E W TRENT asked the Minister of Housing and Works

How many houses being rented in the Port Elizabeth metropole were owned by the (a) Government, (b) Port Elizabeth Municipality, (c) Uitenhage Municipality and (d) Despatch Municipality as at the latest specified date for which information is available? B75E

The MINISTER OF HOUSING AND WORKS

(a)	Houses	209
	Flats	1 332
(b)	Houses	346
	Flats	615
(c)	Houses	100
	Flats	36

(d). Nil

HOUSE OF REPRESENTATIVES

QUESTIONS

†Indicates translated version

For oral reply

General Affairs

†The CHAIRMAN OF THE HOUSE Order! I put Question No 1

†The CHAIRMAN OF THE MINISTERS' COUNCIL Mr Chairman, I have just received a note in which I am informed that the hon the Minister of Defence has been delayed and that he should be here shortly [Interjections] I therefore wish to request that his question stand over provisionally

†The CHAIRMAN OF THE HOUSE Order! I accordingly put Question No 2

†The CHAIRMAN OF THE MINISTERS' COUNCIL Mr Chairman, the same request applies in respect of Question No 2

†The CHAIRMAN OF THE HOUSE Order! I consequently put Question No 3

Arrest of three persons in May 1985

*3 Mr M A HENDRICKSE asked the Minister of Law and Order

(1) Whether three persons, whose names have been furnished to the South African Police for the purpose of the Minister's reply, were arrested by the Police in Port Elizabeth on or about 8 May 1985, if so, (a) under what circumstances, (b) where were they held, (c) when were they released and (d) what are their names, if not,

(2) whether the Police have any knowledge as to their present whereabouts, if so, what are the relevant details? C4E

The DEPUTY MINISTER OF LAW AND ORDER

(1) No

(a), (b), (c) and (d) Fall away

(2) Falls away

Mr M A HENDRICKSE Mr Chairman, arising from the hon the Deputy Minister's reply, may I jut ask him

The CHAIRMAN OF THE HOUSE Order! Does the hon member want to ask an additional question? Then he will have to get permission first The hon the Deputy Minister has indicated that he is prepared to take an additional question The hon member for Schauderville may proceed

Mr M A HENDRICKSE Have the names and activities of the three activists, namely comrades Godolozi, Galela and Hashe, ever been a subject of discussion by the State Security Council, and if so, who were the serving members of the council at the time, and what was said in relation to these comrades?

The DEPUTY MINISTER Mr Chairman, that is not related to the question on the Question Paper, and I would suggest that the hon member for Schauderville table a question in that regard

Mr M A HENDRICKSE Mr Chairman, may I ask the hon the Deputy Minister another question?

The CHAIRMAN OF THE HOUSE Order! The hon the Deputy Minister is prepared to take another question

Mr M A HENDRICKSE Mr Chairman, can the hon the Deputy Minister then give us the assurance, after in-depth investigation by the SA Police, that these three persons are not being detained by any agents of the State, and that they have not been assassinated by any agents of the State, or on the instruction of any State-funded organ or body?

The DEPUTY MINISTER Mr Chairman, the particular question relates to the SA Police and I have given the answer on behalf of the SAP that we have no record of these persons ever having been detained

†The CHAIRMAN OF THE HOUSE Order! Questions 1 and 2 stood over until the hon the Minister of Defence entered the Chamber I now put Question 1 to the hon the Minister of Defence

International propaganda network

*1 Mr L T LANDERS asked the Minister of Defence

(1) Whether he will furnish particulars on whether the Government secretly funded

Cont -->

MITCHELL'S PLAIN

(124) ARGT 22/2/93

'Merger' of Flats giants

Borders of Mitchell's Plain and Khayelitsha will blur in next 10 years

MITCHELL'S Plain, a dormitory suburb built in the heyday of apartheid and today home to about 400 000 people, faces dilemmas over the future of undeveloped housing sites, shebeens, and business encroachment in residential areas. Staff reporters CLIVE SAWYER and LENORE OLIVER questioned housing committee chairman Neil Ross and city planner Neville Riley about the future of the area.

IT is a matter of arithmetic, of sums which defy adding up

There are 42 000 families on Cape Town's housing waiting list

Building 8 000 houses a year for five years — a feat the city council managed in the past — could clear up the problem

And in Mitchell's Plain, there are 4 000 serviced sites, ready for development — but home only to the wind and the sand

Not that Mitchell's Plain is the solution to the housing crisis in the long term, planners hope to move poorer groups closer to central city work opportunities

But it is an area — typical of many in Cape Town — which has been left out in the cold because central government supplies of funds for housing have been choked off

What can the Mitchell's Plain householder expect out of the next 10 years?

- Free market forces causing a "merger" with its mighty neighbour, Khayelitsha, independent of political and constitutional manoeuvring
- Rising housing prices for first-time buyers because the city council will have to pass on the cost of years of maintaining unused infrastructures of serviced — but undeveloped — sites
- Another 31 000 sq m of land becoming available for additions to the Mitchell's Plain Town Centre, the commercial and retail hub of the area Proposals are to use the land for commercial and civic uses, and informal trading
- Skirmishes over shebeens as the housing committee endorses community demands to resist a proliferation of taverns
- Profits for house-owners who got in early as prices are expected to multiply.
- A "social contract" — applicable throughout the Cape Flats — for the council to spend millions on improvements to rented flats, with the other side of the coin being a likely increase in rents

But a R3 million rental relief fund would be set up for those unable to pay

Complicating plans for flat rent increases was the recent government decision to give away rented housing stock — which could create resistance among flat dwellers who did not benefit from the giveaway

- Five hundred starter houses are being built, while 404 plots have been set aside for people who want sites for owner-builder schemes

But there are a few things that should not be expected

Mr Riley said that while industrial land was available, investors were wary because they believed the area was "potentially unstable"

Changes to the transport network were also unlikely the network of railway lines was adequate, while the actual service — such as the frequency of trains — was up to the Rail Commuter Corporation, Mr Riley said

Mr Riley said no decision had been made yet on the future of certain capital projects, following reports some might be scrapped

Mr Ross said the original idea was that Mitchell's Plain would be a self-contained community, paying for its own facilities via rents and house prices

But it was felt this was unfair because elsewhere in the municipality, people got facilities which were paid for by rates

The council had proposed using the fund built up from contributions from Mitchell's Plain residents to pay for operating costs of facilities, Mr Ross said

Meanwhile, capital projects were underway including the R3 million Tafelsig swimming pool and the Strandfontein library

But the development of housing in Mitchell's Plain faces awesome challenges

Mr Ross said the council preferred to build houses, not flats, because building more than one storey was too costly

By law, the council could build houses only for people earning less than R1 250, though it could apply — usually without success — to help people with higher incomes

Proposals for projects had been made to the State, because the only way the council could manage such projects was if it could get low-interest State loans — difficult enough at the best of times — but now the winding up of the "own affairs" system meant uncertainty about the future

Figures showed how grants from the State dropped from R60,9 million in the 1987/88 financial year to R13 million by 1991/92

The effect on development of Mitchell's Plain was dramatic, with the number of houses built plunging and ending the rapid growth of the 1970s and early 1980s

Mr Riley said the council's role had been to open the way for further development, "kick-starting" areas by building houses and allowing private developers to follow

Today, most development is private and for the middle-income market, including the four new schemes on the fringes

In the meantime, costs of the undeveloped but serviced land were piling up Capital costs were R36 million, while at R4 000 a stand, annual servicing costs totalled R16 million

Pelican Park was a typical case when plots were eventually sold, prices had been pushed up because of the delays Official estimates of how much have not been made

Mr Ross said the council bought the land in Mitchell's Plain when it expected government money for housing would continue to flow

"But the flood became a trickle Now the plots are vacant, costing an average R30 000, with some in Pelican Park on offer for R50 000"

For buyers who got in early, Mitchell's Plain had become a sought-after suburb and extensions and improvements to houses were common — as were good resale profits

Back alleys which had been closed off after complaints about crime and anti-social behaviour had sometimes been incorporated in properties

But changing laws and a changing society had caused other problems

Government plans to ease the running of "taverns" in suburbs meant tension was brewing.

The Mitchell's Plain Co-ordinating Committee, an umbrella organisation of civic associations, had told the housing committee the community was "totally opposed" to the spread of shebeens

Mr Ross said the chance of a rezoning application for a house to be used for business — a legal necessity in spite of deregulation of liquor sales — getting past his committee was "nil" even if the house was already used as a shebeen

But Mr Riley admitted council efforts to keep staff numbers low made enforcement of the zoning scheme "totally inadequate"

This also applied to people using houses as businesses

While the law allowed several types of home industries, potential nuisances — panelbeaters and other businesses using machinery — had to have permission

Mr Riley said Mitchell's Plain would merge with Khayelitsha because of market forces, independently of constitutional restructuring of the metropole

Planners did not intend to force this merger

PLAIN VIEW: Mitchell's Plain, born as a group areas suburb, has become a sprawling giant equivalent to the size of East London or Kimberley.

Pre-paid electricity to light up Lavender Hill

(124) ARG 23/2/93

CLIVE SAWYER
Municipal Reporter

CAPE TOWN's first electricity pre-payment meter is to be installed in a Lavender Hill house today in keeping with a new city council policy

Priority will be given to installing energy dispensers — which work only when consumers have paid in advance — in areas where people need help to control and manage energy consumption

The first phase of converting from a credit system to prepayment meters will cost about R55 million, which will be funded by a loan to be repaid over 15 years from electricity tariffs

Top of the list for the "budget energy controllers" will be Langa, Guguletu, Valhalla Park, Kalksteenfontein, Bonteheuwel, Heideveld, Manenberg, Sherwood Park, and after that Tafelsig, Kewtown, Silvertown, Bridgetown, Beacon Valley, Hanover Park, Lansdowne, Lavender Hill, Lentegeur, Woodlands, Rocklands, Retreat and Steenberg

The devices should be installed in all new low-cost, semi-formal and informal housing, whether development is done by the council, provincial administration or private enterprise, the council said

Conversions at existing housing will be done by the council or private electricians on contract, and credit meters will be kept to monitor progress and check that the new system is not abused

Mayor Frank van der Velde, who made one of the goals of his term the electrification of greater Cape Town, said the project would not be funded from rates

"Electricity is no longer a luxury but a means of social upliftment and is an environmental necessity," he said

Electricity cost consumers less than candles, coal, gas and paraffin

The environmental impact of using fossil fuels included the depletion of trees around Khayelitsha

"Some might argue this is a good way to get rid of Port Jackson but there is also the effect of all the smoke," Mr Van der Velde said

Electricity should be sold at cost, because it was not a service comparable to sewage or cleansing

"The electricity department should make neither a loss nor a profit," he said

It was wrong that many smaller municipalities had become suppliers of electricity and used it to supplement their incomes

In Cape Town, the electricity debt was higher than R30 million and still growing

"We have not reduced it in spite of energetic efforts," Mr Van der Velde said

Credit helped people into a spiral of debt and many in arrears were "can't pays" and not "won't pays"

Installation charges should be built into tariffs, he said

"Pre-payment meters are not a punishment, they are a means of assisting a person to pay," Mr Van der Velde said

Checks would be done to prevent people bypassing the meters to avoid payment

Mrs Joan Kantey said electricity caused a drop in the birth rate because people watched television "instead of finding other ways to entertain themselves"

Businessman to fight refuse bill

(124) CT 23/2/93

Municipal Reporter

A HOUT BAY businessman has vowed to defy the Western Cape Regional Services Council's demands that he pay his accounts for refuse removal.

Mr Peter Mann of Lentedal Way said that as far as he was concerned, he already had a contract with the local authority in terms of which it removed his refuse, and the costs were borne by the money that he paid in rates — well over R3 000 a year, in his case

While he was overseas last year, a summons was delivered to his house calling on him to answer a claim for the sum of R536,26 for several months of refuse removal He intends to defend the claim, after it is properly served on him

"I am not the only one in Hout Bay who is not paying," he said yesterday

"It is common courtesy that I should have been informed when the refuse charge was separated out from the general rates bill (early in 1991)

"I was not notified, although the RSC communicates with me regularly by sending me rates bills I asked for a copy of the promulgation, and I got it, but that said R12,50 could be charged. I want to know where the other R12,50 came from, because we are being charged R25 a month for refuse removal"

The RSC, which collects the money on behalf of the Minister of Local Government, Housing and Works, House of Assembly, said a proposed tariff of R25 was discussed with and agreed to by the Hout Bay Ratepayers' Association, after which it was authorised by the minister

Higher

Mr Mann has asked the council whether street lighting and water-borne sewage, when they are provided to his property, will lift his rates still higher

In response to his query as to whether all members of the Hout Bay community were subject to the same charges, the RSC responded that all property owners were liable for them It would have been impractical to link it to usage, or to have excluded certain properties, the council said

Meter plan for poor city areas

By PETER DENNEHY

PRE-PAYMENT electricity meters worth over R55m are to be installed in the city's poorer areas in the next three years

This is expected to add two percent to everyone's electricity bill

Priority will be given to providing the new meters, which cost R830 each, in Guguletu, Langa, Valhalla Park, Kalksteenfontein, Bonteheuwel, Heideveld, Manenberg and Sherwood Park After that they will go to Tafelsig, Kewtown, Silvertown, Bridgetown, Beacon Valley, Hanover Park, Lansdowne, Lavender Hill, Lentegeur, Woodlands, Rocklands, Retreat and Steenberg

The tariff will be the same for cards or credit meters

However, consumers who are in arrears will be compelled to pay off a small portion of their debt (which cumulatively amounts to some R39m) each time they buy a pre-payment card

(1211)

CT 23/2/93

Mayor Mr Frank van der Velde said electricity was no longer a luxury It was cheaper than paraffin, gas, candles or coal and left the air cleaner

City switches on to prepayment meters

(124)

ARGUS 24/2/93

CLIVE SAWYER
Municipal Reporter

A FEW electronic beeps and the flick of a switch powering a bare bulb signalled a new era for thousands of Cape Town electricity consumers.

Mrs Heather Green of Lavender Hill became the first of many consumers to have a prepayment meter installed in her house yesterday

Lavender Hill is one of several Cape Flats and township areas earmarked for prepayment meters, following a council decision to help consumers out of debt — and recover some of the millions of rands owed in arrears.

The meter supplies electricity when a user keys in a code number on a receipt issued at a council cash office So far two council offices, at Retreat and Mitchell's Plain, sell prepayment meter receipts and it is hoped a further seven will open by mid-year to serve Langa, Guguletu and other Cape Flats townships.

Opening the meter to attempt to bypass it will result in electricity being cut off

The system installed in Mrs Bester's house included a prepayment meter — also known as a budget energy controller — and a "readyboard".

The readyboard, hung on the wall, has three plugs which can be used for appliances, or for extension cords to the rest of the house.

Switch-on for city's first meter

(124)

CT 24/2/93

NEW POWER ... Mayor Mr Frank van der Velde and Mrs Heather Green with the new pre-payment meter. Picture. STEWART COLMAN

Municipal Reporter

CAPE TOWN installed its first pre-payment electricity meter yesterday in a move welcomed both by the recipient and by a representative of civic organisations.

It will be the first of many thousands of similar meters — possibly even hundreds of thousands Each meter costs about R830, and the council's electricity undertaking is committed to installing R55 million worth of them over the next three years — initially in the areas that need them most and where arrears are highest.

The meter that the council installed in the home of Mrs Heather Green of Lavender Hill yesterday is charged when the householder punches in a number on what looks like a calculator keyboard

She or he gets this number from the council electricity department by bringing along some cash and the serial number of the meter in a particular house

Mayor Mr Frank van der Velde stressed yesterday that the unit price of electricity would be exactly the same for pre-payment meter users as it will be for credit-meter users.

Those in arrears, however, will in terms of an agreement be expected to pay a small portion of arrears each time they come and buy electricity from the council

Mr Joe Marks, chairman of the Cape Areas Housing Action Committee, said his organisation had monitored the use of similar meters for two months and found that people were delighted with them

The meter shows on request how many units one has left, and if there are fewer than 50kWh of credit left — which should last three days to a week — the display stays on all the time

Electrical engineer Mr Fred Daniel said houses like Mrs Green's usually used 400 units a month.

Several more selling points are due to come into operation soon

R5m for seven splendid homes

(124)

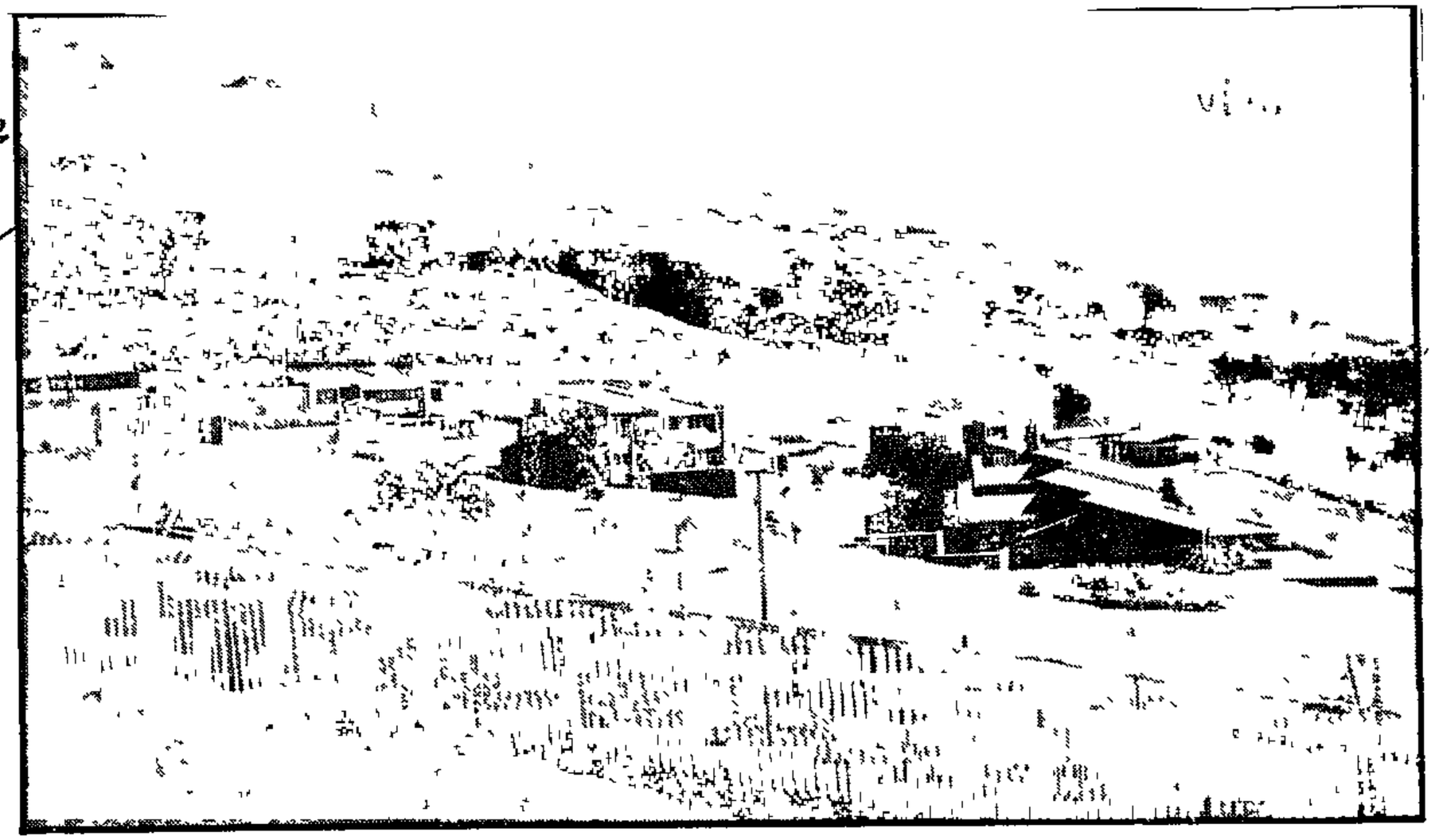
By NORMAN WEST
Political Reporter

SEVEN ministerial mansions on the slopes of Devil's Peak just above District Six — built four years ago but never occupied — are now for sale

The Department of Public Works is advertising the huge Walmer Estate complex in estate agent jargon "A unique complex which presents exceptional possibilities for a discerning purchaser"

It consists of "seven ministerial houses, a caretaker's house, swimming pool and tennis court — unsurpassed view of Table Bay and surroundings This prime property is also protected by a substantial security system"

Whoever buys the luxurious face-brick houses will perhaps occupy one and rent out the others



WHITE ELEPHANT ... the ministerial complex, never occupied after a 'keep the traitors out' campaign

S/Times 28/2/93

But he will have to get along well with his neighbours because the houses are built close together

The R5-million complex is a reminder of the days of group areas as it was built in a previously coloured area for members of the House of Representatives

The property has one title deed and must be sold as a package

Estate agents believe it could go relatively cheaply because a piece of prime property in better surroundings would go for a similar price

The unoccupied five four-bedroomed and two three-bedroomed houses have been out of bounds to the media and the public

And no one has ever dived into the Olympic-size swimming pool or served an ace across the net on the tennis court because of a successful "keep the traitors out" campaign by locals

According to the government, the property, which was completed in 1989 had been kept empty because "political considerations have inhibited the occupation, letting or selling of the houses"

White parties told to stay out of townships

THEO RAWANA

THE southern Transvaal region of the SA National Civic Organisation (Sanco) vowed yesterday to prevent electioneering by white political parties in the townships

General secretary Dan Mofokeng told a Johannesburg news conference township residents were not going to allow NP, DP and CP meetings to take place.

"The people will use every tactic . to prevent political activity by the parties They are not going to allow those parties to come to the townships and start discrediting the sons of our land who have fought so hard for liberation" B/DAY 25/2/93.

Mofokeng also warned employers they would have to agree to allow workers to stay away from work on "mock election" days These would educate people about elections and accustom conservative employers to workers being absent on election days If employers opposed such activities, "the people will decide what to do with them", he said

The employers would not suffer any financial losses because they would be notified beforehand. (124)

DP spokesman Peter Soal said from Cape Town Sanco wanted to decide whose views should be promoted in the townships "That's not democracy We will go to the townships and continue to promote our policies of democracy and nonracialism"

SYNDICATIONS FM 26/2/93 (124)

A legal opportunity

Two Cape Town properties are being offered independently for syndication The larger is Huguenot Chambers, recently purchased by Investec Property Group from Sanlam Properties

It is said to be IPG's biggest syndication to date Commonly referred to as Advocates Chambers, the Gardens-facing property houses many of Cape Town's advocates, including the headquarters of the Bar Council It takes up most of the offices The remainder is occupied by tenants associated with the legal profession and ground level retail space

The building is adjacent to the Attorney-General's offices and in the same block as the Supreme Court It also has four floors of parking in a ratio of two bays per 100 m² on four parking levels It will be offered for R20m at an entry price of R10 000

IPG Cape director Julian Leibman says "We're looking at an initial yield on the investment of about 9%, with an internal rate of return over five years of about 19,5%"

The 8 659 m² building also has rights to extra bulk, which IPG is investigating Even without extra construction to provide 1 500 m²-2 400 m² of new lettable area, IPG plans to spend more than R1m on upgrading the building's exterior, foyer, lifts, security system, air conditioning and electrical plant

Says Leibman· "First option on the investment will be given to the tenants who traditionally rented offices in the building Those who acquire part of the initial syndication will also be given first option to participate in the enhanced syndication should extensions prove financially viable"

In the second syndication, Seeff Trust hopes to raise R15,7m by syndicating the Sanso Centre in the CBD MD Michael Flax says the initial yield will be 9,6% and average rent escalation 12%, excluding turnover clauses A total of 1 570 units of R10 000 each will be sold

The bond-free building is fully let. Ground floor tenants are Clicks, Furniture City and Markhams Office tenants include M-Net, Price Forbes, SA Eagle and Shell

Flax says some of the current rentals are "very low" and have strong potential for increases once leases are reviewed The Clicks and Markhams leases are subject to turnover clauses ■

Cape townships owe R166,7 m for rent, services

(124)

ARG. 30/3/93

MICHAEL MORRIS, Political Correspondent

PENINSULA township residents owe among the biggest sums in the Cape's multi-million rand rental and service charge debt bill

The Cape's R166,7 million debt is the second highest in the country, though it remains only a fraction of the R1,6 billion rental and service charge debt in the Transvaal

According to figures given by Minister of Local Government Dr Tertius Delport, residents of Khayelitsha — which falls under the Lingelethu-West Town Council — owe the second biggest sum in the Cape (R20,2 million). Residents of Ibhayi in the Eastern Cape owe the largest sum in the Cape (R34,1 million)

Ikapa Town Council is owed R11,5 million while residents of Crossroads owe more than R1,2 million

The R166,7 million debt in the Cape is spread over 93 townships

Dr Delport said that a "culture of non-payment" had evolved from politically inspired boycotts since the mid-1980s and it would take "a major effort" to instil in residents a sense of responsibility for payment of service charges and rents.

He pointed out that only after this had been achieved could "economic tariffs" be negotiated.

Dr Delport said suspension of township boycotts would be a priority on the agenda of the newly formed Local Government Negotiating Forum

Black communities felt that the solution to boycotts was the effective suppression of violence, effective services and the achievement of their political aspirations

Deputy minister meets ratepayers

(124)

By JESSICA BEZUIDENHOUT

THE deputy minister of Local Government and Housing has met ratepayers in Lotus Park, Grassy Park and Ottery (Logra) for the first time to discuss last year's high rates increase.

Ratepayers have withheld their rates since July, paying them instead into a special fund, which now holds more than R400 000

The Regional Services Council was also represented at this week's meeting — which was the first occasion that it and the deputy minister, C B Herandien, had agreed to meet ratepayers on Logra's terms, spokesman Mr Philip Bam said

S/Times (Cape Metro)

Logra had cancelled previous meetings because the department refused to discuss its demands, he said.

28/3/93

The meeting, held over two days, was an attempt to reach agreement on local and municipal issues in Logra's area Actions taken by the RSC, such as legal notices and interest charged on arrear rates, were also discussed

Although final notices and summonses to recover the rates arrears were "procedure", these were "unacceptable" as Logra was negotiating constantly with the RSC, Mr Bam said

The Regional Dispute Resolution Committee had organised training workshops in negotiating skills for residents

This had been done to ensure that possible "forced action" — planned by angry residents who believed that the RSC was stalling unnecessarily — would not erupt, Mr Bam said.

'Bok Tobias crash tackles council in building row

SOUTH 27/3 – 31/3/93.

(124)

By Quentin Wilson

MR ERROL Tobias, the first coloured South African who played in a Springbok rugby jersey, has threatened to sell his Caledon plot to the ANC if the local authorities do not grant him permission to build a housing complex.

Tobias, who in 1981 came under fire from anti-apartheid organisations for participating in a Springbok tour to New Zealand, is now trying to crash-tackle the town's white town council and coloured management committee.

After they turned down his building plans earlier this month, Tobias said he would offer the half-acre to the ANC for use as a squatter camp if they do not reverse their decision.

"It could very well happen if they don't allow me to build," said Tobias "I know the whites here don't want the ANC in Caledon, so they would have to choose between them or my building."

Plans for the complex, which would accommodate 20 families, were initially rejected by the white Caledon municipality and the coloured management committee because the building covered too much of the plot

After redrawing his plans to suit their requirements, Tobias' scheme was still rejected.

"They still have not given me any reason for refusing the redrawn plans. It does not make sense. The venture would provide employment for builders in the area, it would improve the suburb of Bergsig, where I live, and it would help to address the housing shortage

As someone who was seen to legitimise apartheid sport in the early 1980s, Tobias has turned to fighting apartheid structures from the outside

Apart from his run-in with the authorities over his housing scheme, Tobais is furious that they have failed to provide the necessary services for Bergsig.

"The park in Bergsig has been neglected over the years and so have the roads. When they tried to retar a road last year, they did not even flatten it beforehand — so it's useless

"We need to build a civic in the area to put pressure on these people. In fact, the whole management committee should resign They do nothing to upgrade this area," he said.

Caledon town clerk Mr J Huisamen said the municipality still had to decide on Tobias' plan.

"I wish he would tell the whole truth. It is not the plan that is under dispute, but whether that area could be used for a housing complex.

"There have been objections from neighbours to the idea, and we are waiting for Tobias' response to their objections before we finally decide," Huisamen said.

Huisamen said he had "no problems' with Tobias' plan to sell the land to the ANC for use as a squatter camp.

"He can do what he likes with the land, that is none of my business — it's his land," Huisamen said.

Boesak: Atlantis exploited

(124) Staff Reporter

THE government is exploiting poverty in "apartheid-created" Atlantis to win votes, ANC regional chairman Dr Allan Boesak alleged yesterday.

Dr Boesak said Atlantis residents were living under threat of eviction because the government had lifted "moratoria" on action against rent and electricity payment defaulters.

He said that while the NP appeared concerned about povery in Atlantis, "nothing practical is done to alleviate the suffering" CT 26/3/93

Star 24/3/93

Costly housing site was 'a mountain'

CAPE TOWN — The Labour Party administration in the House of Representatives spent almost R700 000 on a site for low cost housing which turned out to be a mountain, Stanley Simmons (NP Belhar) said in Parliament yesterday.

Speaking in debate on the Unauthorised Expenditure Bill, Simmons said MPs had been taken on an inspection in loco of the property, in the Kirkwood district of the Eastern Cape.

(124)

Astounded

One of the MPs had asked where the farm was, and an official "showed us a mountain"

"We were totally astounded," Simmons said

"How can you buy a mountain and use it for the erection of low cost housing?"

It would cost millions of rands to service the site and level it.

Simmons asked whether anyone had received kickbacks from the sale, and whether the Labour Party MP for Addo, Peter Hendrickse, in whose constituency the farm lay, had been approached for his views on the siting of the project.

He also said that the former LP Ministers' Council had approved the R2 million purchase of a church complex in Parkside, Port Elizabeth, for use as a day hospital.

It was then discovered that the nearby Livingstone Hospital — which had been in existence for 30 years — catered adequately for the area's needs for medical treatment, and the day hospital project was abandoned

Parkside fell in the Schauderville constituency of LP MP Michael Hendrickse.

Simmons said a Coolie Morgan had donated R100 000 on condition that the day hospital be named after him

He asked whether the money had now gone into someone's pockets or into the Treasury now that the project had been abandoned — Sapa.

Rate rise may be up to 141%

CT 23/3/93 (124)

By PETER DENNEHY

SOME ratepayers are likely to have their rates more than doubled from July 1, when the new municipal valuations come into effect

Cape Times' calculations from council-supplied figures indicate a block of flats in Victoria Road in Clifton could well be liable to pay 141% more in rates At present, its rates are R40 891 annually (5,822c per rand on a municipal valuation of R702 360)

From July, it is likely that the new rate will be 1,04796 cents per rand of municipal valuation, and this Clifton block will be revalued to R8 411 180, which means that its annual rates liability will be R88 145

Adding the expected 12% rates adjustment for inflation brings the total to R98 722, or 141% of the present rate

A residence in Cannery Row, Bishopscourt, faces a 105% increase

Decreases are also expected, according to the figures we have so far Several properties in Mitchells Plain and Muizenberg will decline in rates liability

How new valuation will affect suburbs

Road	Suburb	Annual rates now	Going up to	Plus 12%	% hike
Adelaar Rd	Kirstenhof	R1542	1684	1886	+22
Oleander	Thornton	1143	1232	1380	+20
Cannery	Bish Crt	1339	2462	2757	+105
Blenheim	Mit Plain	498	379	424	-15
(flatblock)	Camps Bay	15961	22924	25675	+60
(flatblock)	Clifton	40891	88145	98722	+141
Alexander	Muizenberg	3186	2718	3044	-4
Beresford	Woodstock	3997	4408	4937	+23
Vernon Ter	Zonnebloem	1268	1698	1902	+50
Gray	Cape Town	247	274	307	+24
Goldsmith	Salt River	647	725	812	+25
Clarendon	Ysterplaat	289	388	434	+50
Ryk Street	Brooklyn	973	1010	1131	+16
Bolmear	Rugby	1161	1065	1193	+3
Ninth St	Kensington	328	496	555	+69
Jansen	Maitland	1094	970	1086	-1
Milton Rd	Observatory	696	958	1073	+54
Roughmoor	Mowbray	1132	1562	1749	+54
Riverdale	Lansdowne	918	1047	1173	+28
Gibson	Kenilworth	1806	2062	2309	+28

New valuation figures have not yet been released in general, but the Cape Times asked for access to just those valuations which have already been approved by the valuation court

Over 400 samples of various types of property were initially revalued about 18 months ago, and as these have already been approved they may be inspected, on payment of an access fee

The new rate in the rand has not yet been officially determined, but a good estimate could be worked out from figures given in one example recently by city treasurer Mr Eddie Landsberg

Mr Landsberg said yesterday he was drawing up a report for the council on the possibility of cushioning the valuation-related rate rise by "moving the loading to commerce and industry"

At present, residential properties enjoy a 26% rate rebate (which was taken into account in our calculations, as 5,822 cents in the rand is the present rebated amount) This rebate could be increased

If this were done, all residences would be liable to pay less in rates, even those whose rates are already coming down through revaluation

Eskom power for Khayelitsha

(124)

ABOUT 50 000 Khayelitsha homes will be electrified by Eskom by 1998

Eskom spokesman Mr Charles Cooper made the announcement yesterday after the Electricity Control Board's formal approval that electricity supply rights in Khayelitsha be transferred from the Lingelethu West Town Council — a Cape Provincial Administration agent — to Eskom

Mr Cooper said electrification of the 50 000 homes — at a cost of about R157 million — would begin in the second half of 1993, and it was hoped that by the end of the year 5 000 new connections would have been made

Eskom planned to electrify another 20 000 homes by the end of 1994, a further 20 000 by 1995, another 4 000 by 1996, and another 3 000 by the end of 1997

The approximately 6 500 existing electricity consumers in Khayelitsha would be taken over by Eskom during July

He said negotiations regarding the transfer of Lingelethu West's electricity department's assets and liabilities would also continue

(55) CT 19/3/93

City may phase in rates rise

(124)

ARG 18/3/93

CLIVE SAWYER
Municipal Reporter

TAXPAYERS groaning after yesterday's Budget may be relieved to know the city council is investigating ways of sugaring the rates hike pill.

Sample estimates by city treasurer Mr Eddie Landsberg showed revaluation of properties could mean rates increases up to 70 percent in some areas.

In some — less affluent — areas, rates would go down to keep rates income stable

Executive committee chairman Mr Louis Kreiner said ways were being investigated of phasing in rates increases over a number of years

"We do not want to cripple ratepayers with rates increases," he said

In Johannesburg, a system of rebates had been used to phase in increases over three years

"The system is fair but the long gap since the last revaluation in the 1970s could mean a high impact in more affluent suburbs Phasing in the increases will ease the burden," he said

Mr Kreiner said he had not yet seen the revaluations

New municipal values were meant to take effect in July, but it was possible they could be delayed up to a year

July 1994 has been set as the date for the implementation of the combined billing system for water, rates and electricity.

A system of rebates could be based on the type of property and the area.

Other options being investigated included separate user charges for services

Power arrears rise

Municipal Reporter (124)

ELECTRICITY arrears rose by R10 million to R37,6 million in the 12 months to January ARG 17/3/93

City treasurer Mr Eddie Landsberg said arrears increased by R1,8 million in the January/February billing cycle

Arrears were worsened by the recent price rise, a moratorium on disconnections between November and January and the present low level of disconnections, he said

Warning on mortgage bonds, resale ratios

(124)

CT 16/3/93

By MAGGIE ROWLEY
Property Editor

[illegible] first warning signals that bond [illegible] Cape Town house could exceed [illegible] sale value of the property [illegible] being [illegible] Phillip Goodman [illegible] situation which had been tant [illegible] previously [illegible] particularly over the last two years [illegible] lifting of the Group Areas Act, [illegible] seen in historically white [illegible] he said.

He said Goodman was due to a [illegible] factors including the fact that prop[illegible] prices had declined in the past [illegible] months.

Properties in [illegible] boyl area [illegible] recently selling at between -5% to [illegible] figures re[illegible] when the market [illegible] in late 19[illegible]

In addition Goodman said when the market was moving up financial institutions had been more lenient in the sale of bond. They were [illegible]

In the old days they were more [illegible] in granting bonds is almost [illegible] the square metre age of the house [illegible] and so [illegible] they are [illegible] the client and his [illegible]

Goodman said he knew of at least [illegible] where banks had foreclosed on properties where the resale value was not able to cover the mortgage bond.

While the situations by no means [illegible] prevalent [illegible] in the United Kingdom the warning signs are there [illegible]

[illegible] Estate [illegible] in a spe[illegible]

[illegible] and I think [illegible]

[illegible] of this nature [illegible]

According to the Seeff Residential Property [illegible] the company had not noticed any particular trend of forced sales but [illegible] prices matching the [illegible] bond in the price [illegible]

According to our major building [illegible] in repossession also [illegible] months only one was sold at [illegible] neither here nor there.

However the Seeff spokesman said the [illegible] somewhat different in the traditional coloured occupied suburbs where [illegible] their bond percentage levels [illegible] possession proceedings had [illegible] and lost interest added to the [illegible] were often below the mortgage [illegible]

"This is because a house sold on [illegible] always achieves at least 20% below market value."

Both Abe Taylor, chairperson of the National Property Forum and Sean Parker of Good Hope Real Estates said resale prices of properties below that of the bond on the property was "highly common" in previously zoned coloured areas in the past year.

"A lot of the repossessions are in new developments where the financial institution concerned entered into an agreement with the developer and in some instances granted bond [illegible] that the transfer fees and other costs were covered by the bond.

"So right from the start the market value of the property exceeded the bond over the property and with house prices dropping, this differential is even more severe."

Kingsley [illegible] of the NBS, said repossessions in [illegible] areas had been in the main attributed to a combination of events not least of all developers' incentives falling away.

"A number of developers [illegible] the properties with [illegible] incentive to buyers in the form of a subsidy on the bond repayment for a certain period. Suddenly this comes to an end and the bondholder finds himself in a sticky."

"Unfortunately some financial institutions were also granting 100% bonds to buyers taking into account joint incomes of husband and wife. It only takes one of both of them to lose their job and they have got major problems.

"In these cases interest is capitalised and it can easily result in the outstanding bond exceeding the market value of the property," he said.

CT 16/3/93

Arrears in city could top R46m

CITY electricity arrears could exceed R46 million by the end of winter, city treasurer Mr Eddi Landsberg has warned

A report before the City Council Executive Committee today will show that electricity arrears have increased by R10m (36%) to almost R40m in the last year

By January rent arrears were about R37,6m and arrears have increased since then by R1,8m (124)

Electricity arrears stabilised at about R35m in October last year A moratorium on disconnections in 14 areas was instituted by Exco after community protests led to a R400 000 increase in arrears in those areas

Mr Landsberg attributed the increase to a recent tariff increase, a moratorium on debt and a fairly low number of disconnections — Sapa

Look who's looking over the houses that Barend helped build

S/Times 14/3/93. (124)

By GLENDA NEVILL

BAREND du Plessis is acting as a consultant for a company planning to bid for a controversial R5-million housing estate for coloured ministers, built when he held the purse-strings as Minister of Finance.

When he was photographed on Friday at the mansions, which are to be sold by public tender, Mr du Plessis reacted angrily and warned that if the pictures were published, it would cost the Sunday Times "thousands of rands".

"I am here in a professional capacity as a consultant for a very, very large company," he said

"It could be injurious if this was reported on. I don't want photographs taken or reports written about me. It will cost you — and that is a promise"

The 236-hectare Walmer Estate complex, which abuts District Six in Cape Town, was built at a cost of R5-million during PW Botha's reign, for occupation by the Rev Allan Hendrickse and six ministers in the House of Representatives.

But the houses were never occupied after their completion in 1989 as a result of a successful campaign by Walmer Estate residents to "keep the traitors out".

The estate was put up for tender as an entire unit by the Department of Public Works this week

State President FW de Klerk said at a press conference earlier this month that the complex had become "too controversial", and it had been decided the government's best option was to sell it.

The complex contains seven double-storey ministerial mansions, with a swimming pool and tennis court — and sweeping views of Table Bay in front and Table Mountain at the back

Although no-one has ever lived in the complex, the houses, the swimming pool and the gardens have been kept in pristine condition.

A landscape architect-designed water feature runs through the property, which is crossed by little bridges leading to other houses. The houses are unfurnished, except for curtains and carpeting.

The estate is surrounded by double security fences and surveillance cameras.

But estate agents have said the government will not get its money back because the houses are not in a good area.

Residential sales soaring along False Bay coastline

(124) S/Times (BUSS) 14/3/93

By LEW ELIAS

MUIZENBERG is beginning to experience the boom expected to come from the area's proposed waterfront development

At least two of the area's estate agents reported sales in excess of R1-million for February with a number of people from out of town either buying or expressing interest in property along the False Bay coast

The hotel, cinema and shopping complex in the vicinity of the recently revamped railway station is expected to be built at a cost of R150-million

A development of restaurants, shops and cinemas, similar to Table Bay's extremely successful Victoria and Alfred, has been given the green light by the council An adjacent site is set to become a 150 bed luxury hotel, with plans for an overhead walkway to link the two areas to another complex planned for the parking lot near Surfer's Corner.

The whole complex is a co-operation between the city council, Spoornet and private developers

Plans are also in the pipeline for a massive development around the pavilion, but details of this are still being discussed by the developers, the Muizenberg Business Association, the council and residents

MBA chairman Jeremy Poole said "The current market upswing is partly due to positive statements on the beachfront developments."

A large number of homes were sold to out-of-town buyers, which is also being partially attributed to Muizenberg's development proposals

On the other hand, violence in other parts of the country could also be prompting people to move to quieter parts of the Western Cape.

Brian Bendeman of Martin Property said his company had a number of recent enquiries from people in the Vaal Triangle and Natal

"There is a definite demand for property from the Vaal Triangle at the moment — but we will have to wait and see if the interest is translated into sales," he said, adding that enquiries for holiday/retirement homes from Natal were possibly related to the violence there

Jose Fernandez an estate agent in the area said last month was the best month his company has had in its 12 years of existence.

Property sold was 50 per cent up on February last year and a number of homes were sold to people from up-country

"People are beginning to see the potential of Muizenberg and the False Bay coast and are investing here

"The new development is soon going to become a selling point and it is sure to greatly increase the area's desirability," he said

Mr Peter Lombard of MGM Estates sold a restaurant to recent German immigrants, an apartment near the beach to a French family, while other properties sold last month went to people from the Reef and Free State — including one to a Johannesburg financier

New effort to house thousands

(124) ARG 13/3/93

■ A new township development in Delft, near D F Malan Airport, will house 2 000 low to medium-income families by August — still leaving at least 110 000 African and coloured households on Provincial Administration and House of Representatives waiting lists.

TYRONE SEALE
Weekend Argus Reporter

RENEWED efforts will be made in the next few months to begin meeting the low-cost housing shortage in Greater Cape Town — with an estimated 110 000 families in the queue.

The quest will be concentrated in Delft township where 4 200 families earning between R1 000 and R2 000 a month have been housed since development began in 1990.

Promoted by the House of Representatives as an "affordable" suburb, Delft should have 10 000 homes by 1996.

Housing developers flocked to the local information centre this week to hear House of Representatives special projects director Mr James Slabbert discuss the House's plans to provide 2 000 dwellings by August.

Developers have been challenged to build 400 houses at a basic development cost of R15 000 each, 600 homes at R10 000 apiece and 1 000 units of R5 000 each.

These will be designed for families earning as little as R800 a month and who will eventually pay between R16 000 and R28 000 for simple accommodation which will allow them enough space for extension and the upgrading of electrical and plumbing systems.

Mr Slabbert said that as local authorities in and around Cape Town had to date used R10 000 — in development costs alone — as a benchmark for low-cost, ownership housing, developers in Delft's new Town 3 and Town 7 would need to be even more innovative.

Most of the families who will live in Delft are currently sharing homes in Cape Flats townships and in Stellenbosch and surrounds.

In Greater Cape Town there are 80 000 such coloured families alone, according to Mr Slabbert.

Mr Ike Morape, chief housing administrator for the Ikapa Town Council, said this week the Ikapa waiting list included 30 000 "backyard" households in the Langa, Nyanga and Guguletu area, and this figure did not include people in informal settlements

Mr Slabbert said that while the scrapping of the Group Areas Act made it possible for the House of Representatives to market areas such as Delft and Blue Downs to the African community, political decisions had to be taken on the merging of separate waiting lists.

Mr Morape said while such integration was technically possible, it made little sense to merge the lists while the respective authorities were each burdened by excessive housing demands.

Back in Delft, Mr Slabbert said the demand for housing was so severe that the area had already produced its first generation of landlords.

LY ON SALE ... A businesslike Mr Barend du Plessis at the never-occupied Walmer Estate
nal housing complex which was opened to tender yesterday Picture: ANNE LAING

Barend in on sale of homes

(124) CT 13/3/93 3

Staff Reporters

FORMER Minister of Finance Mr Barend Du Plessis is helping to sell the seven "white elephant" ministerial homes in Walmer Estate — built while he was holding office

The controversial houses — completed for tricameral ministers in 1989 at a cost of R5 million but never occupied — were opened to public tender and had their first public viewing yesterday

When spotted, Mr Du Plessis, who was once tipped as the next State President and who suddenly resigned all his political posts last year, advanced angrily at press photographers and threatened he would make them "pay" if he saw his face in a newspaper

Guiding businessmen through the complex, Mr Du Plessis said he was present in his private capacity as a paid professional consultant and the press had no right to even report his being there

When told the complex was open to the public, Mr Du Plessis said one did not take photographs of a doctor operating on a patient, and as a consultant he should be afforded the same privilege

As he left with clients, he renewed his verbal attack on a Cape Times photographer, saying he was not public property and his reputation as a private consultant could be harmed as well as the "very large company" he was representing

The complex is one of the properties the government has earmarked for disposal to ease the burden of the taxpayer and is described by the Department of Public Works as a prime residential complex protected by "a substantial security system"

A department spokesman said

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From page 1

Barend

(124) CT 13/3/93 (304A)

Mr Du Plessis was not acting on their behalf.

Mr Du Plessis was recently appointed as a non-executive director to the Sage group

Mr Louis Shill, managing director of the Sage group, said yesterday he was "surprised he (Mr Du Plessis) is involved in anything of that nature".

But Mr Shill said he would be interested to know whether Mr Du Plessis was involved with another group because "conflicting interests could arise" (124)

According to the Department of Public Works press notice regarding the property any "registered estate agents may introduce tenderers An agent initiating a tender leading to acceptance will be entitled to one percent commission on the tender price".

"With unsurpassed views of Table Bay" the 2,36 hectares which has "exceptional possibilities for a discerning purchaser" is expected to fetch millions

The property will be open for a second public inspection next Friday. Tenders for the property close at 11 am on April 14.

ROOM WITH A VIEW: These houses and gardens have been kept immaculate for eight years for owners who never moved in
Photo Guy van Raaij

Pre-packed paradise stands empty

SOUTH 13/3 - 17/3/93. (124)

By Justin Pearce

IMAGINE commuting from the Cape Flats to the City to clean the swimming pool of a house that's never been lived in

That's the daily routine for the labourers who are paid by the government to look after six houses in what used to be District Six

These are the houses built in 1985 for ministers in the House of Representatives which they chose not to occupy

They chose instead to be paid by the government to live in their own homes

The houses are surrounded by a concrete fence about three metres high, topped with steel barbs and electric wires

Inside the fence is a strip of grass about a metre wide which can be floodlit at night Inside that is another fence made of steel mesh, also around three metres high

Strategically-placed watchtowers command a view of the entire perimeter.

There's only one entrance which you reach by winding through the wasteland of District Six and then vanishing down a road marked "cul de sac".

Then you are confronted with a guardhouse with a notice demanding that you produce your identity document, and steel gates high enough to crush an insurrection

But today the gates are open, the guardhouse empty Perhaps the government has learnt that empty houses are not popular targets for armed revolutionaries

Turn your back on the brown gravel and scrubby vegetation, and walk through the gate Inside the fence the lawns are green and meticulously cared for, surrounded by fragrant flowering shrubs In the middle of it all is a sparkling blue swimming pool

All day and all night the pool's filter pumps water that no one has ever swum in.

A permanent staff of 15 has watered, mowed and scrubbed this little pre-packaged paradise ever since it was built They are paid by the Department of Public Works, which also pays for the lawnmowers, edge trimmers, pool chlorine and whatever else you need to maintain a garden that exists only to provide employment opportunities.

The workers think that their task is a little strange, but these days a job is not something to complain about and they are seldom overworked

Then there are the houses, six of them in yellow brick, looking rather like upmarket telephone exchanges

Through the net curtains you can make out immaculate cream-coloured carpets but no furniture

All the houses have magnificent views of Table Bay, but don't look as if they were designed to be lived in Which is perhaps just as well, seeing that no one ever has

Not comprehensive — community

Ikapa study over in 1 day

ARG 13/3/93 (124)

■ The findings of an investigation into the financial matters of Ikapa Town Council will be released to the Cape Provincial Administration

WILLEM STEENKAMP
Weekend Argus Reporter

AN urgent investigation by an independent committee into alleged corruption and irregularities in the Ikapa Town Council started and ended last Monday.

The findings of the investigation are expected to be released by Monday

Sources close to Ikapa this week expressed concern that the committee concluded its investigation in one day It was felt a more comprehensive investigation was needed because of the severity of the allegations and the feelings of the community

Mrs Melanie Dedekind, spokeswoman for the Cape Provincial Administration, said no time limit was put on the investigation The brief was to investigate all aspects of the allegations and do everything possible to identify any irregularities that exsisted

The CPA appointed the committee after it received a preliminary report of an internal audit of Ikapa's finances from the Auditor-General's office

A number of alleged malpractices and irregularities in the formal and informal tender system of Ikapa were disclosed in the report

Weekend Argus last week reported on the alleged irregularities and the appointment of the investigating committee The committee consists of Mr John Marshall, former town clerk of Bellville, and Mr J van der Ryst, an accountant from the Eastern Cape

This week Weekend Argus was supplied with new damning disclosures about the alleged irregularities from sources close to the Ikapa Town Council

It is alleged that

■ The difference between legal and illegal informal tenders which were finally accepted by the council was as much as R8 000

■ Companies were allocated tenders without other firms being given the opportunity to tender for the work

A formal tender for refuse removal, initially granted to a private company to work in the Brown's Farm area, was extended to incorporate the large Ikapa area without new tenders being called for

It is understood the private company was paid about R600 000 a month to remove rubbish in these areas — an amount described as exorbitantly high

Weekend Argus was told the company did not exist before receiving the Brown's Farm and Ikapa contract

According to sources, the amount for the refuse removal service was high because the charge for cleaning was based on thousands more houses than actually existed

And in many cases refuse was simply not removed and was piling up

■ Concern was also expressed about the safekeeping of documents and papers relating to certain financial transactions

Weekend Argus was told there was a very real possibility some documents might already have been "misplaced", and some senior officials closely involved in the informal tender system had direct access to documentation

It was felt all officials involved should be temporarily suspended

Mr Jan van Eck, ANC MP, said the committee appointed by the CPA did not have the support of the community as it was not chaired by a retired judge or magistrate

Mrs Dedekind of the CPA said all files were immediately sealed, but because of the lack of evidence in connection with irregularities and the alleged involvement of officials rectifying steps could not as yet be taken

She said the CPA was seriously concerned about the allegations and was committed to do everything possible to ensure speedy and comprehensive action if neccessary

Mrs Dedekind stressed further actions might be instituted as soon as the CPA received the committee's report If any other information was brought to the CPA's attention, even from outside the committee, it would be acted on

Battle over house settled in court

SOUTH 13/3-17/3/93 (124)

By Justin Pearce

MRS RACHMAT Davids was surprised when builders arrived to remove the roof of her kitchen and toilet

Surprise turned to anger when it became clear that the builders were in no hurry to replace the roof, and the two rooms became flooded as soon as it rained

That wasn't the end of it Davids and her husband, Mr Salie Davids, told in affidavits submitted to the Supreme Court how the workmen dumped rubble in the toilet, leaving it unusable

Then the outside tap, the house's only water source, disappeared under a pile of masonry

The rubble and dust also got into the house and ruined the furniture Her carpets disappeared under a thick layer of grey dirt

The builders removed four windows from the house, replacing them with frames but no glass

Davids and her husband have rented the house in Sir Lowry Road, Woodstock, for the past 29 years Neither of them knew who the owner of the property was — they paid their rent every month to an agent, Golda Jacobs Properties in Cape Town

In September last year Davids received a letter which she did not understand

It was signed by a Mr Ismail Ryklief, and written from the offices of Homefinders Property Consultants

When she asked what the letter meant, she was told that new occupants were taking over the house in January 1993 She and her husband would have to move out

Davids had no assurance that the man who signed the letter was indeed the owner of her house Enquiries by her lawyer revealed that this was probably true, and her husband was also told by Ryklief that the couple would have to move out.

However, no legal steps were taken to terminate the lease which she had held for close on three decades

Consequently she felt she had every right to remain in her home even as it was being taken to pieces all around her

Davids realised that the law was the only way to stop her landlord from continuing to demolish her home "The people who have money think nothing of the people who have no money," she said

Lawyers argued that Davids had a clear case against her landlord The law states that even if a house is being occupied unlawfully, owners may not take the law into their own hands and interfere with the tenant

If the owner wishes to evict a tenant, this must be done legally through the sheriff

An urgent application on February 26 ordered Ryklief to stop damaging the house and to repair the house immediately to make it habitable again

But Ryklief's builders continued their work The water supply was restored but the house remained uninhabitable Mrs Davids developed a bad cold from sleeping in a house with most of the windows removed

The couple spent their days at the home of Mrs Davids' sister, but had to return to their ravaged home to safeguard their property at night The absence of windows made their house a free trade zone for burglars

It took a second court hearing to ensure that Mr and Mrs Davids could once again use their own toilet Ryklief signed an agreement to make the house habitable by the end of this week and to pay Mrs Davids' legal costs

ARG 12/3/93

Police, council to study views of marchers

(124)

EDWARD MOLOINYANE
Staff Reporter

THE Crossroads Town Council and the South African police are looking into complaints contained in an memorandum submitted by more than 2 000 protesters from the township

The complaints centred on the ANC Crossroads branch chairman Mr Jeffrey Nongwe, whom residents say makes arbitrary housing decisions.

The march was organised by the ANC and South African Communist Party alliance in Crossroads.

Nyanga station commander Lieutenant Henry Hubbard and Crossroads town clerk Mr Tolie Thorpe said they would look into the complaints.

The authorities were asked to disarm and act against Mr Nongwe's supporters who have been attacks in which five people were shot and wounded

Driftsands: Housing vital, claim planners

ARG 12/3/93

(124)

JOHN YELD
Environment Reporter

PROCLAIMING a nature reserve normally will not stop occupation if there is a shortage of residential land in the area, says the Serviced Land Project.

The project, a joint initiative by the Cape Provincial Administration, regional and local authorities and community organisations to plan residential areas for low-income families, was responding to objections to the proposed deproclamation of the Driftsands Nature Reserve near D F Malan Airport.

Part of the reserve has been occupied since 1990.

Last week, the Driftsands Task Group strongly opposed deproclamation of the 600-hectare reserve — the largest on the Cape Flats — until a settlement with "built-in guarantees that the whole area will not be lost to development after deproclamation" had been negotiated

In a statement, the Serviced Land Project said the deproclamation followed months of negotiations with "relevant stakeholders."

It recognised the urgent need for a negotiated structure plan for Driftsands because of increasing pressure on the land and the risk of large-scale occupation, "in the absence of proper planning and management"

"Experience has shown that the proclamation of an area as a nature reserve is generally ineffective in preventing land occupations in a context of severe land shortages," the statement said

Row on rates hikes heats up

CT 11/3/93 (124)

Council 'won't spell out details'

By PETER DENNEHY

AS ratepayers reacted angrily yesterday, the council refused to spell out exactly what rates increases they could expect in various suburbs from July 1 when the new general municipal revaluation comes into effect

Mr Frank Helm, the chairman of Ratepayers in Revolt, said the council seemed out of control as it was spending money "like a drunken sailor" The sooner the councillors were "booted out of office" the better it would be for everyone, he said

City treasurer Mr Eddie Landsberg said his figures were not ready yet, but he had made rough estimates on specific properties in Camps Bay, Plumstead, Claremont and Bishopscourt

In those cases, the increases occasioned by the revaluation were likely to be Camps Bay 60%, Claremont 40%, Plumstead 20%, Bishopscourt 60%

This means that from July 1, the owners will be paying those percentages extra, plus another 12% or so, on the original amount which will be required as the normal annual increase in rates

Mr Landsberg said that not all properties in Cape Town had yet been assigned a provisional new municipal valuation, so he could not release detailed figures at this stage

However, the Cape Times was able to work out the rate in the rand that he was assuming when he gave an example of a house in Camps Bay valued at R63 000 in 1979 and R560 000 in the latest revaluation

Since that property faces a 60% increase in rates payable, its present R3 667 a year payment on 5,822 cents in the rand must rise to R5 868 The owner must pay 1,04796 cents in the rand from July 1 to get to that figure from a valuation of R560 000

The new rate is 5,5 times higher than the present one This could mean that in the present revaluation, the average property has risen to 5,5 times its 1979 valuation

Any owner whose property has risen more than that will have to pay more in rates, while those that have risen less will pay less

It is reliably understood that the values of residential land from Observatory through Sybrand Park, Rondebosch East, Southfield and Plumstead have generally risen to six times their 1979 valuations, while the upmarket parts of Rondebosch have gone up to eight times what they were, Camps Bay to nine times, and Bergvliet to seven times.

According to preliminary figures available to the Cape Times based on just the land component of valuations (rather than land and buildings combined), areas in which rates could fall include Muizenberg, Retreat, parts of Southfield, Brooklyn, Rugby and Mitchells Plain Salt River remains roughly the same

There may be surprises in store for some lower-income owners, as not all of them will pay less Taking an example based on land value alone, a property in Bonteheuwel with a 1979 valuation of just R1 260 now faces a revaluation to R27 710, nearly 22 times the previous one

This would lead to a rates increase from R73 a year to R290 a year — close to 300% Yet this is an atypical case

W Cape house sales jump in February

CT 11/3/93 (124)

By MAGGIE ROWLEY
Property Editor

HOUSE sales in the Western Cape picked up dramatically in February after slumping the previous two months, latest statistics compiled by Property Services show.

However while they were up as much as 50% in some areas, with only two areas recording lower sales last month than in January, without exception they were well below last February.

Whether or not the improved sales are indicative of the market firming or merely a seasonal aberration will only be evident in a couple of months, market sources said

While sales have picked up, it is still taking a long time to move property with the average period sold houses had been on the market varying bewteen 47 and 128 days

The most dramatic increase was recorded in the False Bay suburbs where house sales in February were double that of January but still 21,1% down on February last year

However the number of flats sold in the area was down 53% on the previous month and 68% on February 1992.

In the southern suburbs 131 house sales were recorded last month, against 96 in January and 218 in February 1992

The number of flat sales in February was only marginally higher than in January and strongly down at 34%

In the City Bowl, house sales shot up 50% in February but still lagged those in February last year by 33%. The number of multi-units sold was down 31% on the previous month and 34,5% below those of last February.

Sales last month were not very good in the northern areas House sales totalled 117, almost the same as in January, but were down 52% on a year ago while flat sales fell 41% to 23 in February, 75% down on the corresponding month last year

House sales in the Atlantic suburbs were down 9,1% overall on February last year and 33,3% down on January's sales while flat sales increased

A total of 93 flats were sold last month in the Atlantic suburbs, an improvement of 46,3% over January's figures but 15% lower than in February last year

In the Hottentot Holland areas both flat and house sales were up a dramatic 46,3% on January but were still 15% lower than in February last year

Rates set to soar

CT 10/3/93 (124)

70% rise in some areas — official

Staff Reporters

CITY ratepayers can expect a shock rates increase of over 70% in some suburbs from July.

For the first time, the city council has conceded that its new municipal valuation will bring huge rates hikes in the affluent suburbs while rates in poorer suburbs would drop

But the balance of R416 million from rates would still be achieved

City treasurer Mr Eddie Landsberg told 100 Camps Bay ratepayers at a meeting on Monday night that the forthcoming rates increase on one "good example property" in that area could be in the region of 60%

In August last year, the council warned that valuation would lead to considerably higher municipal rates in prestige suburbs.

The new valuation adjustment and yearly rates increase both come into effect on July 1 — giving a combined increase of over 70% in some areas.

A source at the meeting said Mr Landsberg had also given Bishopscourt as an another example in the same valuation bracket as Camps Bay.

Interviewed by the Cape Times yesterday, Mr Landsberg said "I took only one Camps Bay property."

But he added "My staff and I thought this one might give a good indication of what the rate might be"

The property he used was valued at R63 000 in 1979 and in 1990 valued at R560 000

The source said Mr Landsberg had said "rates would be reduced in other areas"

ANC assistant-secretary Mr Willie Hofmeyr said last night that historically poorer areas in the greater Cape Town area have paid disproportionately high amounts for rates and municipal services

● **Rates in Camps Bay set to soar by 70% — Page 3**

Camps Bay reeling over 70% rates hike

(124) CT 10/3/93

Staff Reporters

CAMPS BAY residents were shocked by city treasurer Mr Eddie Landsberg's announcement that they face a rates hike of more than 70% in July

However, other city suburbs were expected to benefit from reduced rates at the expense of the prestige suburb.

Camps Bay Ratepayers' Association chairman Mr Mel Richter said after a meeting on Monday night "People were very unhappy with what Mr Landsberg said — it was quite a shock."

Ratepayer Mr Hugh Frost said residents expected an increase but were "shattered" by the amount

He said property in the area had been snatched up by "overseas buyers" and not all residents were rich as perceived

Some householders in Camps Bay already pay nearly R400 a month, and a 70% increase would mean that this rises to R680

Mr Landsberg said he had warned residents there not to hold him to figures he mentioned, as he is not absolutely sure of them

He said there was no "hit list" of areas that would be made to pay more. As a rule of thumb. The higher the class of an area, the more likely it was to have a high rates increase

Plush govt pads up for sale

(124) CT 10/3/93

Staff Reporter

PLUSH government mansions, many which lay vacant for years with their unused manicured gardens being patrolled by police, were being sold to ease the burden on the taxpayer, said a spokesman for the Department of Public Works.

The department has put about 20 government properties on the open market, including the historic Rheezicht in Sophia Street, Oranjezicht, official residence of Minister of Administration and Tourism Dr Org Marais.

In 1990 and 1991 Mr Marais was paid a total of R125 162,21 after tax, "compensation" for not living there and residing in his own home.

The department spokesman said the sale was because the properties were "costing the taxpayer too much".

Interest has been expressed by foreign governments in some of these properties, including inquiries from the Japanese and Taiwanese, said the spokesman.

EF

Informal housing idea trashed

(24) ET 9/3/93

Municipal Reporter

INFORMAL and "starter" houses which the council may provide in Steenberg and Retreat would amount to "ready-made slums", the Concerned Residents of Steenberg and Retreat (Crosar) said yesterday

The group said the government and council were not elected by the people and "we therefore reject their unilateral actions against the people"

The provision of "backyard hokkies, pondokkies and starter houses of just four walls and a roof" amounted to restructuring, the group said

However, council housing chairman Mr Neil Ross yesterday said he was recently berated at three community meetings for the council's slow progress in providing starter houses No decision had yet been taken on whether to provide the houses

Crosag also lashed out at the installation of pre-payment electricity meters, "at the cost of council jobs"

Sad humour keeps Booysens hoping for their own home

(124) ARGUS 6/3/93

TYRONE SEALE
Weekend Argus Reporter

Q· Why do Blue Downs residents bolt burglar bars over their TV sets?
A To restrain their children during food commercials

Mrs Sophia Booysen is one of an alarming number of Blue Downs residents who understand the heartbreaking truth behind the morbid humour born out of the misery of families straining under a combination of hard times, ignorance about the major obligations of homeownership and agents' and developers' over-eagerness to strike a deal.

Before moving to Blue Downs in August 1988, Mrs Booysen, her husband Stephen and their three children, now aged five, 11 and 14, paid R90 a month to live in an Elsies River shop where their tenancy doubled up as a security system

"Even so, they broke into the shop three times a week and we would be up all night, disturbed by the alarms, police sirens and thieves running through the shop. We couldn't go on living like this, so we moved"

They made the move to Forest Glade and a three-bedroomed house costing R65 000

Mrs Booysen, a nurse, and her husband, a driver-cum-handyman, combined their earnings with those of two of her brothers who were living with them and, using this figure, they sailed through a bond application

They were particularly attracted by a finance plan that obviated an initial deposit and which stipulated that they would only begin to pay their R1 100 instalment at the end of the fourth month

It was the knell of destruction for the Booysens

"Just over a year after moving in, I lost my job for health reasons and my brothers left for other reasons We couldn't afford the house any longer," Mrs Booysen said

Less than two years after moving into the first house they could call their own, the Booysens witnessed the sale in execution of their home, and settled for renting the house from United Bank.

Once that house was sold, the bank moved them to another dwelling that had become vacant following repossession, and so they found their way back into the rent cycle, paying an average of R500 a month

Blue Downs estate agent Mr Barend Dreyer refers to these families as "the security guards" of Blue Downs

Already faced with failed bonds, banks cannot afford to allow houses to remain empty for more than a few days, because that is all the time thieves need to strip a dwelling of its hot water geyser, toilet seat, basins and sinks, built-in cupboards and windows, says Mr Dreyer

Repairing such a house for resale or rent after repossession can only increase the bank's liability and destroy its faith in the area.

The Booysens lived in one such house where bathroom windows had been ripped out and where it appeared the previous owners had regularly built a fire in one of the bedrooms — which was also infested with bugs that bit the Booysen children, causing illness

Still, Mrs Booysen believes her family's plight will diminish once she gets her job back

She admits there are no guarantees, but she keeps hoping:

"We must have a place of our own We can't keep moving around like this"

Boycotters tell manco to resign

CT 8/3/93

(124)

Staff Reporter

RESIDENTS of Nooitgedacht in Bishop Lavis began a rent boycott on Saturday by marching to to the rent office of the Regional Services Council to demand the immediate resignation of the management committee

The march, attended by more than 500 people, was organised by the Parent and Youth Congress of Nooitgedacht

Local leader Mr Charles Abrahams said the marchers also demanded the eradication of pests and the repair of ventilation systems, windows, broken doors, sewage pipes, and gutters

Residents also demanded that evictions be stopped.

The RSC replied by saying the management committee could not be dismissed without evidence that they were involved in corruption, said Mr Abrahams.

Mr Abrahams said the RSC had asked for sworn statements by residents against their (RSC) members

Mr Abrahams said his group would meet RSC officials on Monday, March 29, to discuss the demands

(124) ARG 6/3/93

Downs blues fading

TYRONE SEALE
Weekend Argus Reporter

BANKS and other financial institutions are again putting their money where the House of Representatives hoped to house a generation of coloured families who spilled over into rented accommodation after the establishment of Mitchell's Plain

Blue Downs, the six-year-old, sprawling, lower middle-class area bordering Eerste River and Kuils River, is slowly shaking off its stigma as a place where new homeowners flee their financial obligations, where children go to bed hungry and where banks and building societies fear to tread

Community and bank sources interviewed by Weekend Argus this week were unsure of the number of families living in Blue Downs and gave estimates ranging from 3 500 to 5 000

The image of a struggling, hopeless community developed shortly after the House of Representatives, developers and bankers cut the ceremonial ribbons on the fledgling metropolis which they hoped would eliminate the coloured housing backlog

While most Blue Downs residents pursued new homeownership with diligence and pride, and with interest rates pitched at 12,5 percent about six years ago, others failed

They fell prey to soaring interest rates, job retrenchments, monthly water bills as opposed to quarterly bills in the Cape Town municipality, and Eskom electricity rates that were higher than City Council charges

Behind the enticing billboards that advertised new homes in such "suburbs" as Electric City, The Conifers, Fountain Village, Forest Village, Stratford Green, Hillcrest and Silversands, the struggle for survival continued

Pictures ANDREW INGRAM, Weekend Argus

☐ **ON THE MOVE:** Former homeowner Mrs Sophia Booysen and her son Steve, 5, in their fifth rented Blue Downs house There is a possibility of another move again in May if United Bank sells the house.

The Rev Chris Nissen, a Blue Downs resident and activist and regional executive member of the ANC, says "Some of the people in this area came from Mitchell's Plain, thinking this was a better area in which to live Others came from places where they had been sharing accommodation

"At the beginning bond repayments were not allowed to exceed 25 percent of the breadwinner's income, but as developers became keener to sell the houses they had built on land for which they paid the House of Representatives R2 a square metre, they arranged for bonds based on joint income That meant you could take the income of the owner and his or her spouse, and add the income of a granny or working son or daughter, and qualify for a bond

"When circumstances changed in these families and they lost part of this combined income, they fell into trouble"

Mr Nissen says the extent of this trouble is clearly reflected in the virtually blanket refusal over the past two years of banks to fund the building of new homes in Blue Downs

■ The blues are dispersing at Blue Downs, six years after aspirant homeowners moved into the area and fell prey to rising interest rates, increased joblessness and home repossessions

Their assistance had been restricted to giving existing, defaulting owners as much grace as possible before repossessing

"The banks realised they could no longer take for granted what the estate agents were telling them They had simply lost too much money"

Mr Harry Green, who administers United Bank's "properties in possession" as repossessed homes are officially known, agreed this week that banks had lost fortunes in Blue Downs, but said repossessions were on the way down

"They have decreased significantly since the recent drops in interest rates People are holding on to their houses and we are making great efforts to keep people in their homes"

Mr Green said few repossessed homes remained to be sold in Blue Downs due to banks' refusal to fund new development in the area over the past two years

Repossessed properties were being resold at prices "for which you cannot build such houses today" and banks were therefore bending over backwards to help new owners hold on to their investment

"Development is continuing on a small scale We do lend there on a selective basis and developers are building on a selective basis There is no carte blanche for loans in that area, but I'm sure conditions will improve," Mr Green said

NBS regional manager Mr Kingsley Loney also expected a turnaround in the depressed Blue Downs market

"The NBS finds that while, regrettably, it still has to take properties to sale in execution, where borrowers are unable to meet their commitments in any way, the area is stabilising in terms of the fact that there is amarket of qualifying buyers interested in the properties

"The NBS is registering new bonds in the area, predominantly resales of repossessed properties The lowering of interest rates will prove of assistance to homeowners and hopefully Blue Downs will make positive progress"

Echoing this optimism, Mr Graham English, director of the recently launched Blue Downs Utility Company, said new avenues of financing were opening up to Blue Downs buyers

The Blue Downs Utility Company is headed by two of the five housing developers who originally built homes in the area

Using an allocation from the House of Representatives and funds from building societies and banks, the utility company hopes to issue its first loans at the end of the month to boost building operations in the area and to assist homeowners who are in financial trouble

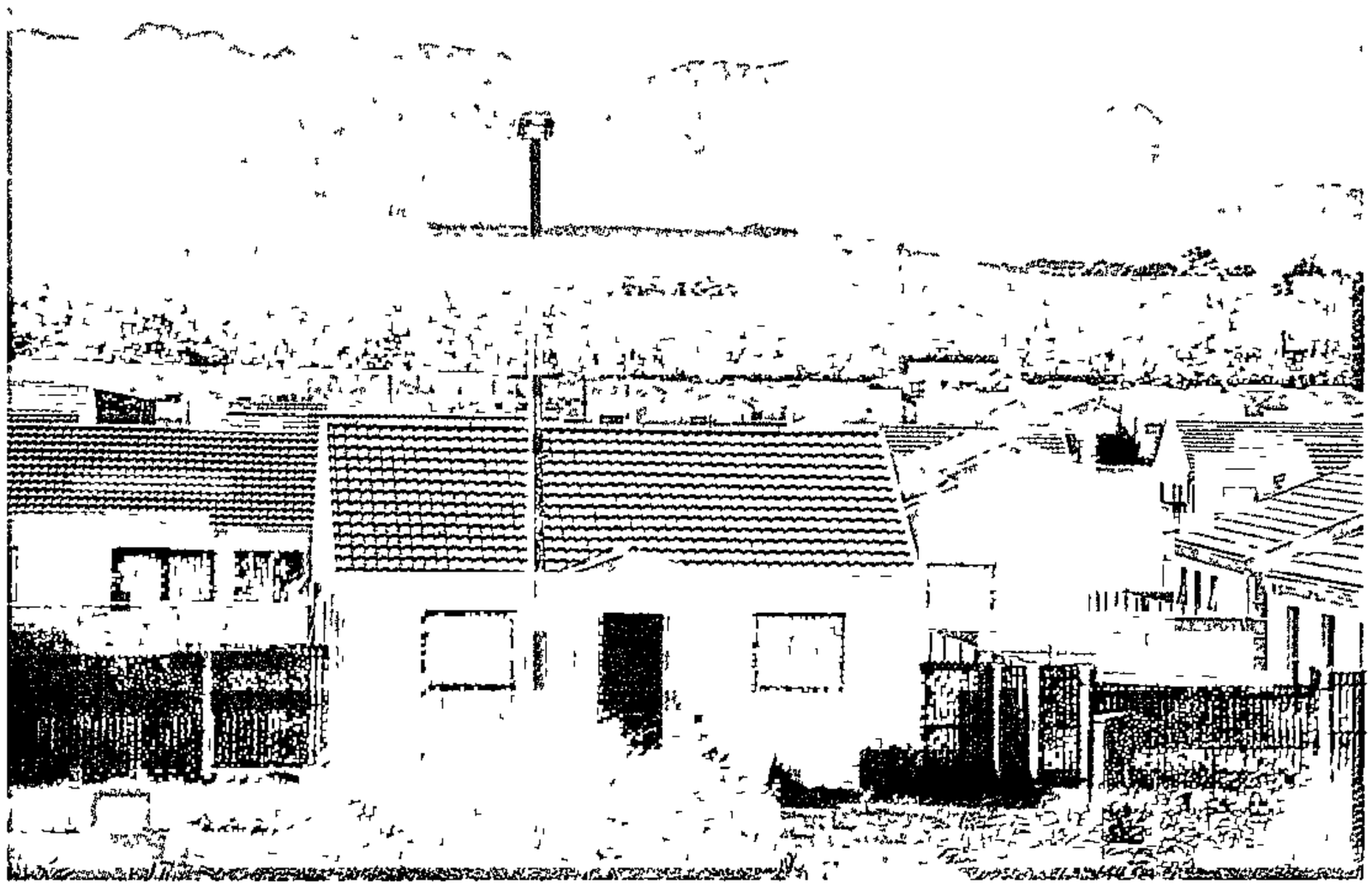
Patrick a double storey 'tycoon'

124

AIG 6/3/93

TYRONE SEALE
Weekend Argus Reporter

□ **DREAM BUILDER:** Putting his money where his confidence is, Blue Downs resident Mr Patrick Hendricks is building a second home, using his own money



□ **HOME BITTER HOME?** Electric City is one of the "suburbs" where the outwardly tranquil appearance has obscured the hardship of struggling new homeowners

PATRICK Hendricks is moving up in the world

He is moving up to a double-storey home he is building in the middle of a cluster of Port Jackson-covered plots bordering Electric City

In Blue Downs terms, this makes him a property tycoon

A modest, independent estate agent, Mr Hendricks has lived in Blue Downs for four years

He moved there as an agent for a major real estate company which until then had no representatives in black areas

"I had to learn the hard way as well When I bought my house here the bond rate was 12,5 percent and I had the shock of my life when the rate rose several times after that"

Having settled down Mr Hendricks soon realised how easy it was for buyers to obtain homes — and to lose them

His advice to buyers now is "Get an attorney You can't always rely on the agent or developer to tell you everything"

About failures of the past, he says "We all have a share in this catastrophe"

He is building a house which, he estimates, will be worth R160 000 in other middle-class areas, but will never realise as much in Blue Downs

But he is not moving

"This area has potential People also struggled in Mitchell's Plain and things have worked out fine there The same will happen here"

No room to sleep, no room to breathe

SOUTH 6/3-10/3/93 (124)

By Justin Pearce

THERE is barely enough room for two single beds in the Durbanville council house. But it is home to five people.

The house is occupied by Ms Katie Jantjies, her husband Mr Abraham Heyns, their sons Anton and Peter, and Peter's wife Ms Bettie Fritz. Peter Heyns is disabled and unable to work.

The house is part of an estate known as White City, built for employees of the Durbanville municipality in the coloured township, Morningstar

None of the houses has running water or electricity. Katie Jantjies and her family wash at a tap some distance away, and do their cooking on an outside fire, whatever the weather.

Next to the wood and asbestos huts that constitute White City, new houses of brick and cement are being built

These houses are intended to replace White City as housing for municipal employees However, Katie Jantjies has doubts that her family will ever find a home in the new houses as she fears they will not be able to afford the rent.

Where else can the family go? Katie Jantjies shrugs her shoulders "The Lord knows, but I don't know."

Durbanville town clerk Mr Dennis Smit assured SOUTH that "tenants need not worry about the rentals as these would be based on guidelines provided by the state"

KITCHEN: Bettie Fritz, left, and Katie Jantjies cook outside their one-room council house as there is no room for a stove

He said the new houses were being built for the residents of White City

"The municipal workers must have better houses at an affordable rent," said Mr Wilmor Fortuin, chairperson of the Durbanville Community Movement (DCM). He was concerned that the community did not yet know what the new rents would be

Residents are worried by reports that they will be obliged to buy the new houses after renting them for five years

"The municipality has allowed the five-year rental period to give people time to save money to buy a house But how can people save if they are paying 25 percent of their wages in rent?" Fortuin asked

Smit said that 80 percent of Morningstar residents had already bought their homes from the council voluntarily.

"The possibility that tenants will be forced to purchase the dwellings is therefore rather remote," he said

The overcrowding in White City is part of a problem which seems to beset most of Morningstar. Mrs Sannie Lewies, who owns her own home, currently accommodates 36 people, including 17 adults, in her four-roomed house.

"We all live together because there aren't any other houses," Mrs Lewies said

"I was 15 years on the waiting list for this house, and the other adults who live with me are all on waiting lists for their own houses"

The DCM is calling on the municipality to make land available for squatters, to provide short-term relief to the accute overcrowding in Morningstar.

Smit said the municipality does not have land available for squatters, but has recently appointed town planners to look into the provision of additional housing and other amenities for Morningstar.

R3,5-m for township sports centre

CLIVE SAWYER
Municipal Reporter ARG 4/3/93

A "GRASSROOTS" sports complex costing R3,5 million is to be built in Mandela Park, Khayelitsha (124)

The first phase of what is hoped to be a blueprint for sports development facilities should be ready for the winter season next year, the Greater Cape Town Sports Commission said today

The complex, on 11 hectares, will have two rugby fields, two soccer fields, a cricket pitch, athletics track, hockey field, three tennis courts, three netball courts and a multi-purpose hall for indoor sports from karate to badminton

The Mandela Park development is expected to be the forerunner of similar grassroots sports complexes in areas such as Crossroads, Langa, Guguletu and Belhar.

The sports commission, with representatives from sports administration organisations and the city council, was founded in May last year to level the playing fields — almost literally — of sports facilities in the region

The commission has asked the Western Cape Regional Services Council for R1,5 million, while the private sector is to be asked to provide the other R2 million

So far, Mr Raymond Ackerman — in his personal capacity — and Engen have given funds while Western Province Rugby is to give R120 000 towards the rugby facilities

● Full details on page 15

FW pays visit to Khayelitsha

CT 3/3/93 (124)

By RAMOTENA MABOTE

PRESIDENT F W de Klerk — accompanied by Health Minister Dr Rina Venter — yesterday paid a surprise visit to Khayelitsha

Mr De Klerk was welcomed with song and ululations by mothers and nurses at the Nolungile Clinic, where a pilot project to promote primary health care in black areas was launched.

Mr De Klerk toured the clinic and said afterwards he had seen with his own eyes the serious need to improve the lives of the disadvantaged communities, and that his government was trying to bring primary health care to the "people" to alleviate pressure on hospitals

In an interview Mr De Klerk said he did not publicise his visit as he was not electioneering. "I do not mix health with politics," he said. "I am the president of every South African"

This was the State President's first visit to Khayelitsha

Yesterday Mr De Klerk said the promotion of health care would not solve the problem if housing was not improved and made available.

"If we continue with health without improving the bad housing situation, which is the breeding place for disease, we would be healing the wound, and not curing the cause

"However, no government, not even the new one, would be able to build each and every citizen of this country a house to live in We have to bring in the private sector," Mr De Klerk said

Barely five minutes after Mr De Klerk left the clinic, a group of about 30 protesters gathered outside the clinic shouting "Down the National Party and De Klerk."

Water, rates on one account

(124)

CT 2/3/93

Municipal Reporter

CITY househoulds will receive a combined monthly water, electricity and rates bill from July next year.

The city council has started installing a R1-million computer to enable it to send out combined accounts

However, the whole project would eventually cost R6m if the 200 terminals attached to the computer, software and temporary staff costs are taken into account

But city treasurer Mr Eddie Landsberg yesterday said the new computer system would enable the council to save on administration and postage and recover the cost within three years

Also, a smaller staff would eventually be needed

The council at present sends out 248 000 electricity bills and 83 000 rates bills monthly

Altogether 167 000 water accounts are posted quarterly and 54 000 rates bills sent out annually.

Information services director Mr Terry O'Brien yesterday said those who still wished to pay their bills separately would probably be accommodated by being allowed to pay in instalments during the month However, they would still receive single accounts.

Although housing branch accounts and electricity pre-payment meters would be on separate computer systems, these "satellite" systems would feed information to the new computer

Also, Mr Landsberg said engineers are considering the introduction of a pre-payment meter system for water, similar to that for electricity

NPF launches C Flats network

CT 2/3/93 (124)

By MAGGIE ROWLEY
Property Editor

The National Property Forum has launched a referral network between its 23 member agencies on the Cape Flats

The NPF was launched last year to stave off the threat posed to smaller agencies from larger companies moving into their traditional areas of operation following the demise of the Group Areas Act

A spokesman for the group, Abe Taylor said the referral system — the NPF network — was officially launched yesterday and would enable agency members to deliver an improved service to both sellers and buyers

Sponsorship from financial institutions to finance the network was however still being sought, he said

Taylor said it remained of deep concern to the organisation that between 20% and 30% of bond applications in black areas were being turned down by financial institutions "not because the buyer does not qualify but because the property is in a black area close to sub economic housing"

He said as a predominantly black organisation the problems they were experiencing on a day-to-day basis were significantly different to that of their white counterparts

"We still experience discrimination which is manifested in different forms — overt discrimination when we apply for bonds on behalf of our clients, poor service and treatement from banking clerks and branch managers and discrimination against the clients in that their applications for bonds are frequently turned down"

Taylor estimated the NPF had a total monthly turnover of about R15m but R3m to R5m a month in sales was falling through due to the bond crisis

"We are to meet the Association of Mortgage Lenders in this regard within the next two weeks and will be getting in touch with all local regional bank managers in a bid to improve this situation," he said

NPF, he said, was forging links with the Institute of Estate Agents and it was likely the two organisations would jointly launch a property information centre in Athlone

R5-m white elephant homes built for coloured ministers to be sold

ARG 1/3/93 (124)

DENNIS CRUYWAGEN
Political Staff

SEVEN white elephant houses in Walmer Estate built by the government for coloured ministers in the House of Representatives are to be sold by public tender.

The houses have never been occupied

Built on 2,3 hectares at a cost of R5 million, they are to be sold as a unit, according to a Department of Public Works spokesman

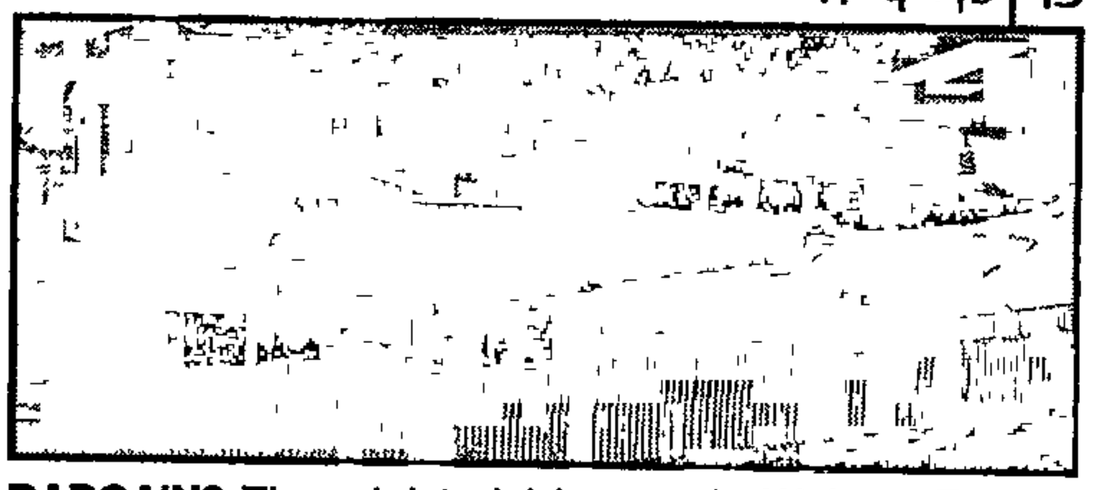
But the government is unlikely to get its money back

Estate agents said the houses probably would not fetch what they were worth because they were not in a good area.

The department spokesman declined to say how much the government hoped to raise

"Like all property sellers we are not prepared to say how much we want because this would influence the market"

The complex was advertised in weekend newspapers.



BARGAIN? The ministerial houses in Walmer Estate which are likely to go for a song.

The closing date for tenders is April 14.

Five of the seven houses have four bedrooms and the others three

They are unfurnished but have curtains and come with a sophistiated surveillance system and security fence

The complex, below De Waal Drive, overlooks District Six and has a tennis court and an Olympic-size swimming pool.

Interested buyers can view the homes on Friday, March 12, and the following Friday

The department is also willing to arrange special viewing

The subject of a bitter controversy, the seven houses with their breathtaking view of Table Bay were completed in 1989 for Labour Party leader the Rev Allan Hendrickse and six ministers.

They said they would consider moving in only when the Group Areas Act was repealed.

But they shunned the complex, a policy followed by Mr Jac Rabie, who replaced Mr Hendrickse as Ministers' Council chairman when the National Party ousted Labour as the majority party in the House of Representatives.

The homes have evoked strong feelings in the coloured community

In 1987, protesters disrupted the levelling of the site and a bulldozer was sabotaged.

When the sale of the complex was first suggested, estate agents said although the houses were magnificent, they were not in a good area and were unlikely to fetch high prices

"It's a very sensitive area and you don't know what's going to happen in District Six. Also it's very windy there," an estate agent said.

She speculated that the houses could be worth R500 000 each, but for that price "you could buy in Bishopscourt, Constantia or Fresnaye".

CITY

Council's home offer from April

CT 1/3/93 (124)

Informal housing on cards

By PETER DENNEHY

CAPE TOWN council-house dwellers should benefit from April 1 from a government scheme to give away some council houses free or at a R7 500 discount.

Addressing a crowd of almost 400 people at a packed meeting in the Retreat Civic Centre yesterday, Mr Anton Fuchs, director of housing in the House of Representatives, said the Cape Town City Council should be in a position to start implementing the plan on this date.

He added, however, that the council would not be permitted to transfer the ownership of the council houses to anyone who was in arrears with rent or service payments, until that person had signed an agreement to pay the arrears off

The arrears payment period could be up to 10 years

Council housing committee chairman Mr Neil Ross agreed with Mr Fuchs statements

Local SA Communist Party member Mr Hennie van Wyk, in question time, accused Mr Fuchs and Mr Ross of "using this platform for your electoral benefit".

He also said informal housing was unacceptable to his community

"Don't tell us that nonsense that there is no money in this country while (President Mr F W) De Klerk is giving out golden handshakes," Mr Van Wyk said.

Mr Ross took exception to the electioneering comment, saying he had not come to canvass votes but because he had been invited by Mr Joe Marks' Steenberg-Retreat Housing Action Association.

Mr Marks said the civic was non-aligned politically, and it had invited both speakers "to answer questions that the people have"

Mr Ross reported to the meeting that after a long public participation process it had been established that most people in Retreat accepted "starter" houses, which were small but built to conventional standards

Within the next two months, the council would consider whether to also build informal housing

"It is all very well to say he (Mr Van Wyk) rejects informal housing, but will he stand still and let people exploit others?" Mr Ross asked

The council was able to erect a shelter as good as a backyard "hokkie" for a rental of R30 to R40 a month, considerably cheaper than the R150 a month people were paying to their landlords for little zinc huts.

Mr Ross said there were some 20 000 backyard shacks ("hokkies") in Cape Town, with Retreat and Hanover Park being most severely affected

Backyards were now full, and there was no place to expand Overcrowding was so appalling that he continually heard of households comprising 12, 15 or 20 people

The strain on families caused rows which turned brother against brother and father against son

● The council still has enough land to build another 800 houses in Lavender Hill and 3 000 in Mitchells Plain — if it had the money to do so

Ministerial mansions for sale — set to go for a song

By NORMAN WEST
Political Reporter

SEVEN ministerial mansions built in Walmer Estate, on the slopes of Devil's Peak, are for sale — and they could go cheaply

The Department of Public Works is advertising the 2,3636 hectare complex for sale in typical estate agent jargon as "a unique complex which presents exceptional possibilities for a discerning purchaser" S/Times (Cape Metro) 28/2/93.

It is styled as "seven ministerial houses, a caretaker's house, swimming pool and tennis court — unsurpassed view of Table Bay and surroundings This prime property is also protected by a substantial security system"

It is to be sold by tender (124)

The estimated R5-million complex stands as a reminder of the bad old days of apartheid and Group Areas To a large extent it has a stigma attached and estate agents believe it could go for a song as "discerning purchasers" could buy a fair piece of prime property for R5 million in far more desirable surroundings in the beautiful Peninsula

No one has ever dived into the olympic-size swimming pool or served an ace across the net on the empty tennis court

The only members of the public who have had a peep into the unoccupied rooms have been government officials and security personnel It has been out of bounds for the media and the public

Traitors

The complex was built during the P W Botha administration in the "coloured" area of Walmer Estate specially for occupation by "coloured" members of the Ministers' Council in the House of Representatives

The houses are not to be sold individually but as a package. Whoever buys them — perhaps to occupy one and lease the others — will have to get on well with his neighbours, for the seven mansions are situated cheek by jowl

The complex of five four-bedroomed and two three-bedroomed houses, started in 1986 and completed in 1989 for Labour Party leader Rev Allan Hendrickse and Ministers' Council, have stood empty after Walmer Estate residents started a campaign to "keep the traitors out"

No minister dared to occupy one of the luxurious face-brick houses situated behind high concrete fences equipped with video surveillance cameras

The houses were originally built with the consent of Mr Hendrickse and his Ministers' Council, but when the highly-politicised, predominantly coloured upper-class community came out in revolt against having "discredited" Tricameral Parliament MPs as neighbours, the MPs got cold feet and cited the Group Areas Act as the reason for their reluctance to move in

When the Group Areas Act was scrapped in 1991, the white elephants remained empty.

The government has admitted that the real reason the houses were never occupied was the resentment of Walmer Estate residents against the tricameral system, by saying "political considerations have inhibited the occupation, letting or selling of the houses".

Options

One problem with selling the complex, the government said, was that all seven houses were on one title deed — which left it with three options

- Marketing them as a share-block scheme;
- Selling them under sectional title, or
- Sub-dividing and converting them to individual title

But sub-division will be difficult as all services are on one electrical system and one water system, making it expensive to convert the houses into single title units, so now the complex is finally to be sold — as one unit

Vaalies didn't come for houses

(24)

CT 27/2/93

Property Editor

WHILE Transvaalers visited Cape Town in their droves during the past festive season, they did not come shopping for houses, lastest figures released by Property Services show

The figures of confirmed sales, compiled monthly by Property Services from leading estate agents, show that property sales plunged to new lows in December, falling further in January almost without exception

Indicative of how slow the market has been are the average number of days properties sold had been listed for sale Any period longer than 30 days is considered high, but houses sold in December had been on the market for an average of 170 days and multi-units an average of 109 days.

The gross rand value of sales also dropped off considerably from around R180m in September to around R160m in October and November to just over R140m in December before dropping below R120m in January.

However, according to Property Services, preliminary figures indicate that activity appears to have picked up in February

Developers ditch Blue Downs

By BARRY STREEK
Political Staff

THE multi-million rand Blue Downs housing development had come to a virtual standstill, the House of Representatives admitted yesterday

Building societies were not prepared to make any home loans available to new buyers because of the vast number of repossessed homes in the area, it said

The House of Representatives Administration said in its annual report, which was tabled in Parliament yesterday, that all private developers in Blue Downs had suspended development

(124) CT 27/2/93

As a result of the vast number of houses that had been repossessed due to bond debts, financial institutions had declared Blue Downs a risk area

In 1992, the Development Board bought back about 1 700 serviced erven at a cost of R25,5 million from private developers and these plots were now being marketed by estate agents

"There is a big demand for vacant serviced erven to be developed by individual buyers Some 330 serviced erven have already been sold Erven in the city centre are also being marketed," said the report

FM 26/2/93. (124)

SUBURBIA FM 26/2/93 (124)

Taking a long-term view

Milnerton, SA's fastest-growing residential area after Midrand, needs a comprehensive 20-year development plan to cope with increasing pressure on transport systems caused mainly by the current land use pattern and the lack of jobs in the municipal area

A professional study, commissioned by the municipality and aimed at stimulating public debate on the town's future, was published this week

It proposes extensive replanning of transport routes, special peak time lanes for multi-passenger vehicles transporting workers to and from areas outside Milnerton, the upgrading to a passenger service of the goods rail route through Milnerton and a refocus on commercial development in the town's northern areas where the bulk of the residential development is occurring

The study, undertaken jointly by Hill Kaplan Scott, Hawkins, Hawkins & Osborn, and The Planning Partnership, highlights problems facing many major dormitory towns in SA

It found that the current land use in Milnerton results in an "excessive need for travelling" which wastes time and money The prime reasons are a lack of white-collar jobs in the town, insufficient provision for blue-collar housing and residential patterns that do not facilitate public transport

Consequently, Milnerton suffers from chronic traffic and transport problems Peak morning travel is 92% by car and only 8% by bus Most residents (83%) work outside Milnerton and 42% of those work in neighbouring Cape Town's CBD

On the other hand, 50% of the workers in Milnerton's Montague Gardens industrial area commute from the Cape Flats (in Cape Town's municipal area) and 30% of them hail from Mitchell's Plain

The study found that future population growth will occur in the town's northern areas and will predominantly be in the very low or medium-low income groups It's possible that, because of the state of the economy, a significant percentage of future residents will be unemployed

A compromise will be needed to cope with the demand for residential land and the need to preserve natural assets, particularly along the coast and river and vlei systems

The trend of business development towards the population concentration in the northern areas was clearly discernible and it would be logical to pinpoint the area as a future CBD

A survey of residents showed that 55% of all shopping in the municipal area was done in Table View, the focus area of residential growth ■

Relief worth millions for council housing

(124) CT 30/4/93

Property Editor

THE House of Representatives has earmarked R7 million to provide 421 council houses in Lavender Hill

Announcing the allocation yesterday, Minister of Housing in the House of Representatives, Mr Gerald Morkel, said the project — which would provide starter houses of 24m² plots ranging from 200m² to 220m² — was aimed at families earning between R800 and R1 200 a month

In all, R30m had been allocated to the council for the current financial year These funds would be used to complete various large housing contracts in progress and would include contracts for 500 houses in Mitchells Plain, 200 houses in Lavender Hill East, and housing for the aged in Retreat

He said previously annual allocations had not always been used in full due to the lack of infrastructure

Buyers would be chosen from the council's lengthy waiting list of more than 42 000 Some had been waiting up to 10 years for housing

Darroll made statement

Crime Reporter

A CITY man questioned by police in connection with the assassination of SACP general secretary Mr Chris Hani will not face criminal charges but may be called to testify in court

Witwatersrand police spokesman Captain Wikus Weber said Mr Keith Darroll, 33, was "not arrested or held"

"We took a statement from him, the contents of which we are not prepared to divulge," Capt Weber said

Business Report

Bottom falls out of flat rental market

(124) CT 28/4/93

By MAGGIE ROWLEY
Property Editor

THE bottom [illegible] out of the flat [illegible] with vacancies soaring [illegible] time in four years [illegible] rentals under pressure

[illegible] economist Erwin Rode of [illegible] said the drop-off in [illegible] indicative that after more than [illegible] years of recession, disposable [illegible] dropping rapidly. [illegible] Politicians [illegible] if anything boost the [illegible] choose to [illegible]

[illegible] property market [illegible] of light in recent [illegible] it is surprising that it has taken [illegible] sion to be affected [illegible] increase in VAT has [illegible]

[illegible] and indicated that with disposable income [illegible] immense pressure [illegible] be in for a very tough [illegible]

[illegible] canvassed said the market [illegible] changed overnight and [illegible] it had been virtually [illegible] flats.

[illegible] Falgar, one of the [illegible] tors in Cape [illegible] had got so bad the [illegible] death service [illegible] opening of [illegible] and [illegible] potential tenants [illegible] there to [illegible] clients.

He said [illegible] ly let for the [illegible] had about 40 [illegible] ng empty

For the past four years the flat [illegible] market has been but [illegible] vacancies at extremely low levels [illegible] landlords easily obtaining [illegible] increases

"Many tenants complained [illegible] rents were going up by pretty [illegible] amounts but they forgot that [illegible] creases were generally off a lo[illegible] the market had hit too difficult [illegible] around 1987 and 1988

"Then in 1988 it just picked up and kept climbing until suddenly [illegible] months ago the bubble burst, [illegible]

"In many ca[illegible] rent to secure a tenant. And in many of the blocks we administer [illegible] able to raise the rents [illegible] away existing tenants

Elizabeth [illegible] said they had been a[illegible] and have now [illegible] received [illegible] phone call in response to the [illegible]

This is unheard of. Normally [illegible] enquiries even if [illegible] at if the rental is negotiable, [illegible]

A[illegible] said most rentals of more than R800 were meeting with resistance except for the extreme top end of the market [illegible] flats were [illegible] living [illegible] ion [illegible]," said [illegible]

MR GEORGE NICOL

'They don't give us time to read small print'

SOUTH 24/4 - 28/4/93 (124)

ANC supporters in Delft are forming a branch of the organisation and the housing problem is the first issue they intend to take up.

Mr Grant Twigg, chairperson of the interim committee of the Delft ANC branch, says when residents complain about the state of their homes, officials at the housing office tell them owners are responsible for the maintainance of houses.

"When you go to the housing office they make you sign the contract and don't give you time to read the small print," resident Mrs Hilda Williams complained

Delft project director Mr James Slabbert responded that it was not possible to allow buyers to take their contracts away to study them before signing But that people were free to study the contract at the housing office before signing, he said

Twigg pointed out a row of well-kept houses These are the "show houses" Often the buyers end up with something smaller than the show houses and not properly finished, says Twigg

The value of some of the houses has dropped since the signing of the contracts — but the residents will still have to pay off the sum stipulated in the contract

Mr George Nicol signed to pay R30 000 for his house — and recently got a letter informing him that its value was only R17 750.

The Delft ANC branch plans to march to Parliament to highlight their grievances

But the ANC is not the only party trying to mobilise support in Delft A NP calender showing FW de Klerk embracing a white and a black child hangs in the living room of Dorothy and Alie Jumat's house

Their daughter, Brenda, led us into the children's bedroom The room never had a ceiling The family nailed black plastic bags across the rafters to protect the sleeping children from wind and rain that gets in through the roof

"Are you NP supporters?"

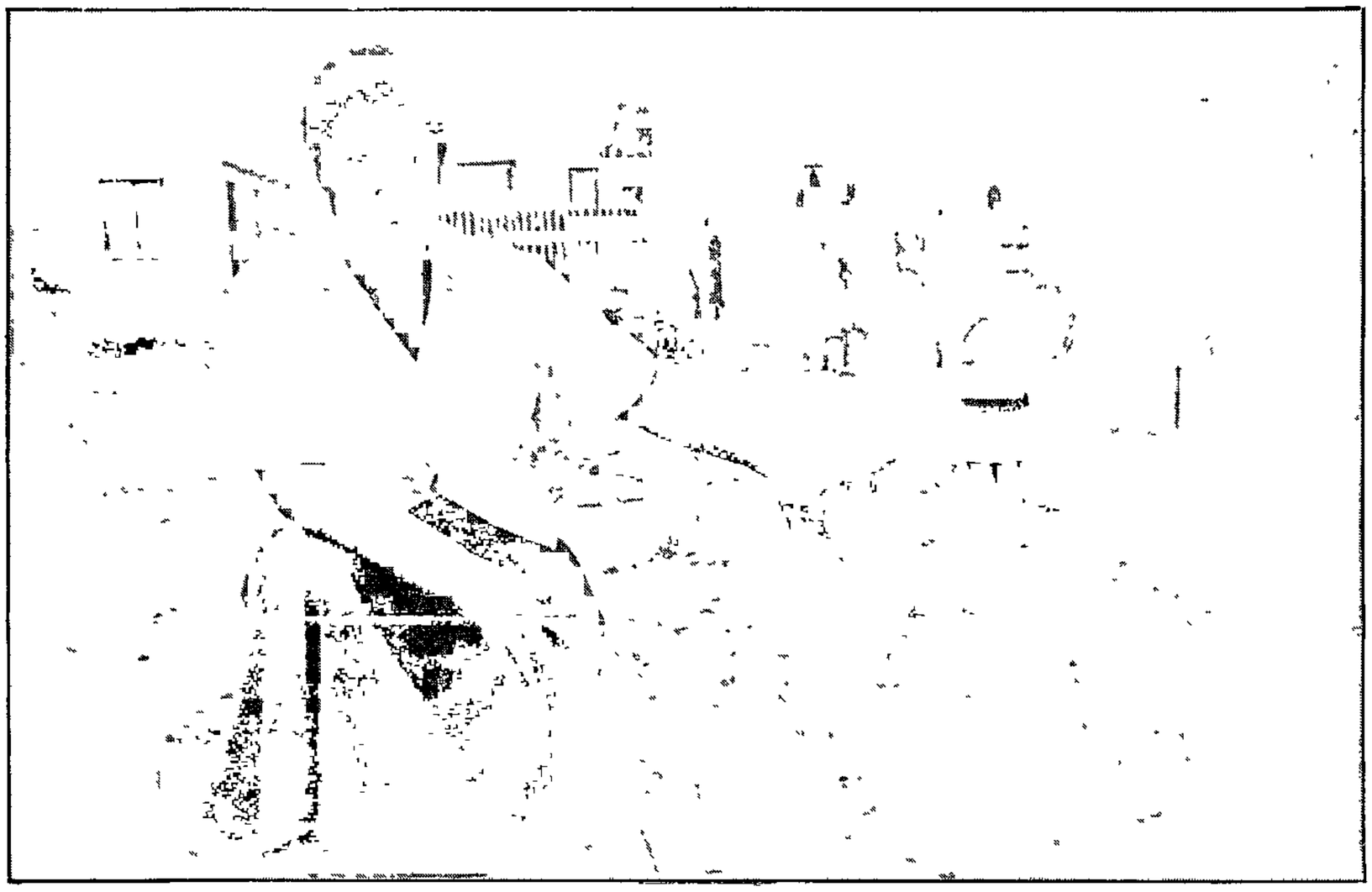
Brenda doubled up with laughter at the suggestion

"No," she replied, "but someone gave us the calender "

Delft — dreams built on sand

The dream of owning their homes has become a nightmare for residents of Delft — the Western Cape's newest township where houses are falling to pieces, reports **Justin Pearce**

SOUTH 24/4 - 28/4/93 (124)



CAVING IN: Mrs Hilda Williams shows the exposed foundation of her house which resulted from the erosion of sand in Delft

Photos Yunus Mohamed

The houses in Delft have one thing in common cracks Whether they are the boxy low-cost models or the more upmarket version with a Roman pillar on the stoep, the houses in one of the Western Cape's newest townships are falling to bits

Mr Edwin Louw's house is only four months old but cracks are appearing where the walls meet the ceiling and spreading to the outside walls

Neighbour Ms Lynnette Maart tries to care for her asthmatic children in a house where every winter the rain blows in under the door

You don't have to be an architect to see why the houses are cracking Each house is built on a concrete slab lying in the soft dune sand. In the months that Louw's home has been standing, the sand has been eroded 20cm deep, undermining the concrete and causing it to sag at the edges

But cracks have nothing to do with poor construction, claims Mr James Slabbert, Blue Downs and Delft project director

"Where cement blocks are used for building purposes, hair cracks will appear between the blocks. These cracks do not cause any problems as all the houses in Delft have been built with cavity walls, thus preventing water penetration."

He added the Delft project team inspects all Delft houses and will not accept a house that is poorly constructed

An apparently unhygienic feature is the position of the kitchen area in some of the smaller houses The kitchen sink is right next to the toilet door

Mrs Hilda Williams decided in the interests of hygiene to convert one of the bedrooms into a kitchen Now her four children have to share one tiny bedroom

The light in the bathroom of Williams' house has never worked, and when they turn on the living room light all the other lights in the house go on

The Delft residents' worries don't end with the appalling quality of their homes

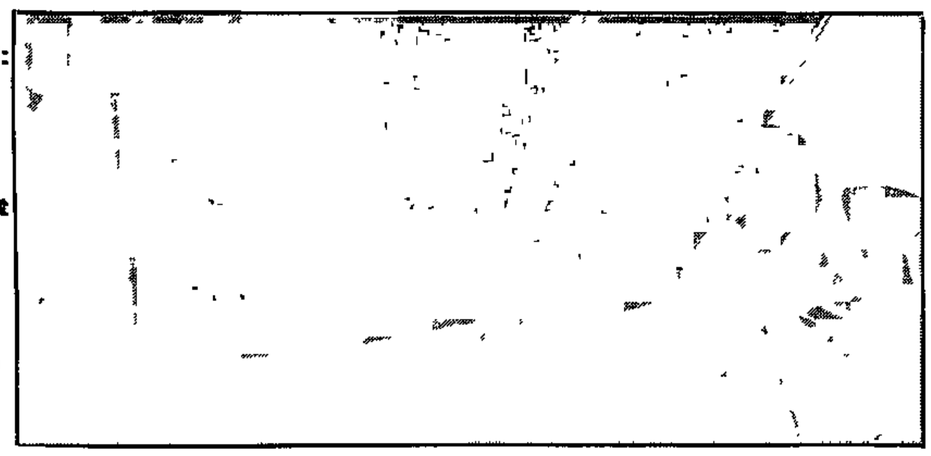
Nobody seems quite sure whether they own their homes or whether they are renting

Delft was intended as an owner-occupied housing development. The residents sign contracts of purchase, but if they are buying their houses by means of a building society loan, they have to pay "occupancy rent" until the loan is finalised — usually no more than three months according to Slabbert

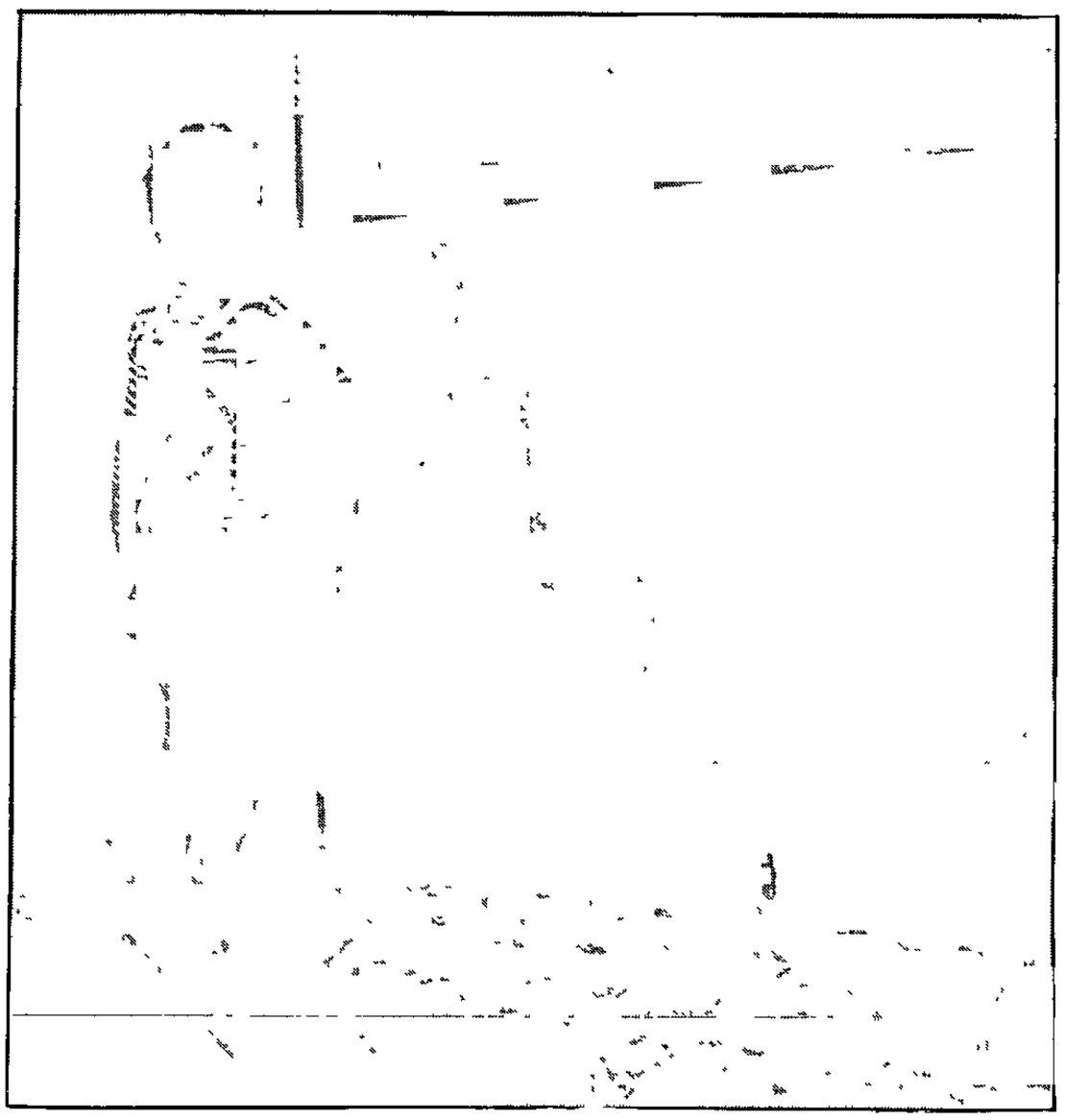
However, some householders report they are still paying rent two years after taking occupation of their houses, and have not started paying off their loans

The owner-occupier scheme is a convenient way for the authorities to avoid responsibility for the condition of the homes, residents feel

Lack of communication between the Housing Office and the residents has led to frustration and disillusionment



NO CEILING: Brenda Jumat stands under the plastic sheet of the roof. The plastic can can be seen because the house has no ceiling



FALLING APART: The walls of this four-month old Delft home are badly cracked

April 24 to April 28 1993

Councillors' fate decided this week

SOUTH 24/4-28/4/93

By Sabata Ngcai (124)

THE fate of the Lingelethu West Town Council will be decided this week after Khayelitsha residents forced the Cape Provincial Administration (CPA) to suspend the council.

The South African National Civic Organisation (Sanco) said the councillors "were not elected by the people" The 15 councillors' term of office ended in October but the CPA had decided to extend it for another year.

Sanco is also demanding the appointment of a commission of inquiry to investigate allegations of corruption in the town council

Last week the councillors were suspended for six days after more than 1000 residents occupied their offices and refused to leave until the councillors had resigned

CPA spokesperson Mr Frikkie Odendaal said Sanco had requested the councillors be sacked.

"But the organisation had failed to provide tangible evidence of corruption," he said.

CAPE TOWN VALUATION ROLL (124) FM 23/4/93.

Paying for the privilege

Cape Town's residential ratepayers face an average increase in municipal rates of up to 80% when a new valuation roll comes into effect on July 1 In some individual cases, based on information released so far by the city council, the increases will be over 100%

Valuations have not been updated since 1979 — and even then many were considered to be well below where they should have been The council is required in terms of the Valuation Ordinance to implement a new valuation roll at least once every 10 years The last one was implemented in July 1984 based on 1979 values. The new roll should have taken effect last July, but it was not ready in time and its implementation was delayed by the council In terms of the ordinance it must be implemented by July 1, 1995

In a report to the council, city treasurer Eddie Landsberg says the new valuations show that rebated (residential) land has increased in value by an average of 1 360% since 1979 while improvements (buildings) on the land have increased in value by only 413% Non-rebated (mainly commercial and industrial) land has increased in value by 618% while the value of improvements has increased by 256%

He says the value of residential property along parts of the Atlantic coast rocketed by an average of 2 128% — a mean increase of 177% a year The latest valuations, pegged at market prices on July 1, 1990, are already significantly outdated

According to Absa's latest *Quarterly Housing Review* the price of a medium-sized house in the western Cape increased by nearly 25% from the third quarter of 1990 until the fourth quarter of last year Though there have been indications since 1991 that municipal valuations would increase considerably in most cases when the new roll was finalised, the figures were only released officially last week

Hardest hit are residents of the affluent Atlantic coast suburbs such as Camps Bay, Clifton and Bantry Bay who face an average increase of 80% A specific example is a house in Camps Bay valued at R63 000 in 1979 on which R3 667 was payable at a rate of 5,822c in the rand, including a 26% residential rebate The new payment on a valuation of R560 000 will be R5 868, based on a rate of 1,04796c in the rand — an increase of 60%

Other significant increases are in Sea Point (51%), Bishop's Court, parts of Claremont and Upper Newlands (42%), Green Point, Three Anchor Bay and Mouille Point (40%) and Rosebank, Rondebosch and parts of Newlands (35%)

The only areas facing a general decrease are parts of Gardens and parts of the central city, where values have dropped by 12% According to the valuers, there has been no change in values in Lakeside, parts of Retreat, Mitchells Plain, St James, Kalk Bay and Clovelly

Changes in the valuation of non-residential properties which do not qualify for a rates rebate vary from a decrease of 32% in parts of Gardens, parts of the central city, parts of Woodstock and the Foreshore, to an increase of 56% along parts of the Atlantic coast But some businessmen and commercial property owners are concerned that the council may increase the residential rebate to deflect growing anger among ratepayer groups This could mean an added burden for the commercial and industrial sectors

Cape Town already has a higher level of total rates and fees charges than any other major centre, according to figures released last year by the SA Property Owner's Association (Sapoa) The figures showed that the charges in Cape Town amounted to 11,4% of gross market rental, compared to 6,3% in Johannesburg and Durban and 5,3% in Pretoria Sapoa said at the time that high rates were hampering development in Cape Town Last month, Cape Town Chamber of Commerce executive director Alan Lighton warned that increasing non-residential rates could seriously hamper efforts to create jobs in the city

Sharp increases in residential rates could also scare off potential investors and dampen demand for houses in Cape Town Estate agents in the city confirmed this week that while Johannesburg's upmarket home-owners may be selling up in the face of political unrest, rising crime and deepening regional recession, there's no stampede down to Cape Town Seeff Residential Properties chairman Samuel Seeff says one of the reasons may be resistance to the possibility of a heavy rates burden compared to other centres. ■

SHOPPING CENTRES

Buying blue chip

FM 23/4/93

Excellent trading results in East Rand Mall's first year of operation — with chain stores reporting December turnovers 29%-100% above expectations — is why Sanlam Properties last week acquired the majority shareholding in the Boksburg regional shopping centre (*Property* January 15)

Sanlam paid R120m for its two-thirds stake in the holding company, East Rand Mall (Pty) Ltd, which owns the complex except for Edgars and Pick 'n Pay Hypermarket operations

The Pick 'n Pay, owned by Hyprop Investments, was built a few years before East

cont

LIFE NEAR THE OCEAN WAVES

In spite of the decline in the holiday property market, Maxprop, sole agent for Horizon by the Sea, a sectional-title development 20 minutes south of Durban, believes the units will sell well when the project comes on stream later this year

Construction has begun The first units, at R260 000-R300 000, should be ready for occupation by September.

To be built on a 14 000 m² site only 200 m from Winkelspruit beach, the units will be secure, low-maintenance Mediterranean-style, with landscaped gardens, large open balconies and sea views

The development is expected to appeal to investors and owner-occupiers. "Its proximity to Durban makes it easily accessible for commuters and holidaymakers," says Maxprop franchises MD Gordon Battersby

He doubts the difficulties experienced by the nearby Cabanas del Mar and Cabanas del Sol timeshare resorts, also at Winkelspruit (*Property* January 29), will affect sales. "We are looking at totally different markets"

He concedes that the soft residential market could strain the selling effort None of the units has been sold yet but Battersby says there have been a few early nibbles flowing from the launch of the marketing campaign He adds that sales should pick up when the development starts to take shape

The complex includes four 164 m² three-bedroomed, two-bathroomed simplexes with double garages and small yards, behind these, nine 174 m² four-bedroomed, two-bathroomed duplexes, each with a sundeck, and finally a further 26 147 m² duplexes There is good access to nearby golf courses and shops

The developer is a consortium of three businessmen They plan to open a phased sectional title register

Rates subsidy shock

(124) CT 22/4/93

By PETER DENNEHY

CITY ratepayers, reeling from an announcement that their rates are to be raised — some by up to 80% as a result of the revaluation of their properties — have been warned that they might face an additional hike to subsidise neighbouring black municipalities.

They could also be called upon to contribute funds to pay the huge debts incurred by black local authorities

These payments will come into effect during the transitional period, before joint local authorities are established, according to Director-General of Finance Mr Gerhard Croeser, who was attending the Cape Province Municipal Association congress in Strand yesterday

Some delegates at the congress feared the new 10%-of-rates tax on municipalities would come into effect almost immediately, forcing them to push up rates even further from July — but there is no clarity on the implementation date yet.

A row erupted at the conference yesterday between mayor Mr Frank van der Velde and Mr Croeser when Mr Croeser announced the new payout This measure should raise R40 million from the Cape Town City Council alone

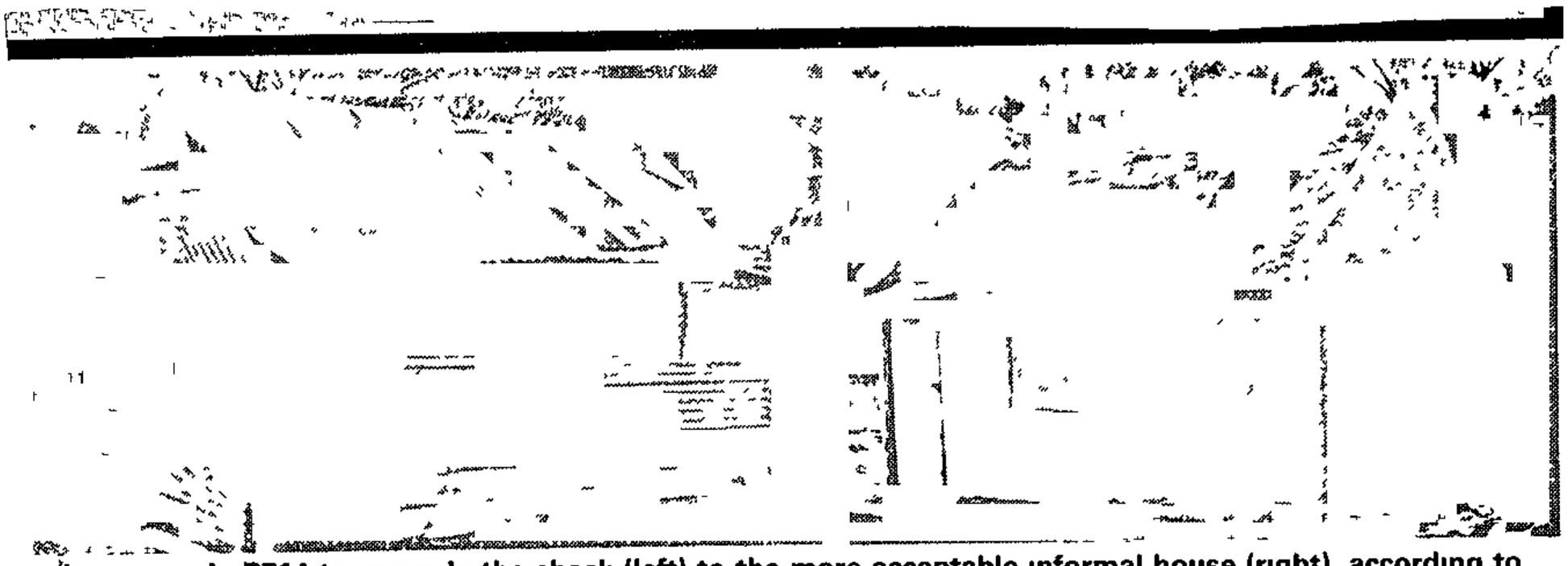
"The burden placed on a city council like Cape Town is minimal," Mr Croeser said "It should not make more than five percent difference in the rates That should be easy for a liberal municipality like Cape Town to bear."

He said Cape Town ratepayers had benefited unjustifiably, at the cost of others, from the commerce and industry within their municipality

Mr Van der Velde said it was grossly unfair "if not downright untrue" to say that Cape Town did not want to take responsibility for black areas

"We don't want to accept sole responsibility," he said

Earlier, councillor Mr Neil Ross said the costs burden must at least be imposed on an equitable basis



It costs only R714 to upgrade the shack (left) to the more acceptable informal house (right), according to costing prepared by the Portland Cement Institute

Shack turned into cheap cottage

IT WOULD cost only R714 to upgrade the makeshift squatters shack into the more acceptable form of informal housing, according to the Portland Cement Institute's Eastern Cape Regional Office in Port Elizabeth, which recently completed new costing for the upgraded shack which is a permanent structure at the Institute's offices in Summerstrand

CT 21/4/93

Johan Malherbe, Regional Director of the PCI, says the original shack was built with waste corrugated iron, oil drums, cardboard, timber debris and plastic bags

"The upgrading was carried out some years ago with cement, chicken wire and plastic bags which provided more waterproof and durable walls and roofs Building lime was used as a finishing coat"

Malherbe says the PCI believes that the combination of appropriate technology with individual skills and initiatives could substantially contribute to the short-term easing of the housing backlog in South Africa

The durability of the shack is illustrated by the fact that it has now successfully withstood the aggressive coastal climatic conditions for about 15 years

Confidence tricksters operating in Delft

THE popularity of housing at Delft has led to unauthorised people trying to make money out of would-be buyers

The project director for Delft, Mr James Slabbert, said people masquerading as agents have been accepting deposits and promising delivery of houses when they had no authority to do so

(124)

Contractor

CT 21/4/93

"At the moment no agents are employed by the project team as they do their own marketing," said Mr Slabbert

"Once a contractor is accepted by the project team, all signing of contracts has to be done through the team No contractor can do a deal on his own"

Mr Slabbert warned that if buyers give money to a so-called agent they could lose it

"If someone approaches any member of the public and offers to sell him a house at Delft, the project team would like to hear about it as soon as possible," he said

□ For further information call Mr Slabbert on (021) 954-1133

Culemborg attracts prospective buyers

THERE has been a surge of interest from prospective buyers in Culemborg, the newly converted sectional title apartment block in Rondebosch

"Within days of coming on the market we sold one of the apartments and we have been swamped with inquiries," sayd Hugh Denny, Cape regional director of Pam Golding Properties, who believes the block offers excellent value for money

Lush garden

Situated in Ednam Road, the block is close to the WP rugby and cricket grounds in Newlands, Kelvin Grove, UCT, primary and high schools, transport and the shopping facilities of Claremont

The elegant north-facing block consists of 20 apartments and is surrounded by a lush garden with enclosed walkways and a sparkling pool

Private

One-bedroomed apartments are priced from R92 500, while the 14 two-bedroomed apartments are priced from R170 000 There is also one three-bedroomed apartment on the ground floor with two bathrooms and a private garden priced at R325 000

R10m beach flats going up

PETER GALLI (124)

CAPE Town's west coast is to get a R10m flat-block development on Bloubergrant beach. B/DAY 21/4/93.

The development, which will be known as Spectrum, will consist of 27 flats Their three luxury penthouses and another unit have already been sold by Pam Golding Properties

The development will include six two-bedroomed units and 18 three-bedroomed flats for between R395 000 and R515 000. All will have sea vistas and a view of Table Mountain

Pam Golding agent Stephanie Wynne Cole says local investors — including a number of MPs — have shown interest in the development

Lock-up underground garages will be available and access will be controlled by video camera

:RTY

(124)

Waterfront agreement

B/Day 21/4/93.

Own Correspondent

CAPE TOWN — An agreement between the Cape Town City Council and Devland should enable development of the ICS/Power Station site on the Foreshore to go ahead after years of negotiations

The two parties, both land owners in the vicinity, failed to agree for months on a scheme to share out the bulk development rights between the council site and the Devland site, to ensure whatever was built there was lower than skyscraper height.

In terms of the agreement, there will be a land swap between the council and Devland

Land parcels belonging to both parties will then be rezoned as "subdivisional areas", if no one objects successfully. This will be an interim rezoning.

There is no blueprint of what is to be built, but planners would like to see included a hotel; a water-bus harbour; a light rail system; a convention centre with apartments, and a retail and entertainment office.

Business Day recently reported that German billionaire industrialist Dieter Bock was to finance the R200m development.

Ratepayers slam rates increases

(124) CT 19/4/93

MOST ratepayers' associations in the Peninsula are unhappy with the official property rates increases, which range from 80% for the hard-hit Ward One to 0% for Ward 17

Vice-chairman of the Camps Bay and District Civic Association, Mr Don Slade, said last night he was "dissatisfied" with the area's "unreasonable" 80% rates increase.

Dr Coenie van Eyssen, chairman of the Wards 15 and 16 Ratepayers' Association (Newlands, Bishopscourt, Kenilworth and Wynberg), where increases of up to 42% will be implemented, described the increases as "a little bit shocking"

But chairman of the Marina da Gama Association, Mr Paul Loveday, said he was satisfied that no increase would be forced on his area

Mr Mike Stavropoulos, vice-chairman of the Green and Sea Point Ratepayers' Association, said he had not yet had feedback from ratepayers on the 51% increase, but felt most would be "proud" to make a contribution to poorer areas in need of upliftment

Ratepayers in Revolt spokesman Mr Frank Helm last night slated the increases, saying the city council was "out of control and incompetent"

Cops probe R3,5m sale of M'Plain state-owned land

S/Times [Metro] 18/4/93. (124)

By AYESHA ISMAIL

THE Commercial Branch of the South African Police has launched an investigation into the controversial sale of a multi-million rand piece of government-owned land in Mitchells Plain, following allegations of misrepresentation

The land was sold by the Development Board to Mofal Property Developers CC for R1 million last year who then resold it to Hillmore Property Developers Pty Ltd for R3,5m within three months

According to several members of the Mitchells Plain Town Centre Merchants' Association, the land was offered to them by the Development Board about three years ago

According to a circular sent to the merchants' association by the Development Board the land would be sold to them "to provide especially for small business entrepreneurs"

However, according to documents in possession of the Sunday Times, the property is being developed into a multi-million rand shopping complex called Opera Place

The director of Broll Real Estate Development, Mr Alan Wallace, confirmed yesterday that they were the letting agents and that Rabie Property Developers was the project manager

He referred further enquiries to Mr John Rabie, who could not be reached for comment

Members of the merchants' association said the executive of the association was approached by members to liaise with the Development Board on the sale

They said the secretary of the merchants' association " assured us that the land had not been sold. However we found that the property had been transferred in favour of Mofal on October 6 1992," members said

They said Mofal consisted of three of the merchants' association's executive members

"These three members misled the Development Board in that they pretended, in correspondence to represent the merchants' association," members alleged

An official of the Department of Local Government, Housing and Agriculture in the House of Representatives, Mr L Rautenbach, said this week that he could not comment on the sale of the land, as the matter was being investigated by the police, and was therefore sub judice

He said that negotiations for the sale of the land started three years ago, and that the amount of R1m had been agreed on then

In a response to queries by the merchants' association regarding the sale, the Development Board confirmed this week that the land was presently registered in the name of Hillmore Property Developers, who had acquired the land for R3,5m

"The department's legal advisors have indicated that if the circumstances were such that Mofal Property Developers were still the registered owner of the property, the Supreme Court could have been approached for the cancellation of the Deed of Transfer

As a transfer to a third party has already taken place, this option is no longer open," a letter read

Ten yachts

WEATHER

CPA to change hostels into homes

S/Times (Metro) 18/4/93

By JESSICA BEZUIDENHOUT

Pictures by AMBROSE PETERS

COMMUNAL LOUNGE . Mr Sigutsung Manyaba in the hostel's shared facilities

A DEVELOPMENT programme, run by the Cape Provincial Administration with the National Housing Commission and local authorities, may signal the end to endless rows of red brick buildings and the coupled inconvenience for thousands of hostel dwellers in the Western Cape

The CPA is to convert several single-sex hostels into suitable family accommodation at costs running into millions of rands

The Sunday Times visited one such hostel in Guguletu this week

Mr Sigutsung Manyaba, 58, shares a small room with three other men and their wives — and in some cases their children

The room, with six beds and a seventh make-shift bed on top of one of the double bunks, is cramped

The conversion of hostels is part of an "integrated planning process in agreement with the principles of community development", a CPA spokeswoman said this week.

The hostels in the Western Cape earmarked for conversion are

- Those falling under the Ikapa Town Council, comprising Langa, Guguletu, Nyanga, and New Crossroads
- Three hostels at Zweletemba in Worcester
- Three hostels at Lwandle in the Strand
- Possibly hostels at Zolani in Ashton, N'Duli in Ceres and Zwelihle at Hermanus

Plans also exist for the upgrading of squatter settlements

BRICK BUILDING .. Endless rows of brick buildings are home to hostel dwellers in Cape Town's black townships

(124)

CT 16/4/93

Atlantic seaboard rates up 80%

(124)

ATLANTIC seaboard suburbs from Sea Point to Bakoven will be hit by a staggering 80% increase in property rates while suburbs on the False Bay coast — including upmarket Marina da Gama — will be faced with none

The figures were released yesterday by the city council

They reflect the average percentage increase due to revaluation alone A figure for the usual annual rates increase reflecting inflation has not been announced.

According to a report drawn up by city treasurer Mr Eddie Landsberg, the burden of municipal rates is to shift away from commerce and industry onto middle class homes when the July 1 revaluation comes into effect.

Average percentages for ward increases are as follows (individual home increases may vary).

Ward One (Bakoven to Sea Point) 80%; Ward Two (Sea Point) 51%; Ward Three (Sea Point to Three Anchor Bay) 40%; Ward Four (lower City Bowl) 27%; Ward Five (upper City Bowl) 30%, Ward Six (central city) 12% decrease, Ward Seven (eastern City to Maitland and Thornton) 23%; Ward Eight (Woodstock and Salt River) 20%, Ward Nine (Brooklyn, Ysterplaat) 15%, Ward 10 (Woodstock to Rosebank) 30%, Ward Eleven (Rosebank to Newlands) 35%; Ward 12 (Bergvliet, Meadowridge, Heathfield) 20%; Ward 13 (Athlone, Crawford) 25%, Ward 14 (Newlands, Bishopscourt) 42%, Ward 15 (Kenilworth, Wynberg) 30%; Ward 16 (Plumstead, Southfield, Ottery) 18%, and Ward 17 (Lakeside, Muizenberg, Marina da Gama, St James, Kalk Bay, Clovelly, Strandfontein, Mitchells Plain) 0%

Treasurer seeks new property valuation in July

Municipal Reporter

BUSINESS and industry are to be consulted before the city council decides whether to implement new property valuations

(129)

The cost of the new valuation roll, the first in more than 10 years, is expected to be about R4,4 million

Delaying implementation will push up this figure

City treasurer Mr Eddie Landsberg asked the executive committee yesterday for the go-ahead to implement the new valuation in July.

He recommended the present "flat-rating" system be kept and the residential rebate stay at 26 percent

Separate service charges should not be implemented in the new financial year, he said

Other reasons for introducing the new roll included the probability that delays would mean some properties would continue to be under-rated and others over-rated

He said the new roll showed significant trends, including

- Total land values have risen more than twice that of improvements;
- Residential properties have risen a lot more than industrial and commercial properties,
- Higher-valued properties have risen at a greater rate than lower-valued properties.

ARG 16/4/93

In Ward 1, which includes Bakoven, Camps Bay, Clifton, Fresnaye and Bantry Bay, land values have risen more than 2 000 percent since the last valuation

Mr Landsberg said moving to a site rating system, which would take into account land values, would hit residential areas hard and favour commerce and industry.

Steep monthly slide in W Cape home sales

CT 14/4/93 (124)

By MAGGIE ROWLEY
Property Editor

THE tragic weekend assassination of Chris Hani would impact negatively on sentiment in the property market in the short-term, said Colin Sidelsky, national president of the Institute of Estate Agents.

Speaking in his private capacity, Sidelsky said the deplorable action was however likely to speed up the negotiation process which in turn would have positive spin-offs for the property market

"Now more than ever before, political leaders will see the urgency of getting a political settlement in place."

Meanwhile latest statistics compiled by Property Services, show that after rising significantly in February, houses sales in the Western Cape slumped again in March.

The expected rush to buy before the 40% increase in VAT and the new transfer duties came into effect in the first week of April failed to materialise

Sales were down almost across the board with a total of just over 900 homes being sold in March against nearly 1 200 the previous month The gross rand value of sales was also down substantially at around R170m against R220m.

While February is traditionally a busy month following the annual drop-off over the festive season, hopes were expressed last month that the improved figures were an indication of improved sentiment

March's figures, while down on February, are nevertheless higher than those for March 1992 when just over 700 houses with a total gross value of R125m were sold.

The Atlantic suburbs where 109 units were sold in February with a gross sales value of about R37,5m saw one of the steepest declines. In March 71 units — 21 houses and 50 multi-units (semi-detached houses, apartments) were sold for a total of about R24m.

March sales in the False Bay area were also down steeply at 40 units with a gross sales value of under R8,3m against more than 78 units at a total of nearly R15m the previous month.

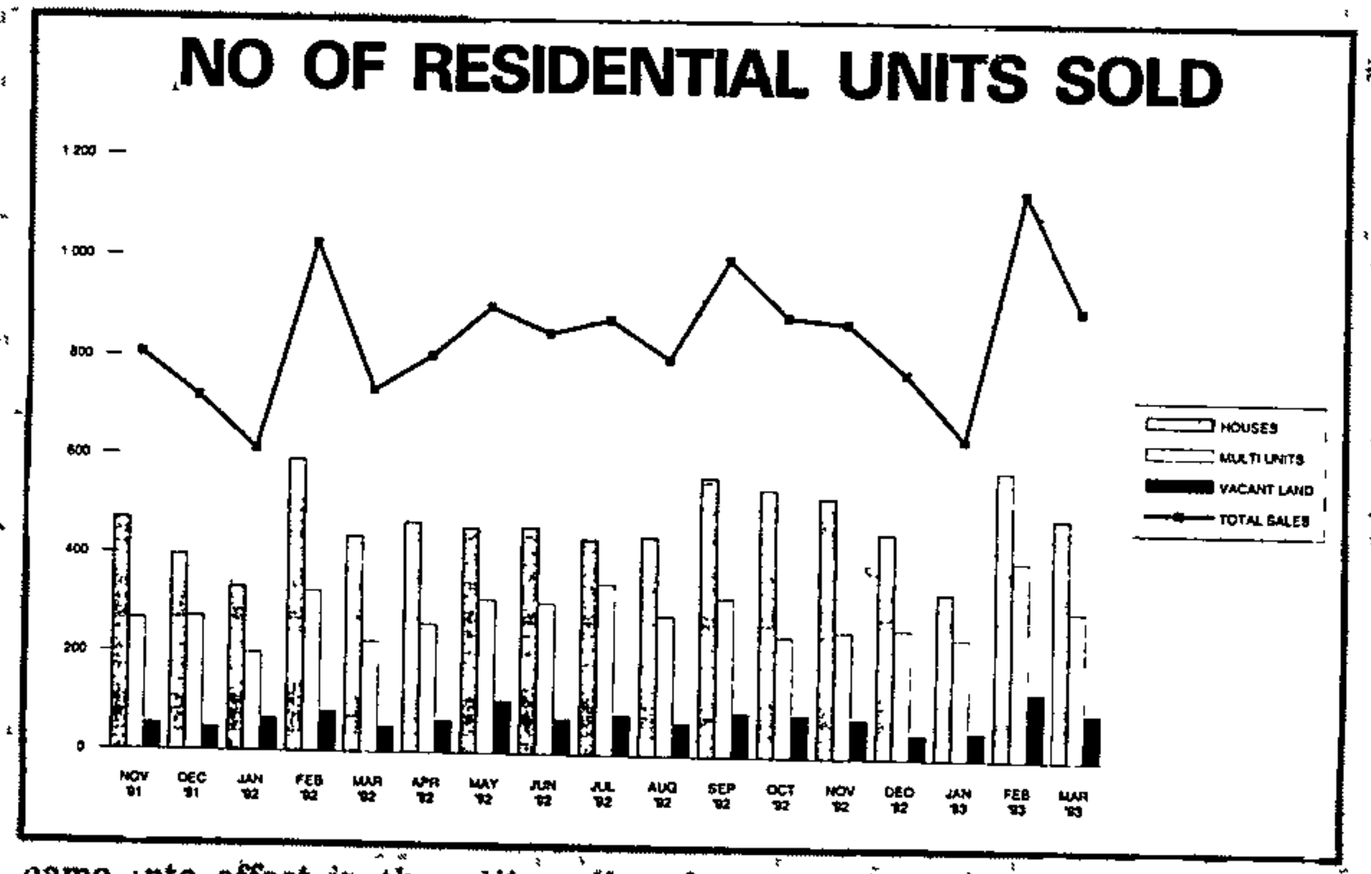
Also down markedly were sales in the Hottentots Holland area where a total of 37 units were sold for a total of R8,4m against 71 units totalling more than R14m the previous month

The same story was seen in Hout Bay where 16 units were sold for a total of under R5m against 31 units totalling more than R9m in February

In the northern suburbs sales too slumped to just over 200 units totalling R32m against 230 units with a gross value of nearly R34m.

One area bucking the trend was the southern suburbs where sales of 157 units in March at a total of R35,6m were higher than the previous month's 146 units at a total of R32,2m.

The sale of multi-units in the area was down at 90 versus 113, with gross sales values about R2m lower at R11,3m.



R2,5m profit as govt land resold

S/Times CC (Metro) 11/4/93

(124)

By AYESHA ISMAIL

A VALUABLE piece of government-owned land in Mitchells Plain was sold to a close corporation for R1 million — and resold three months later for a huge R2,5m profit.

The land, owned by the Development Board, was offered initially to the Mitchells Plain Merchants' Association, which failed to exercise its option to buy within the stipulated time

It was then sold for R1 m last July to Mofal Property Developers CC which, it is said, comprised members of the merchants' association

The sale of the prime land, near the Mitchells Plain town centre it is believed has caused a split in the ranks of the merchants' association

Some disgruntled members, who claim the property was bought and resold without proper consultation, have sought legal advice

According to records at the Deeds Office in Cape Town, the property was sold by the Development Board to Mofal Property Developers CC for R1m in July

The records show it was resold by Mofal for R3,5 m to Hillmore Property Developers in October

Despite repeated attempts this week, the Sunday Times was unable to find out who owned Mofal and Hillmore The Registrar of Companies records the names of only the directors of public companies

An official of the Department of Local Government, Housing and Agriculture in the House of Representatives, Mr L Rautenbach, confirmed that the Development Board had sold the property for R1 m to Mofal

"Negotiations for the sale of the property started three years ago and the amount of R1m was agreed upon then," Mr Rautenbach said

According to correspondence, the traders had nominated Mofal as its representative, he said

No restrictions were imposed on the sale of the property

"It has been brought to our attention that the property has been resold and we have advised members of the merchants' association to seek legal advice as there is nothing we can do"

Mofal's legal representative, Mr Rashad Khan, said his clients had bought the property legally

He said the property had been offered originally to the Mitchells Plain Merchants' Association by the Development Board

"When their deadline to purchase the property expired, the property was opened to the public

"Three months after the expiry date, when the board was free to sell to anyone, my clients put in an offer The offer was accepted"

Cost of dying rockets

(124) South 10/4 - 14/4/93

By Sabata Ngcai

GUGULETU Civic Association is seeking legal assistance to halt a "unilateral" decision by the Ikapa Town Council (ITC) to increase grave tariffs in the area.

The ITC, which controls Guguletu, Langa and Nyanga, announced last month it was increasing grave tariffs from R3 an adult to R100 and from R2 a child to R50. The new tariffs became effective from March 1.

Civic leader Mr Wilson Sidina said the organisation felt undermined when the ITC told them at a meeting it had informed the residents about the increases through the South African National Civics Organisation (Sanco).

Sidina said the civic association felt sidelined because it was "the only civic organisation recognised by the residents".

He said the actions of the council had left the organisation with no option but to challenge the matter in court.

Sidina said residents were planning a protest march to the ITC.

An attorney at the Legal Resources Centre, Mr Mac Nodliwa, confirmed he was representing the civic.

He said court action could be based on the fact that the grave tariff increases were unfair.

"There are people who cannot afford to pay R100 and R50 to buy a grave," Nodliwa said.

Sanco denied it had been consulted on the matter.

The ITC had not responded to a fax from SOUTH by the time of going to press.

April 10/11 1993

R500 000 sought for homeless

(124) ARG 10/4/92

JOHN YELD
Environment Reporter

■ A joint local government-community project needs R500 000 to provide serviced sites for the homeless of the Cape Flats.

FINANCIAL backing of R500 million over the next five years is being sought to provide 36 000 serviced sites for more than 200 000 homeless living in the impoverished areas of the Cape Flats

The Serviced Land Project — a joint initiative between community organisations, the Cape Provincial Administration and local authorities — has identified about 950 ha of land to provide sites for squatters, hostel dwellers and backyard tenants in the south-eastern sector of metropolitan Cape Town

Areas earmarked for development include parts of Philippi East and Philippi West, Driftsands nature reserve, Crossroads, Miller's Camp and Brown's Farm

Serviced land projects in these areas have been programmed and budgeted over five years, with a provisional budget of R93 million for 1993/'94.

Several projects already have been initiated and should be complete by the end of the year, including about 600 sites in Crossroads (Phase Four) and 500 plots in an area of Driftsands which still must be deproclaimed.

About 600 sites already have been completed in Philippi East with funding from the National Housing Commission

The total five-year budget is an estimated R473 million at today's prices

In the provincial debate in parliament this week, Cape MEC in charge of community services Mr Dawie le Roux announced there was a strong possibility that the Development Bank of Southern Africa would become involved in financing the projects

The CPA also is looking to the Western Cape Regional Services Council, the Independent Development Trust and the private sector in its drive to put together financial packages for consideration by the Serviced Land Project

Provincial officials emphasise that the SLP is a joint venture between communities and existing authorities and that no unilateral decisions are being taken

Development consultant and project co-ordinator Mr Colin Appleton said some of the proposed development phases could run concurrently, depending on finance

"They're all subject to the availability of funds, which is a rather tricky issue at the moment," he said

The South African National Civics Organisation (Sanco) is a key player in the Serviced Land Project

Sanco spokesman Mr Welcome Zenzile said they had approved the first phase of the project. The identification of land which could be developed

"Sanco is satisfied with progress in identifying land, but it's not yet been agreed how that land must be allocated to various people or who must develop that land — that's phase two," he said

Also, the project had to be part of broader development initiatives on a metropolitan and regional level, added Mr Zenzile

"And, the message we want to put across is to remind the technical people that the question of consultation with the civic structures must be retained and intensified"

The community wanted houses and not just toilets, said Mr Zenzile

"We need to re-emphasise that we're not just talking about serviced plots — we want affordable housing"

Mr Appleton emphasised that the SLP had been concerned to identify areas which could be fully integrated into the city.

Vow to fight the big blackout

(124)

ARGUS 10/4/93

CLIVE SAWYER
Municipal Reporter

THREE civic and tenants' associations say they will use "alternative means" to force the city council to heed demands to write off electricity arrears and stop disconnections.

But, city treasurer Mr Eddie Landsberg has recommended that disconnections go ahead, in terms of previous council policy decisions.

The disagreement follows a series of meetings between council officials and civics.

At a meeting on March 15, representatives of the Valhalla Park Tenants' Association, the Bonteheuwel Civic Association and the Manenberg Residents' Association repeated demands that arrears be written off, disconnections be stopped, the 11,5 percent electricity price increase be suspended and "faulty" meters be tested and repaired

They refused to discuss the results of monitoring by the city electrical engineer's department of four meters, agreed to previously as a test.

In a memorandum, the associations said the council offer to allow people to pay off arrears at R10 a month "far from being a concession, consituted a reneging by the council on a prior agreement of R5 a month."

They accused the council of unwillingness to address the problem of "extraordinarily high electricity consumption."

Meter reading was "irregular" and consumers had no way of verifying readings.

Mr Landsberg said 95 percent of the 25 000 consumers previously allowed to pay off arrears had not done so, which was why the scheme had been changed.

Consumers now had only to catch up on arrears instalments and supplies would be reconnected, he said.

Meters in all areas were read monthly.

"An odd meter here and there may be estimated if the meter reader cannot get access to it

"Such estimation is automatically rectified at the following month's meter reading," said Mr Landsberg.

The problem of consumers not being able to verify readings would disappear when pre-payment energy dispensers were installed.

"Co-operation, generally, from the various civic, residents' and tenants' associations is good except for the Valhalla Park Tenants' Association and the Bonteheuwel Civic Association.

"These two seem to find continuous stumbling blocks in addressing the arrears problem.

"Whether the three organisations who signed the memorandum are representative of all the civic organisations in the 14 areas to which the recent moratorium applied is doubtful," said Mr Landsberg.

Valhalla Park also was represented by the Valhalla Park Civic Association, with which the council had a good relationship

Boost for Cape Flats

(124) CT 8/4/93

R500m plan for squatters

A R500-MILLION development pac' ge for Cape To squatters was unveiled yesterday.

The multi-million rand package lays the foundations for the eventual housing of 200 000 people on the Cape Flats

Addressing Parliament yesterday, MEC in charge of community services, Mr Dawie Le Roux, said 950ha of land had been identified for the settlement of 36 000 families — more than 200 000 people — who did not have any access to services

The land fell in Crossroads, Driftsands, Brown's Farm and Philippi East.

Also yesterday, the cabinet gave the green light to the formation of a Community Land Trust to re-develop District Six — 30 years after its inhabitants were forcibly removed

The step could finally lay to rest the Nationalist government's most controversial Group Areas Act enforcement, authorised at the time by Mr P W Botha

The Administrator of the Cape, Mr Kobus Meiring, announced in Parliament yesterday that a decision had been taken to launch the trust, which would take possession of the land and set over-arching development guidelines

Giving more details on the Cape Flats package, Mr Le Roux said it was the culmination of two years of negotiations between the government and community groups including Sanco, squatter organisations, the ANC and municipalities

The Serviced Land Project was a joint venture with the communities, he said during the debate in the Joint Committee on Provincial Affairs for the Cape

Mr Le Roux told the Cape Times last night the government could not afford the total expenditure over five years and monies would be drawn from other parties

He said the Development Bank of Southern Africa had made inquiries about the project.

"It is important to note that this project is aimed only at existing communities already in the Cape Flats It does not cater for any influx or population growth and consequently is absolutely essential if a realistic view is taken on urbanisation"

Development consultant and co-ordinator in the project Mr Colin Appleton said the initial site and service scheme would be a first stage in the development of communities

Unlike previous site and service schemes there would be "encouragement" for the communities to develop community institutions and housing.

Concerning District Six, Mr Meiring said a non profit company would be responsible for the development project, while a third independent body would handle the allocation of housing units

Speaking at the conclusion of the debate on the Cape budget, Mr Meiring said that the cabinet had decided to take a pro-active stance towards the redevelopment of District Six

He said a decision had already been taken on a structure to re develop the area, but agreement had not yet been reached on how the structure would be comprised and how it would operate — Political Staff and Staff Reporter

A MAN OF ACTION

— PAGE 2

CLOWNING AROUND ... Keeping the funny business in the family are mother and son clown duo, Mife and Marcello Di Lello The two are entertaining crowds at the Boswell Wilkie Circus, which has set up its tent on the Grand Parade Picture: ANNE LAING

Durbanville races ended

Political Staff

CAPE TOWN — There would be no more race meetings at Durbanville and the racing industry in the Western Province would not increase stakes, MEC in charge of horse-racing Dawie le Roux said yesterday

These steps had been taken to make the industry stronger, and rescue it from its crisis, he added

The industry was also considering the possibility of reducing stakes in the province.

He said the decision had been taken by the Western Province clubs as a move to limit overheads. The clubs had also decided that there would be fewer Wednesday meetings with races incorporated with certain Saturday meetings.

Le Roux said a new effective administrative foundation had now been laid. New staff were being trained intensively — and "I need not expand on how clean new brooms sweep"

The MEC said that good progress had been made with the amendment of the ordinance. Deadlines would be met with the draft ordinance ready on July 1 The final product would be ready at the end of the year.

He said that the recommendation of the Dienar Report on bookmakers and their activities in the four province, was being incorporated into the Cape's ordinance.

Bitter ending to TPA's 'final' budget debate

B/DAY 8/3/93

ADRIAN HADLAND

PRETORIA — What was probably the final budget debate of the Transvaal Provincial Administration ended in acrimony yesterday when several CP MPs walked out of the Ou Raadsaal in protest

The action followed a rebuke by the extended public committee on provincial affairs chairman Salam Mayet after CP members' comments on the fact that an Indian was now chairing what was once an "Afrikaner" committee.

Hatred and venom eventually consumed the hater, Mayet said, and the CP members left the chamber.

Douglas Gibson (DP Yeoville) said the meeting of the public affairs committee, which proposed a R6,7bn budget for the province, was probably "the last session of its kind". Regional government restructuring was expected to take place within the next year, with the incorporation of self-governing states.

TPA MEC Andre Cornelissen told the committee negotiations on new political structures and rationalised provincial administrations were well under way.

He urged government to proceed with legislation to permit bilateral agreements between the TPA and Transvaal's self-governing territories.

During the Cape provincial committee's budget debate in Cape Town yesterday, MEC for roads Frik van Deventer said export fruit farmers lost up to 5% of their crop — or R5m — a year because of badly tended roads Money budgeted for roads fell far short of what was needed.

Roger Hulley (DP Constantia) said during the debate Table Mountain was in a disgraceful state. It was meant to be a fynbos showcase, but had become infested with hundreds of thousands of black wattles which would be expensive to remove.

In the Natal provincial budget debate in Maritzburg, MEC for Natal Health Services Peter Millar said outpatient fees for low-income families would be increased by one third at some Natal hospitals. This was part of a revised package which would result in uniform fees throughout SA.

Cabinet approves District Six plan

B/DAY 8/3/93

Political Staff

CAPE TOWN — The Cabinet has given the go-ahead for the formation of a community land trust to redevelop District Six — 30 years after its inhabitants were forcibly removed

(124)

The step could finally lay to rest government's most controversial Group Areas Act enforcement

Cape Administrator Kobus Meiring announced in Parliament yesterday that a decision had been taken to launch the trust, which would take possession of the land and set development guidelines

Meiring said a non-profit company would be responsible for the development project, while a third independent body would handle allocation of housing units.

Meanwhile, a massive R500m housing project for 36 000 homeless families on the Cape Flats was announced yesterday, after two years of negotiations, by Community Services MEC Dawie Le Roux.

The Serviced Land Project was a true joint venture with the communities involved, he said during the debate in the joint committee on provincial affairs for the Cape

Le Roux said 950ha of land had been identified on the Cape Flats for the settlement of 36 000 families — more than 200 000 people

Dodo's extinction official

B/DAY 8/3/93

SUSAN RUSSELL

STEWART and Lynne Dodo's clothing company, S M Dodo Fashion Boutiques, was liquidated in the Rand Supreme Court this week with debts of R2,9m

The company, represented by Stewart Dodo, brought an urgent application for its own winding up.

Stewart Dodo said in court papers that the company, which had four upmarket women's clothing stores under the name Elle, was commercially insolvent.

Dodo said the luxury section of the clothing market for which his company catered, had been particularly hard hit by the decline in the economy

The company, he said, had assets of about R500 000 as opposed to liabilities of R2,9m. It had incurred losses of R800 000 since July 1 last year

Dodo said he had also suffered a heart attack last month and was unable to attend to the company's affairs for an indefinite period while he recuperated There was no-one else to run the company during his recuperation.

Dodo said the company had just been able to pay its March wages, but might not be able to do so this month.

A liquidator needed to be appointed urgently to ensure there was no pilferage in any of the retail outlets, he said.

NEWS IN BRIEF

Lascho Mining in liquidation

LASCHO Mining cc was placed in liquidation by the Rand Supreme Court yesterday with debts of R5,1m and assets of R1,3m The application was brought by Lascho Mining. Lascho Mining's Terence John Otto Barron blamed the decline in the mining industry and the economy for the company's situation

Shootout at Parkhurst bank

AT LEAST five people were injured yesterday when seven men armed with AK-47s started shooting during an abortive bank robbery in Parkhurst, Johannesburg Police said the men arrived at the bank in a bakkie and confronted security guards unloading money The guards refused to hand over the cash and the robbers opened fire before driving off

Cape Deeds Office probe

THE report arising from the departmental investigation into alleged irregularities at the Cape Town Deeds Office had been referred to the attorney-general, Regional and Land Affairs director-general Coenie

SAAF: amount of capital account spent within country

179 Mr P J GROENEWALD asked the Minister of Defence †

What (a) amount of the capital account of the South African Air Force was spent within the country in 1989, 1990, 1991 and 1992, respectively, and (b) percentage was cut back on this account in respect of (i) foreign and (ii) domestic expenditure in each of these years? B401E

The MINISTER OF DEFENCE

(a) and (b) The UN weapons embargo has not been lifted and consequently it is not in the interest of the RSA to divulge such statistics

SADF: recommendations regarding prosecution of members

228 Mr K M ANDREW asked the Minister of Defence

(1) Whether any recommendations regarding the prosecution of members of the South African Defence Force were made by judicial commissions of inquiry during the latest specified period of 12 months for which information is available, if so, (a) by which judicial commissions, (b) when, and (c) what was the nature of the recommendations, in each case,

(2) whether, as a result of these recommendations, any dockets were opened or referred to the various attorneys-general for investigation of alleged criminal conduct on the part of the said members, if not, why not, if so, how many dockets were so opened or referred to each attorney-general in each case,

(3) whether any prosecutions were instituted following the opening or referral of the said dockets, if not, why not, if so, (a) how many, (b) by whom and (c) in respect of these prosecutions, how many members were acquitted,

(4) whether any of the attorneys-general concerned refused to prosecute members following the opening or referral of the said dockets, if so, (a) which attorneys-general and (b) in (i) how many and (ii) what matters? B552E

The MINISTER OF DEFENCE

(1) Yes

(a) A Committee of the Commission of Inquiry regarding the Prevention of Public Violence and Intimidation (the Goldstone Commission), which investigated the conduct of members of 32 Battalion at Phola Park on 8 April 1992

(b) 10 June 1992

(c) 'The committee recommends however that as a matter of the utmost urgency the alleged acts of assault, rape and murder should be investigated and where appropriate the offenders brought to trial ' (Referring to the Phola Park incident, the same Committee, which also investigated the violence at Tokoza, inter alia reports as follows on 17 November 1992 'Die komitee het reeds 'n tussentydse verslag oor hierdie voorval voorgelê Ons het niks verder om by daardie verslag te voeg nie behalwe dat, op grond van getuiens intussen deur ons aangehoor, dit duidelik is dat die skietery begin is deur lede van die Phola Park-SVE as deel van 'n opsetlike insiatief om die Weermag in 'n oorlog te betrek '— par 58)

(2) Yes, by the SA Police (Number unknown)

(3) and (4) No The docket(s) are still being considered by the Attorney General, Witwatersrand

Valkenberg manor house· cession of lease

237 Mr R R HULLEY asked the Minister of National Education

(1) Whether the National Monuments Council has agreed to the cession of a lease over the Valkenberg manor house, situated on Erf 118877, Observatory, Cape Town, to the University of Cape Town, if not, why not, if so, when;

(2) whether his Department was requested to approve this cession, if not, why not, if so, (a) when and (b) why,

(3) whether he will make a statement on the matter? B540E

The MINISTER OF NATIONAL EDUCATION

(1) Yes

An agreement was signed on 23 March 1993 by the National Monuments Council and the University of Cape Town

(2) Yes

The Department was erroneously requested on 8 May 1992 to approve the cession as the National Monuments Council was under the impression that Ministerial approval was necessary The then existing lease, which had been approved by the Minister, contained a clause to the effect that the lease could be ceded to a tenant who was approved by the National Monuments Council

(3) No, but considering the importance of the Valkenberg property and the public interest in its long-term conservation, a press statement will be issued by the National Monuments Council as soon as the University of Cape Town has taken occupation of the property

Social old-age pensions: amount budgeted

260 Mr B B GOODALL asked the Minister for National Health and Welfare

(a) What total amount has been budgeted to be spent on social old-age pensions in the 1993–94 financial year and (b) how much of this amount will be and/or has been allocated (i) to each (aa) own affairs administration, (bb) province, (cc) self-governing territory and (dd) independent Black state and (ii) for any other specified purposes? B616E

The MINISTER FOR NATIONAL HEALTH AND WELFARE

(a) R4 787 061 000 (TBVC-State excluded) and

(b) (i) (aa)

Administration House of Assembly	R544 993 000
Administration House of Delegates	R139 098 000
Administration House of Representatives	R514 000 000,

(bb)

Provincial Administration of Transvaal	R933 855 000
Provincial Administration of the Cape of Good Hope	R342 300 000
Provincial Administration of Natal	R213 350 000
Provincial Administration of the Orange Free State	R278 905 000,

(cc)

Lebowa	R412 808 000
Gazankulu	R170 003 000
KwaNdebele	R 83 543 000
KaNgwane	R103 613 000
KwaZulu	R992 793 000
QwaQwa	R 57 800 000 and

(dd) in respect of the TBVC States only the amount for the 7,5% increase as from 1 July 1993 and parity as from 1 September 1993 can be submitted This amount is R219 686 000 and

(ii) none

Own Affairs

Rent-controlled premises in Sea Point

45 Mr C W EGLIN asked the Minister of Housing and Works

(1) How many rent-controlled premises were there in the Sea Point constituency as at 31 December 1992,

(2) (a) how many such premises were decontrolled in 1992 and (b) what is the (i) address and (ii) description of each of the properties concerned? B533E

The MINISTER OF HOUSING AND WORKS

(1) All premises reflected in the records of the Cape Metropolitan Rent Board which were subject to rent control including all such premises situated in the Sea Point constituency have already been conditionally exempted from rent control in terms of the large-scale phasing out programme in respect of premises occupied before 21 October 1949, subject to the granting of continued rent control protection to the tenants thereof who qualify for continued protection by virtue of their income or age and uninterrupted occupation of controlled premises

On 31 December 1991 there were still 401 units which had already been conditionally exempted from rent control and which were occupied by tenants who qualify for continued protection for as

long as such tenants comply with the prescribed requirements for continued protection

It is not possible to determine the number of protected tenants as on 31 December 1992 who still comply with the prescribed requirements for continued protection in view of the fact that the income of such protected tenants cannot be monitored on a continuous basis while some protected tenants voluntarily vacate their rented premises thereby forfeiting their protected status It is therefore from an administrative point of view not possible to determine and monitor the number of protected tenants

(2) Notwithstanding the fact that all rent controlled premises situated in the Sea Point Constituency according to the records of the Cape Metropolitan Rent Board have already been conditionally exempted from rent control applications are received on an ongoing basis by the said Board for the conditional exemption of premises from rent control which do not appear on the records of the mentioned Rent Board and therefore did not form part of the general conditional exemption of rent controlled premises from rent control

(a) 4 dwellings were conditionally exempted from rent control during 1992 subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection

(b) (i) *Address*	(ii) *Situation of Premises*
32/32a Normandy Avenue, Fresnaye, Sea Point	Two dwellings on Erf 855, Fresnaye at Cape Town
Richborough Villa, 3 Highworth Road, Sea Point	Dwelling on Erf 468, Sea Point at Cape Town
22 Des Huguenot Avenue, Fresnaye, Sea Point	Dwelling on Erf 668, Fresnaye at Cape Town

Umgeni Heights purchasing of site

52 Mr M J ELLIS asked the Minister of Housing and Works

(1) Whether he or his Department has received representations in respect of the purchase of a site in Anthony Road, Umgeni Heights, Durban, which was previously allocated for education purposes, if so, from whom,

(2) whether he has decided to re-allocate this site, if not, why not, if so, (a) to whom has it or will it be allocated and (b) for what purpose will the land be used,

(3) whether he will make a statement on the matter? B609E

The MINISTER OF HOUSING AND WORKS

(1) Yes

(a) The City Council of Durban who has since withdrawn its application

(b) TAFTA a registered welfare organisation

(c) The Apostolic Faith Mission of South Africa

(2) No, the matter is still under consideration as detailed in (3) below

(3) The Ministers' Council of the House of Assembly has, as policy, determined that surplus State Land be made available at no cost to welfare organisations on condition that the land be utilised for welfare purposes or for housing for the underprivileged As TAFTA intends using the land for housing for the more privileged negotiations with TAFTA are on track to purchase the land at Market value

HOUSE OF REPRESENTATIVES

QUESTIONS

†Indicates translated version

For written reply

General Affairs

Education departments: *per capita* expenditure

13 Mr M A HENDRICKSE asked the Minister of National Education

Whether he will furnish statistics on the *per capita* expenditure on (a) pupils and (b) the training of teachers in respect of each of the 14 education departments, if not, why not, if so, what are the relevant statistics in respect of the latest specified 12-month period for which information is available? C58E

The MINISTER OF NATIONAL EDUCATION

A single amount is allocated to each education department separately for the provision of CS education (excluding private ordinary schools) Each education department then decides how the funds will be apportioned between public ordinary school education, special shool education, technical college education and teacher training No separate figures regarding *per capita* expenditure can, therefore, be given for (a) and (b) The latest *per capita* expenditure for all education departments for which the Minister of National Education has a policy function for financing CS education (excluding private ordinary schools), is, however, available and is attached

Per capita state expenditure for college/school-related education (CS education) in the RSA for 1992 (excluding private ordinary schools)

Department	*Per capita expenditure (R)*
Education and Culture (House of Assembly)	4 372
Education and Culture (House of Delegates)	3 702
Education and Culture (House of Representatives)	2 902
Education and Training	1 659
Selfgoverning Territories	1 157
Gazankulu	1 214
KaNgwane	1 046
KwaZulu	1 080
Lebowa	1 201
QwaQwa	1 748
KwaNdebele	1 297

Several factors should be taken into account when the *per capita* expenditure of education departments is compared The two most important factors are

- More than 70% of an education department's budget is allocated to the salaries of CS educators and the qualification levels of CS educators can differ significantly between education departments
- Primary education is substantially less expensive than secondary education and the ratio between the number of primary and secondary pupils can differ significantly from department to department

Promise of better service

(124)

CT 6/4/93

Municipal Reporter

CITY councillors would be told who to contact when sewers become blocked after hours and complainants would be told when council workers would attend to the problem.

Council utilities and works committee spokesman Mr Peter Alston said these were some of the suggestions that had been accepted to improve the after-hours service when sewers became blocked.

However, the committee said the service could be "improved" only by reverting to the system in force before August 1991, when huge amounts of overtime were logged up by underused teams on stand-by.

Complained

"The additional cost each year for overtime labour would be only R333 000," according to a council report.

Councillor Mr Ian Iversen said a ratepayer who lived in Albert Road, Mowbray, in his ward had complained that sewage had washed across her garden for 36 hours before council workers solved the problem.

He had also heard of someone's waiting 15 hours before the council team arrived.

No water hikes for some

(124) CT 6/4/93

By PETER DENNEHY

WATER tariffs for city domestic users who use less than 30 kilolitres a quarter will not be increased this winter, the first time in many years

This means the first 30kl will still cost 84c/kl.

However, the next 100kl will cost R1,29/kl, up from R1,12

Thereafter, each extra kilolitre will cost R1,62, up from R1,40

Utilities and works committee spokesman Mr Peter Alston said yesterday that as the average household used less than 30kl, the increase in VAT would be the only increase in their bill

City engineer Mr Arthur Clayton and city treasurer Mr Eddie Landsberg said in a report accepted by the committee yesterday that an attempt was being made to help domestic consumers save while encouraging water conservation.

This was the reason that there would be no increase from July 1 for those who used less than 30kl

The price of water supplied to industries, commercial premises, schools, colleges, hospitals, institutions, government departments, hotels, boarding houses, camping sites, and in bulk to blocks of flats, will rise from R1,27 to R1,40/kl

In sub-economic housing schemes, water for people who live in blocks of flats that are not separately metered will cost R1,07/kl, up from 97c

Users outside the municipal area will have to pay the same tariffs, a service charge based on the size of their meter, and a 25% surcharge on the entire account unless an agreement has been reached with the council

Contrasts abound

Although depleted, the trees are still a feature of Hout Bay, but the picturesque fishing village has numerous other holiday attractions. PENNY SWIFT reports

ALTHOUGH there are only remnants of the forests which gave Hout Bay its name, there is nothing like the threat of the removal of trees to get residents up in arms

When Victoria Road was widened several years ago, ratepayers were furious that trees were to be removed — especially the line of palm trees adjacent to Mount Rhodes and one special pine tree which had become a landmark over the years.

(124)

Oak trees

For more than a decade, there has been a continuing dispute between the authorities and residents about the possible removal of oak trees lining Main Road Some say they are diseased and dangerous, while those who have grown to love the winding approach to the valley are willing to put up with the odd inconvenience after storms of branches in the road

Origin

And then, of course, there is the debate about the advisability of removing pine trees — which are alien — from the hillside which now accommodates a growing informal settlement, Imizamo Yethu The argument is that these will, at least, shield the area from general view

While Hout Bay has origins which can be traced to the late Stone Age, its recorded history dates to 1607 when an English sailor, John Chance (after whom the place was orig

LOOKING BACK . . . Hout Bay nearly a century ago Today this main road is lined with supermarkets and shops. Picture. HOUT BAY MUSEUM

tion. Less than 10 years later, another English sailor took wood from the forest to mend his

facing slopes of the mountains and in shaded ravines, covering an area as close as 50

It was Governor Simon van der Stel, who perhaps fortunately failed to set up a saw mill in

Chance (after whom the place was originally named Chapman's Chance), noted its posi-

the forest to mend his boat, and then, in 1652, Jan van Riebeeck named it Hout Bay, after describing its forests as the finest in the world

In those days, according to the Hout Bay Museum, the forests extended along the south

an area as close as 50 paces from the sea In 1668, the first permit to cut and saw wood in the Hout Bay forest was granted, and little less than a decade later, the government's head woodcutter was based there

to set up a saw mill in Hout Bay because the forest was already dwindling in the late 17th century, who began planting alien trees in the area

The woodcutters have all left and there is no threat of milling, and those who walk in the area can still enjoy the beauty of the forests that remain on the slopes of Grootkop (adjacent to Orange Kloof), in Myburgh's Ravine and in Myburgh's Corner There are also small original forest trees in the ravines on the Constantiaberg and a grove of Yellowwoods on the Karbonkelberg, and most of the residents will continue to fight to ensure that these are not destroyed

When a group of Hout Bay separatists declared a republic seven years ago, the cynics said it wouldn't last. But it has — in its own way

The president still does his civic duties (from time to time) and

PRESIDENTIAL ROLE . . . Hout Bay president Len Pothier fulfils civic duties at many of Hout Bay's functions — particularly those organised to raise funds for charity

tourists flock to shops selling passports Furthermore, stories abound about people using these to cross into once forbidden lands During the season, the powers that be, in that part of the world, traditionally close the borders without warning,

"fining" both tourists and locals without passports R10 for one of the remarkably authentic looking documents — the proceeds going to charity

Originated as a means to raise money for the local service clubs, this unique passport policy

has earned significant funds for a variety of charities over the years. And it's been cause for a lot of fun, which underlies the policy of the people of Hout Bay in general

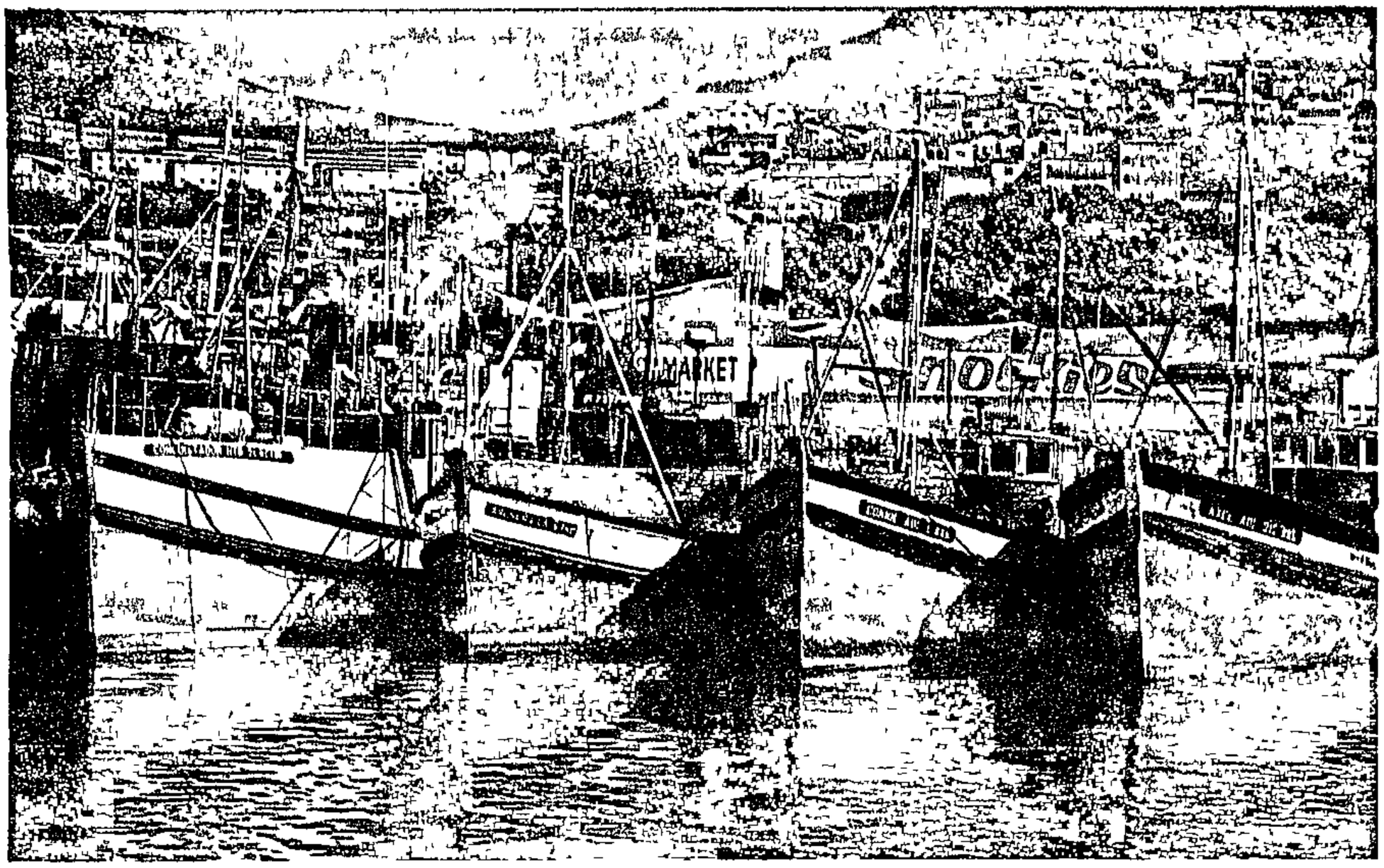
There are regular craft markets and fairs

□ To page 9

BIRD LIFE Walter Mangold with two colourful Mackaws against a backdrop of flamingoes in the World of Birds, the largest bird sanctuary in Africa

FOCUS ON HOUT BAY

in historic Hout Bay



HOUT BAY TODAY Colourful trawlers moored in the harbour create a picturesque scene Pictures JANEK SZYMANOWSKI

☐ From page 8

in Hout Bay, and of course numerous resident shops which offer everything from fashion clothing to gifts, stationery, books, toys and jewellery You'll find everyday items, be it groceries or motor spares, and there are hairdressers aplenty, several banks, chemists, service stations and even a colour photocopying service And if you want to visit a farm stall, you'll find that too

If you want to buy in the area, there are also a legendary number of estate agents guaranteed to find exactly what you want.

Then there's the rock shop, with a delightful pebble picking patch where you can gather your own polished semi-precious stones, and of course the internationally famous World of Birds which houses hundreds of different species from penguin to flamingo, and owl to eagle In cleverly landscaped aviaries, they behave just as they would in the wild — and you are on the inside looking out.

Of course there is the opportunity of numerous walks (alone or with a museum guide), of horse riding, or of scenic sea trips

People have been farming in Hout Bay for more than three centuries, and so it is not surprising that there are still operating farms, including one that encourages visitors to pick their own grapes Smaller enterprises grow bonsai trees, herbs, vegetables and flowers

There are several fish shops — and not all for hungry tourists One, for instance, stocks a wide variety of Japanese koi, goldfish, tropical fish and marine species for ponds, tanks and bowls

Still, as the local museum points out, fishing has been important since the khoi khoi first gathered shellfish from the rocks and trapped fish in the Disa River estuary

According to the museum the first farmers were also fishermen using small boats and trek nets from the beach But it wasn't until the 1920s that fishing became a major industry

Emporium

Development of the harbour began in 1937 when the first breakwater was built Today two large companies operate from the harbour which is also home to fish shops and a nautical emporium with shops and restaurants

Nearby there is the well equipped marina as well as the republic's own warship the SAS Pretoria an old minesweeper, now a floating private museum

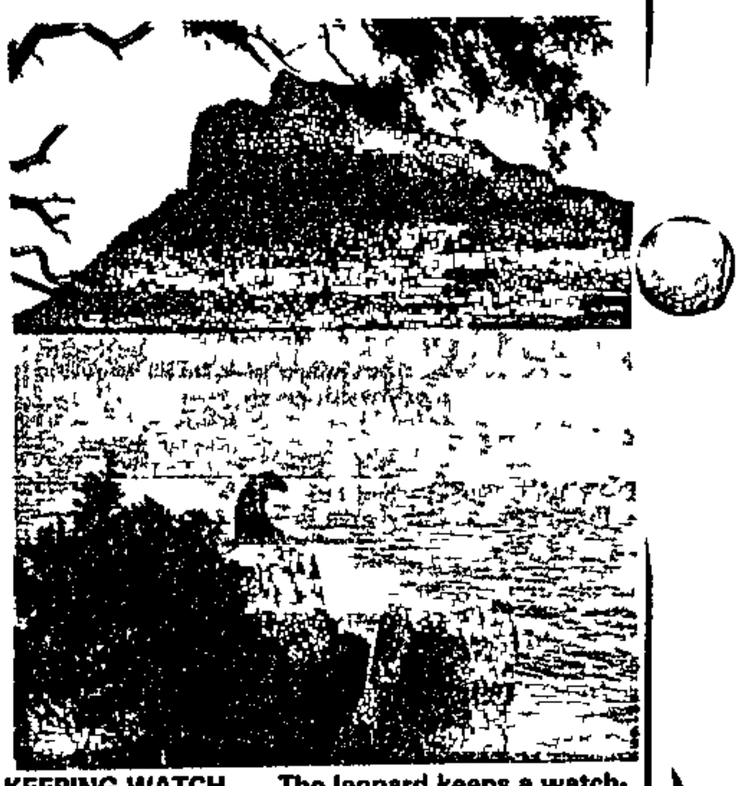
There are two libraries — one in the village and another in the harbour area — and the delightful Hout Bay Museum which boasts a shipwreck display and veldkos garden which have captured the imagination of many

Historic

Those people wanting to stay in Hout Bay have a reasonably wide choice of establishments ranging from the historic local hotel to lodges and self catering accommodation, guest houses and rooms in private homes.

Restaurants are varied and include one situated outdoors (November to April only) Whether you want sea food, a good steak, a pub lunch or a champagne breakfast, you've got a good chance of getting it

CATCH OF THE DAY An old salt waits patiently while the catch of the day is offloaded



KEEPING WATCH The leopard keeps a watchful eye over the Sentinel

Contrasts abound

Although depleted, the trees are still a feature of Hout Bay, but the picturesque fishing village has numerous other holiday attractions PENNY SWIFT reports

ALTHOUGH there are only remnants of the forests which gave Hout Bay its name, there is nothing like the threat of the removal of trees to get residents up in arms

When Victoria Road was widened several years ago, ratepayers were furious that trees were to be removed — especially the line of palm trees adjacent to Mount Rhodes and one special pine tree which had become a landmark over the years

Oak trees

For more than a decade, there has been a continuing dispute between the authorities and residents about the possible removal of oak trees lining Main Road Some say they are diseased and dangerous while those who have grown to love the winding approach to the valley are willing to put up with the odd inconvenience after storms of branches in the road

Origins

And then of course, there is the debate about the advisability of removing pine trees — which are alien — from the hillside which now accommodates a growing informal settlement Imizamo Yethu The argument is that these will at least shield the area from general view

While Hout Bay has origins which can be traced to the late Stone Age, its recorded history dates to 1607 when an English sailor, John Chance (after whom the place was originally named Chapman's Chance), noted its position Less than 10 years later, another English sailor took wood from the forest to mend his boat, and then, in 1652, Jan van Riebeeck named it Hout Bay after describing its forests as the finest in the world

In those days, according to the Hout Bay Museum, the forests extended along the south facing slopes of the mountains and in shaded ravines, covering an area as close as 50 paces from the sea In 1668, the first permit to cut and saw wood in the Hout Bay forest was granted and little less than a decade later, the government s head woodcutter was based there

It was Governor Simon van der Stel who perhaps fortunately failed to set up a saw mill in Hout Bay because the forest was already dwindling in the late 17th century who began planting alien trees in the area

The woodcutters have all left and there is no threat of milling, and those who walk in the area can still enjoy the beauty of the forests that remain on the slopes of Grootkop (adjacent to Orange Kloof), in Myburgh's Ravine and in Myburgh's Corner There are also small original forest trees in the ravines on the Constantiaberg and a grove of Yellowwoods on the Karbonkelberg, and most of the residents will continue to fight to ensure that these are not destroyed

When a group of Hout Bay separatists declared a republic seven years ago, the cynics said it wouldn t last But it has — in its own way

The president still does his civic duties (from time to time) and tourists flock to shops selling passports Furthermore, stories abound about people using these to cross into once forbidden lands During the season, the powers that be, in that part of the world, traditionally close the borders without warning, "fining" both tourists and locals without passports R10 for one of the remarkably authentic looking documents — the proceeds going to charity

Originated as a means to raise money for the local service clubs, this unique passport policy has earned significant funds for a variety of charities over the years And it s been cause for a lot of fun, which underlies the policy of the people of Hout Bay in general

There are regular craft markets and fairs

□ To page 9

LOOKING BACK Hout Bay nearly a century ago Today this main road is lined with supermarkets and shops Picture HOUT BAY MUSEUM

PRESIDENTIAL ROLE Hout Bay president Len Pothier fulfils civic duties at many of Hout Bay's functions — particularly those organised to raise funds for charity

BIRD LIFE Walter Mangold with two colourful Mackaws against a backdrop of flamingoes in the World of Birds, the largest bird sanctuary in Africa

in historic Hout Bay

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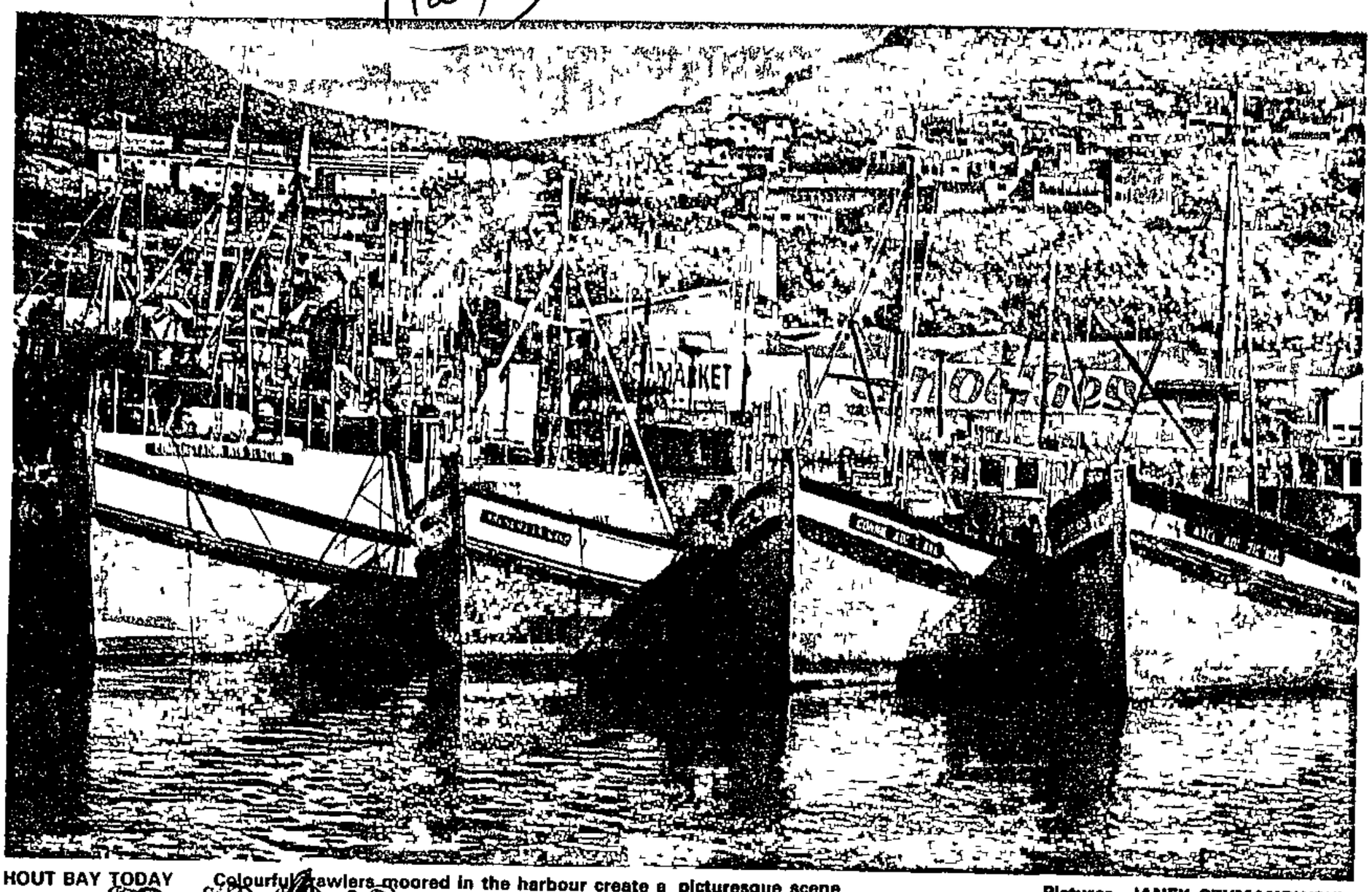

HOUT BAY TODAY Colourful trawlers moored in the harbour create a picturesque scene Pictures JANEK SZYMANOWSKI

□ From page 8

S/Times [C|metro] 4/4/93.

in Hout Bay, and of course numerous resident shops which offer everything from fashion clothing to gifts, stationery, books, toys and jewellery You'll find everyday items, be it groceries or motor spares and there are hairdressers Plenty, several banks chemists, service stations and even a colour photocopying service And if you want to visit a farm stall you'll find that too

If you want to buy in the area, there are also a legendary number of estate agents guaranteed to find exactly what you want.

Then there's the rock shop, with a delightful pebble picking patch where you can gather your own polished semi-precious stones, and of course the internationally famous World of Birds which houses hundreds of different species from penguin to flamingo, and owl to eagle In cleverly landscaped aviaries they behave just as they would in the wild — and you are on the inside looking out.

Of course there is the opportunity of numerous walks (alone or with a museum guide), of horse riding, or of scenic sea trips

People have been farming in Hout Bay for more than three centuries, and so it is not surprising that there are still operating farms, including one that encourages visitors to pick their own grapes Smaller enterprises grow bonsai trees, herbs, vegetables and flowers

There are several fish shops — and not all for hungry tourists One, for instance, stocks a wide variety of Japanese koi, goldfish tropical fish and marine species for ponds, tanks and bowls

Still, as the local museum points out, fishing has been important since the khoi-khoi first gathered shellfish from the rocks and trapped fish in the Disa River estuary

According to the museum the first farmers were also fishermen using small boats and trek nets from the beach But it wasn't until the 1920s that fishing became a major industry

Emporium

Development of the harbour began in 1937 when the first breakwater was built Today two large companies operate from the harbour which is also home to fish shops and a nautical emporium with shops and restaurants

Nearby there is the well equipped marina as well as the republic's own warship, the SAS Pretoria an old mine sweeper now a floating private museum

There are two libraries — one in the village and another in the harbour area — and the delightful Hout Bay Museum which boasts a shipwreck display and veldkos garden which have captured the imagination of many

Historic

Those people wanting to stay in Hout Bay have a reasonably wide choice of establishments, ranging from the historic local hotel to lodges and self catering accommodation, guest houses and rooms in private homes

Restaurants are varied and include one situated outdoors (November to April only) Whether you want seafood, a good steak a pub lunch or a champagne breakfast, you've got a good chance of getting it

CATCH OF THE DAY An old salt waits patiently while the catch of the day is offloaded

KEEPING WATCH The leopard keeps a watchful eye over the Sentinel

Residents may take council to court

Sowetan 3/4 - 7/4/93

By Rehana Rossouw (124)

ROBERTSON residents are considering Supreme Court action against the municipality after they discovered they were being charged more for services than what is laid down in municipal tariffs.

Robertson Civic Association spokesperson Mr Jean van Rooyen said over 500 residents decided at a mass meeting last week to embark on legal action to counter municipal "corruption".

He said a random survey of residents' service accounts showed that R14,95 was being charged for sewerage and R11,25 for refuse removal, though the tariffs laid down R12,10 and R5,65

Robertson town secretary Mr At du Plessis said residents who lived in state housing paid higher service charges because they did not pay rates

"We have been charging more for services from rented homes for years. There is nothing sinister about it," he said

Residents are determined to press ahead with their action against the municipality

They are demanding an independent cost evaluation, reparation and the scrapping of all arrears

"For the past few years many people have been evicted from their homes because they were in arrears," Van Rooyen said.

"People were handed over to lawyers and sent to prison for not paying.

"We want the municipality to withdraw all arrears and stop all prosecutions."

The civic's lawyer, Mr Essa Moosa, confirmed that he had been instructed to bring Supreme Court action against the Robertson municipality.

He said the legal action would be considered if the civic did not get a satisfactory response to their demands

Electricity consumption fees to stay unchanged

(124) ARG 1/4/93

CLIVE SAWYER
Municipal Reporter

THE Western Cape Regional Services Council has decided against increasing fees for electricity consumption in the new financial year beginning in July.

Chief executive officer Mr Chris Mocke said tariffs were adjusted recently after an eight-percent increase in the Eskom bulk purchase price

But the council would increase fees for services such as new connections and deposits by about 10 percent, he said

Water tariff increases were being finalised

An increase of about 25 percent in Paarl regional water tariffs was expected because low consumption meant the Cape Town City Council — the bulk supplier of water for the region — charged higher tariffs

Other proposed increases were

- Various services at cemeteries and crematoriums — 10 percent
- Engineering services — 10 percent.
- Fire services — 10 percent
- Sale of trees and shrubs to citizens — 22 percent.

Refuse removal services and sewerage services, which varied according to each area, would be finalised in the RSC budget, said Mr Mocke.

Fees for health services would not go up

FM 2/4/93

MINISTERIAL HOUSES (124)

Selling the family silver?

The sale by tender of Cabinet Ministers' empty houses could cost taxpayers tens of thousands of rands in under-recovery of their true value Estate agents add that the luxury properties should be professionally marketed in an open, competitive way which provides for extensive negotiation with buyers.

The Public Works Department says nine houses in Cape Town are on the market and tenders for them have been invited. They include a seven-dwelling complex in Walmer Estate that has never been occupied.

Another six properties, three each in Cape Town and Pretoria, are due to come to the market soon One of the Cape Town properties includes a four-unit townhouse complex.

Those on the market and those due to be marketed will all be sold by tender. The State owns 38 ministerial houses in Cape Town, 28 in Pretoria and one at Isipingo. Only those "which become redundant to the State's needs" will be sold.

The department says two ministerial houses were auctioned in Pretoria in 1990 for

FM 2/4/93 (124)

R381 000 and R560 000 and two in Cape Town last year for R1,7m and R1m. It adds that the properties on the market now are being sold by tender because this method is expected to reach the most potential buyers and achieve the best prices

Seeff Residential Properties Cape Town branch manager Trevor Davidson says, however, that the sale of property by tender has not been financially successful in SA He suggests that even auctions would be better, but rejects the department's assertion that tendering saves on agents' commissions Increased prices achieved in the open market would more than cover agents' fees

Seeff Cape Town branch manager Andy Todd says some of the houses are "very prestigious" and need to be marketed carefully to achieve the best price. "Tenderers will be reluctant to stick their necks out without a market indication of value I believe it would have been wiser to allow the free market to operate in the open to determine maximum market value"

Pam Golding Properties' Andrew Smith says unless the department markets the houses overseas, a big part of the potential market could go untapped as well ■

Absa meetings for Hout Bay

ABSA is to hold a series of meetings to resolve questions arising from its proposal to build more than 300 houses on the Hout Bay sand dunes (124)

At a meeting in February, Absa subsidiary Bankorp Properties encountered public opposition to the proposal.

Absa has since applied for a six-month moratorium back-dated to February 12

The moratorium gives all parties 120 days to conduct investigations and submit comments to the Regional Services Council The RSC requires 60 days to finalise its own investigations.

Meetings are to be held every 14 days in this period CT 3/4/93

does not relate to the question on the Question Paper, and therefore I do not have to reply to it

†Mr H D K VAN DER MERWE Mr Chairman, further arising from the hon the Minister's reply, the hon the Minister is shirking his responsibility The term "affirmative action" is used here very definitively and many institutions see to it that countrywide the term is regarded as valid today I want to ask him, as the Minister of Education and Culture, what his view is on affirmative action?

†The MINISTER Mr Chairman, I would just like to emphasise again that it would be totally irresponsible for me to interfere in a system in which autonomy is transferred to tertiary structures, as I have a responsibility towards that system I am therefore not prepared to express an opinion on it The University of Natal, like all other universities in our country, is an autonomous institution, and it would be improper, even by way of comment, for me to interfere in what they do on their campus in regard to running the university

†Mr H D K VAN DER MERWE Mr Chairman, further arising from the hon the Minister's reply, he is the Minister of Education in this country, and I want to ask him what his fundamental standpoint is in respect of affirmative action He cannot hide behind the autonomy of universities

†The MINISTER Mr Chairman, affirmative action—as viewed from the radicals' perspective—is an action by means of which special measures have to be taken to enable those whom they regard as disadvantaged communities—communities disadvantaged as a result of the policies of the past—to come into line with the rest of the community that has not been disadvantaged That is the standpoint held by the radical communities, and it is a point which those hon members, seeing that they are now going to participate in the negotiations, can debate with those communities in the negotiating forum

Mr R M BURROWS Mr Chairman, further arising out of the hon the Minister's reply, I want to ask him whether he would not agree that the definition of "affirmative action" is actually fixed in time and place and varies from group to group as disadvantagement changes In the 1920s and 1930s affirmative action in South Africa was directed towards Afrikaans-speaking Whites, and now happens to be directed towards other disadvantaged groups [Interjections] In 10 years' time it may be directed towards White English-speaking males [Interjections]

The MINISTER Mr Chairman, it is true that the content of the concept changes as time goes by and as situations in particular communities develop

Business interrupted in accordance with Rule 180C (3) of the Standing Rules of Parliament

Schools: major/minor works completed

*3 Mr R M BURROWS asked the Minister of Housing and Works

(1) Whether his Department will make a special effort to complete major and minor works at schools before 1 April 1993, if not, why not, if so, what was the budgeted cost of such work for the 1992–93 financial year;

(2) whether his Department will or does exercise an inspection service in respect of Model C schools, if not, why not,

(3) whether he will make a statement on the matter? B570E

The MINISTER OF HOUSING AND WORKS

(1) Yes The Department of Education and Culture has indicated that the Department of Local Government, Housing and Works will only attend to the completion of the services in respect of which contractual commitments already exist The contracts will be completed by the respective contractors according to the approved contract periods The budgeted cost of such work for the 1992–93 financial year was R119 401 000 in respect of Provincial Education, excluding Extraordinary Education

(2) The Department does operate an inspection service but this will be terminated on 1 April 1993 as the Department of Education and Culture has indicated that the Management Boards of the respective Model C schools will, as from that date, be responsible for the execution of major and minor capital works under the guidance of the Department of Education and Culture

(3) No

For written reply

General Affairs

MECs/ministerial representatives: residential accommodation

173 Mr P G SOAL asked the Minister of Public Works

(1) Whether any (a) members of the Executive Committees of the four provinces, (b) ministerial representatives and/or (c) any other individuals occupied residential accommodation other than that provided by the State during the period 1 January 1990 up to the latest specified date for which information is available, if so,

(2) whether any amounts were paid in respect of the said accommodation to the persons in the above categories during this period, if so, (a) what amounts were paid to each such person in each calendar year and (b) why was each such amount paid,

(3) whether State-owned accommodation was available for occupation during this period, if not, why not, if so, how many residential units were available in each specified month during this period? B389E

The MINISTER OF PUBLIC WORKS

The Department of Public Works is not responsible for the housing of Members of the Executive Committees of the Provinces, or Ministerial Representatives

Payment of Members of the Executive Committees and Ministerial Representatives for the use of private residences as official accommodation (in terms of the Compensation Scheme for Political Office-Bearers) is the responsibility of the relevant Provincial Administration and the Own Affairs Administrations, respectively

Blacks: social pensions/backlog in applications

200. Mr R M BURROWS asked the Minister of National Housing

(1) What total number of Blacks in each of the provinces is currently receiving social pensions,

(2) whether there is a backlog in the handling of applications for social pensions in any province, if so, (a) in which provinces, (b) what are the reasons for this backlog and (c) what total number of applications is currently awaiting processing,

(3) in respect of what date is this information furnished? B448E

The MINISTER OF NATIONAL HOUSING

(1) Cape Province 158 113
Orange Free State 87 867
Transvaal 291 890
Natal 73 219

(2) No

(a) Falls away

(b) Falls away

(c) Cape Province None
Orange Free State 231
Transvaal None
Natal None

(3) Cape Province 28 February 1993
Orange Free State 16 March 1993
Transvaal 9 March 1993
Natal 31 January 1993

Houses supplied with electricity in Port Elizabeth/Uitenhage area

210 Mr E W TRENT asked the Minister of National Housing

(a) How many houses are supplied with electricity in (i) the metropole comprising Port Elizabeth, Ibhayi, Uitenhage and Kwanobuhle and (ii) each of these four areas and (b) in respect of what date is this information furnished? B468E

The MINISTER OF NATIONAL HOUSING

(a) (i) 26 690 houses

(ii) Port Elizabeth·
Motherwell 5 412 houses
Kwadwesi 1 745 houses
Kwamagxaki 1 770 houses
Ibhayi (incl Walmer) 9 303 houses

Uitenhage (Kabah & Langa) 653 houses
Kwanobuhle 7 778 houses
Despatch 27 houses
(8) Information as at 19 March 1993

Port Elizabeth area: pensions/grants/aid for Blacks

211 Mr E W TRENT asked the Minister of National Housing

(1) How many Black persons were receiving (a) old-age pension, (b) disability grants and (c) military maintenance aid from the State in the Port Elizabeth/Ibhayi/Uitenhage/Kwanobuhle metropolitan area as at 30 June 1992,

(2) what total amount was paid to each of the above three categories of persons during the latest specified 12-month period for which information is available? B469E

The MINISTER OF NATIONAL HOUSING

(1) (a) 15 760
(b) 9 393
(c) 24

(2) (a) R58 375 642
(b) R37 277 021
(c) R105 235

Own Affairs

Colleges of education: student places

43 Mr R M BURROWS asked the Minister of Education and Culture

(1) Whether all student places in colleges of education falling under the control of his Department are filled, if so, how many such places are there, if not, (a) how many places are vacant and (b) why are they vacant,

(2) whether any arrangements have been made with any other departments of education for the utilization of any colleges of education, or parts thereof, falling under the control of his Department, if so, what arrangements? B524E

The MINISTER OF EDUCATION AND CULTURE

(1) No,

(a) 3 309,

(b) decline in the need for teachers for the primary school, students who do not meet die admission requirements, students who cannot afford to study due to a lack of funds, limitation of staff members, termination of studies and the closing down of the Port Elizabeth College of Education in December 1993,

(2) yes, incorporation of the Sallie Davies College of Education with the Cape Town College of Education and the financing annually of a number of KwaZulu students and lecturers at the Edgewood College of Education and the Natal College of Education

Universities: students registered

44 Mr R M BURROWS asked the Minister of Education and Culture

How many (a) White, (b) Coloured, (c) Asian, (d) Black and (e) other students were registered in 1992 at each university falling under the control of his Department? B525E

The MINISTER OF EDUCATION AND CULTURE

University	(a)	(b)	(c)	(d)	(e)	*Total*
Orange Free State	8 635	386	—	243	—	9 264
Natal	7 522	274	3 085	2 601	—	13 488*
Rhodes	3 099	144	248	631	—	4 122
Rand Afrikaans**	—	—	—	—	—	9 865
Witwatersrand	12 977	309	1 787	3 047	—	18 120
Port Elizabeth	4 190	566	114	279	—	5 149

University	(a)	(b)	(c)	(d)	(e)	*Total*
Potchefstroom	8 542	160	15	636	—	9 353
Pretoria	21 671	131	56	526	—	22 384
Cape Town	9 768	1 882	598	1 991	—	14 239
Stellenbosch	13 377	850	21	65	—	14 313
South Africa	57 686	4 807	10 480	52 310	—	125 283

* 6 Students included whose race group is unknown

The above provisional statistics (head count) were obtained from SAPSE table 2 7 and include both undergraduate and post-graduate students The data is as on 31 March 1992

** Does not differentiate between the races in the compilation of statistics

Anger over new property valuation plan

(124) ARG 31/3/93

CLIVE SAWYER
Municipal Reporter

A PROPOSED new property valuation system is set to spark a row between the provincial administration and the city council

Councillors yesterday expressed anger that the Administrator had given notice of the new system in small advertisements in Saturday editions of morning newspapers and had not written to municipalities

"Why has this city not had an opportunity to peruse and discuss this document so that the provincial administration can be informed what the largest municipality in the province thinks about it?" asked Mrs Patricia Sulcas-Kreiner.

The new ordinance changes the basis of valuation of properties with regard to improvements

Previously, improvements were valued according to replacement costs

The Steyn Commission on valuations recommended a few years ago that improvements should be valued according to the market value of their existing use

The ordinance proposed a change from a flat rating system to a composite system

Mrs Sulcas-Kreiner said the new system would cause "a mountain of work" and cost ratepayers a fortune paying for "bickering" in valuation courts

"A great problem is the general public will not understand it — it is complicated to the uninitiated and owners may agree to values which perhaps they should not," she said

The council constitutional affairs committee had this week called for a simplified valuation process and the new system contradicted this

She said a clause of the new ordinance gave municipal valuers "powers of search which would make the Receiver of Revenue blush" in calling for property owners or occupiers to provide information

"No council worth its salt will allow its officials to pry into the personal and business affairs of its ratepayers," said Mrs Sulcas-Kreiner

Survey instead of poll

CT 31/3/93 (124)

Municipal Reporter

THE city council is to commission a survey instead of the referendum that Ratepayers in Revolt asked for last year.

This survey will be done by the communications consultancy De Kock and Kerkhoff and will involve interviews with 900 ratepayers.

The consultancy recommended that the 17 wards be divided into nine groups and that 100 residents from each group be interviewed

Topics will include whether the council should accept more or less responsibility to provide ratepayers with an efficient service.

Public confidence in the council will also be probed and questions will be asked about corruption, nepotism and the council's ability to run a cost-effective administration

About 180 commercial ratepayers will also be interviewed.

S/Times [C/Metro]

Outcry over Du Noon

2/5/93

By GLENDA NEVILL

ANGRY Table View residents are planning Supreme Court action to force the government and the Milnerton Municipality to stop the development of a township settlement at Du Noon

This was said at a meeting of the Concerned Ratepayers and Voters of Table View association, Cravot, on Thursday night.

(124)

A spokesman said the Milnerton Municipality had not "followed proper procedure" in exercising public opinion and had not taken into account the effect on the environment of an "informal settlement".

The municipality was slammed as having "scandalously lied" to residents who were expecting a site and service settlement

Nearly 1 400 squatter families, currently living at the Marconi Beam squatter camp near Milnerton, are expected to move to Du Noon

Mr David Brook, Milnerton's town engineer, said Du Noon was not going to be a shack town.

Members of Cravot have also expressed concern over the negative effect on the environment as Du Noon is close to the Diep River and the Rietvlei estuary.

SAFETY MEASURE . . . Ms Diane Miller builds a sand bridge in front of her door, hoping it will keep their house dry this winter, while five-year-old Bazil watches
Picture: AMBROSE PETERS

Irate residents call for damage relief

S/Times [C/Metro] 2/5/93

By JESSICA BEZUIDENHOUT

SEVERAL Western Cape communities, who claim that local authorities have failed to act despite requests to upgrade stormwater drains, are demanding compensation for losses suffered as a result of recent heavy storms

Residents of Ravensmead, Bridgetown, and Bishop Lavis claim that houses in the areas were extensively damaged by flooding during the storm at the Easter weekend — said to be the worst storms to hit the Cape in almost two decades (124)

In Ravensmead, which falls under the jurisdiction of the Parow municipality, residents believe the flooding was the result of an inadequate stormwater system, the chairman of the local civic association, Mr Bennie Petersen, said this week

The Ravensmead community is considering a rates boycott to get the municipality to act on their demands

In Bridgetown, one of the worst hit during the last month's storms, at least 300 houses were affected by flooding, the chairman of the civic association, Mr Frank Julie, said

He said residents planned to march to the municipality this week as part of their campaign for compensation

He claimed that an offer of compensation of up to R1 500 "content insurance" which had been offered by a private utility company responsible for the maintenance of services in the area, had been rejected by residents The company, Communicare, acts as an agent for the Cape Provincial Administration

"This is totally unacceptable people's losses were much greater"

Communicare spokesman, Mr Eeuwrick van der Merwe, confirmed the offer which he said was merely an extended coverage on property insurance for houses owned by the company This insurance did not apply to tenants renting their houses from the local authority, he said.

A Parow municipality spokesman said insurance on private property could not be taken out at taxpayers' expense

Sanco now takes aim at coloured councils

Sowetan 15-5-93

124

By Chiara Carter

FOLLOWING the resignation of the controversial Lingelethu West Town Council, the South African National Civic Organisation (Sanco) is intent on removing local authorities from coloured communities

Sanco's publicity secretary in the Western Cape, Mr Welcome Zenzile, said the resignation of the council on Thursday was a "huge victory"

Sanco would also be looking at the role played by the Ikapa town council's administrator, Mr Faan Naude of the Cape Provincial Administration (CPA) The town council has not been quorate for some time

He warned that Sanco intended to focus its campaign against local authorities in coloured areas such as Elsies River, Manenberg and Bellville

"In these areas there there are problems with rent arrears, evictions and the like People are not treated decently We want all puppet structures to go," Zenzile said

Lingelethu West's mayor, Mr Mali Hoza, and his councillors met for the last time on Wednesday morning admidst widespread unrest in Khayelitsha

An outside administrator is likely to be appointed to replace the council

A forum of representatives from community organisations in Khayelitsha will be set up to discuss local government in the area which houses more than 400 000 people

Demonstrations

This week's shock developments follow at least two tense demonstrations and sit-ins at the council's offices earlier this month.

Residents presented petitions demanding the council's resignation and a commission of inquiry into allegations of maladministration.

The heightened tensions led to a series of behind-the-scenes discussions between the council and the CPA and between the CPA and community organisations, especially Sanco.

It is understood that the CPA placed considerable pressure on the council to resign.

Lingelethu West Town clerk Mr Graham Lawrence, who is understood to have played a key role as a mediator between the various groups, said the council's demise was "inevitable".

Lawrence, an outspoken critic of the government's Black Local Authority system, said the BLAs had been designed to "self destruct".

He said the legislation should have been abolished long ago and it was essential to bring local government close to the people by involving people at grassroots level

UNHEALTHY MESS . Children play beside a fly-covered mass of rubbish at an overflowing skip off Bonga Drive in Khayelitsha The council have started removing the garbage

Picture Harold King

Rubbish mountain being removed

(124) CT 6/5/93

Municipal Reporter

REFUSE collection started again in Khayelitsha this week and officials hope to clear the massive accumulation of rubbish by tomorrow

Garbage started to pile up after disburbances brought about by the assassination of Mr Chris Hani. Residents began burning and stoning the council's cleansing department vehicles, making it impossible to get into the township

Yesterday 10 youngsters unsuccessfully tried to petrol-bomb two council-owned bakkies in front of the training centre at the corner of Bonga and Spine roads, town secretary Mr Gerhard Rashe said There was also a stone-throwing incident on Tuesday

Front-end loaders were sent in on Tuesday to gather up large quantities of refuse All the council teams were out yesterday and there was already a perceptable difference in the amount of rubbish in Meeway Road, on the western perimeter of Khayelitsha

In some areas rubbish is lying in fly-covered piles up to two metres high

Residents in Khayelitsha fear an outbreak of diarrhoea and dysentery because of the accumulation of refuse and the non-removal of some nightsoil over the past three weeks

"We never entirely stopped the night-soil bucket removals," Mr Rashe said, "but now we are going ahead full steam again"

Cape Town council approves higher rebate

B/DAY 7/5/93. (124)

LINDA ENSOR

CAPE TOWN — The Cape Town City Council yesterday approved an increase in the residential rebate to 35% from 26%, in spite of strong opposition from organised business

The recommendation was then referred to the council's executive committee for further investigation

Residential property owners presently enjoy a rebate of 26% which in turn is loaded onto rates payable by industrial and commercial property owners An increase in the differential imposes a greater rates burden on commerce and industry The step was opposed by city treasurer Eddie Landsberg on account of the severe recession and the need to stimulate growth

The council meeting also approved the implementation of a new valuation roll — which would see municipal rates in suburbs such as Camps Bay, Clifton and Bantry Bay rise an average 80% — as from July 1 and decided to continue with the present flat rating system

The immediate implementation of the 1990 general valuation went against representations made by the Chambers of Commerce and Industries which wanted the implementation to be phased in over three to five years Commerce and Industry supported the continuation of the flat rating system

A report to council said the new valuation roll would not bring any increased total income to council but pointed out that some property owners would pay more rates while others would pay less

Sea Point's rates would rise 51%, Bishop's Court, parts of Claremont and Upper Newlands 42%, Green Point, Three Anchor Bay and Mouille Point 40% and Rosebank, Rondebosch and parts of Newlands 35%

And now a homeland for coloureds

W/mail 7/5 - 13/5/93. (124) (81)

By PHILIPPA GARSON

THE ethnic mania sweeping parts of the world has taken root in the most unlikely soil — a group of coloured people now want their own homeland in the western Cape.

The launch of an organisation to campaign for this, the National Liberation Front, was announced at a press conference in Eldorado Park this week. Last month 256 delegates apparently trekked from as far afield as Namibia to formulate the new group's aims.

Claiming a membership of close to 600, the NLF aims to "provide South Africa's three million coloured people with a political home as well as a sense of identity and direction and ... (constitute) the coloureds as a nation by creating, through the partitioning of South Africa, a sovereign state in those areas which enjoy an effective coloured majority settlement".

NLF general secretary Malcolm Lupton, a Wits University academic, believes that unless coloureds establish their own state they will be "dragged along ... toward economic ruination, political marginalisation and cultural despair under a black majority regime.

"Rejecting the arrogance and the opportunism with which the ANC and the NP pursue the 'coloured vote', the NLF leadership issued ... a warning to coloureds: in their hidden agendas, both the ANC and the NP regard our people as expendable pawns, a 'minority group' whose votes are up for grabs."

Lupton, who represents the "leftist" strand of the NLF, favours the establishment of a welfare state and claims the NLF has mobilised significant support in Telkom's coloured trade union. Rightists in the organisation are concerned with "a tough policy on immigration", job reservation for coloureds and an electric fence "along the national frontiers".

Respite on rates for the rich

(124) CT 7/5/93

By PETER DENNEHY

A GENERAL revaluation of all properties within the Cape Town municipality will be implemented from July 1 — but the massive increase in wealthier suburbs is to be alleviated for a year through an increased rebate

Earlier reports had indicated that Ward One residential properties, the worst hit, would suffer rates increases of 80% on average, due to the revaluation alone

Larger rebates — 35% instead of the existing 26% — will bring this down dramatically

Councillors promoting the interests of upper- and middle-income residents only just succeeded yesterday in passing, by 14 votes to 13, Mr Arthur Wienburg's amendment intended to relieve the rates impact

But those who pleaded on behalf of the business sector and the city's poorest people were not happy with the amendment, which now looks set to be watered down

Mr John Muir said an increased rebate acted as "a Robin Hood in reverse", requiring poorer wards to subsidise the expensive wards like Sea Point and Camps Bay.

"By going for this amendment, we are attacking the poor who don't own houses," he said

Mr Neil Ross said tenants in the 1 600 blocks of council flats would have to pay extra amounts in lieu of rates, "unless we take on the burden"

In terms of Mr Wienburg's amendment, the 26% existing rates rebate for most residential properties should be increased to 35%

In effect, the shortfall that this creates is compensated for by shifting the rates burden on to non-rebated properties, which include shops, offices and factories

After the amendment was passed, Mr Leon Markovitz tabled another calling for the rebate issue to be discussed further by the executive committee to find a more satisfactory rebate rate

It was pointed out that old age homes, people who rent flats and many (companies and close corporations) who own flats do not get residential rebates

Mr Markovitz' amendment was passed This means the rebate percentage will have to be decided on at the council meeting on Tuesday May 25

3 000 cheer tough-talking Yengeni

South 815 - 12/5/93

By Quentin Wilson

ANC REGIONAL secretary Mr Tony Yengeni has dispelled any notion of this winter's mass action campaign being a tame affair.

Addressing a crowd of about 3 000 supporters at this year's May Day celebrations at the weekend, Yengeni mapped out a hard-hitting programme of street resistance to "deepen apartheid's crisis" in the coming weeks.

"We do not want marches that merely deliver memoranda and petitions any more. Those days are over. Our mass action must deliver the goods," Yengeni said.

He told people to follow the example of the recent occupations of Khayelitsha town council offices, where councillors were forced to resign in the face of community resistance.

(124)

"We must be careful of people who tell us to 'direct' or 'channel' our anger. We must be vigilant against this type of approach because it aims to dilute the anger of our people.

"De Klerk is facing the crisis and it is not our responsibility to solve it for him. Our political responsibility is to deepen the crisis he has created," Yengeni added.

Yengeni's message was well received at the stadium.

At every opportunity, followers launched into the toyi-toyi containing the words "Kill the boer, kill the farmer": a traditional MK song seen as "inflammatory" by apartheid authorities.

Mr Chris Hani's assassination and the death of ANC chairperson, Mr Oliver Tambo, were focal points of Saturday's proceedings.

Apart from a memorial service at the beginning of the day's programme, speakers continually reminded the crowd that those deaths have "sparked" a massive anger to be "deployed" against the state.

Nongwe and Toise dodge the bullets

South 8/5 - 12/5/93

By Sabata Ngcai (124)

CONTROVERSIAL squatter leaders Jeffrey Nongwe and Christopher Toise are hiding in Old Crossroads to escape continued assassination attempts.

Constant threats by gun-toting men have compelled Toise to flee his Brown's Farm stronghold and seek refuge at Nongwe's Old Crossroads

Frequently dubbed as "warlords", the two leaders have been confined to their shacks in Crossroads since last month.

Both men blamed the attacks on Sanco which they accused of "trying to kill us and force its way into the squatter camps".

Sanco dismissed the accusations as "unfounded and devoid of truth".

Sanco spokesperson Welcome Zenzile said the organisation was approached by the people in the squatter camps to open branches in their areas.

"Sanco is prepared to serve all the underprivileged communities whether they are from the squatter areas or townships," Zenzile said.

Toise and Nongwe's accusations against Sanco come in the wake of violence which erupted in both Old Crossroads and Brown's Farm two months ago.

Squatters in Crossroads resisted Nongwe's attempts to force Section Two residents to move to Lower Crossroads, which had been upgraded. Shacks were razed and at least four people were shot dead.

In Brown's Farm, people were killed and shacks gutted after Toise was accused of demanding a monthly R2.50 levy from each resident to pay his salary.

Toise narrowly escaped death when gunmen sprayed his hideout with bullets. He fled the area to seek shelter in Crossroads, but denied that he was hiding there.

Last week both Nongwe and Toise were rescued by police from armed balaclava-clad men "who wanted to kill us".

Last week Nongwe narrowly escaped death when four gunshots were fired at his car. His son was shot in the foot last week by unknown gunmen.

"While I am still the squatter leader in Crossroads, Sanco will never force its influence on our people," Nongwe said. "We are prepared to fight until the last man."

Nongwe said he had no intention to step down as a squatter leader until "the people" had decided so.

The slow squeeze of rent increases

South 8/5 - 12/5/93

By Justin Pearce

124

THREE rent increases in the past year have made Steenberg's Cove residents suspect their landlords are trying to squeeze them out — and their situation is made worse by the deepening poverty that results from the decline in the fishing industry.

Earlier this year every household in the community received a letter from Stephans Brothers, threatening "further action" if rents were not paid by the first week of each month. But, as 85-year-old Oom Christie Solomons pointed out, there is no such thing as regular monthly pay in the fishing industry.

Fishermen are paid for the fish they catch, the women as casual labourers in the fish factories. When there are no fish, there is no pay, and fish are becoming more and more scarce.

Because of the seasonal migration of the fish, families are forced to live on their savings for six months of the year. A fisherman's income averages out at around R600 a month, taking into account the months without pay.

Mr Salie Solomons tells how the law has cut people off from their traditional means of survival

"Whenever we felt like eating seafood, we used to take it from the beach Now we can't do that, because the inspectors are too strict and can fine us hundreds of rand," he said

"If you want to fish you can only do so in the employ of a fishing company which takes the profit.

The best houses at Steenberg's Cove are three-roomed brick buildings which are let at R130 a month. They are solid, but with no toilets or running water indoors. The tenants have to do their own maintenance work.

There is also a building resembling a stable, which is subdivided into one-room dwellings without ceilings Then there are the "vaalhokkies", two-roomed huts made from corrugated asbestos that leaks in winter, and these are rented out at the same price as brick houses.

The wife of a local fisherman, who was reluctant to be named, sells sweets and cigarettes so her family does not starve in the months when her husband has no work.

Opposite her "vaalhokkie" is the septic tank which collects the sewage from all the houses in Steenberg's Cove When it rains the tank overflows, sending excrement oozing through the drain covers in the open ground where children play, and down to the sea shore

"We can't live like this," she says. "We would buy a house if it was arranged in a way that we could afford the repayments.

"It's God's truth. If you go to the office to tell them you won't be able to pay at the end of the month, they throw you out."

Discount may dent rates hikes

(124)

Municipal Reporter

IMMINENT Atlantic suburbs rates hikes may not be as high as the 80% previously announced CT 8/5/93

Instead hikes may average 67% if the council replaces the existing 26% rebate with a 35% discount

On the other side of the Peninsula, suburbs on the False Bay coast in Ward 17 will face a rates decrease of about seven percent, if the 35% figure is adopted With the existing 26% rebate, ratepayers there would be unaffected by the general revaluation, with no hike at all

The few residential properties in Ward 6, the central city, will have their rates lowered on either system A general revaluation with a 26% rebate pushes their rates 12% down on average, and a 35% rebate pushes them down even further to 19% less than at present

These figures have been gleaned from careful reading of a graph provided by the Cape Town City Council Tabulated figures were not available yesterday

The figures for the suburb-by-suburb average domestic rates increases under the 35% rebate system for all 17 wards are as follows (with 26% rebate figres in brackets)

Ward 1 67% (80%), Ward 2 41% (51%), Ward 3 30% (40%) Ward 4 19% (27%) Ward 5 21% (30%), Ward 6 19% (12%), Ward 7 15% (23%), Ward 8 12% (20%) Ward 9 7% (15%) Ward 10 21% (30%) Ward 11 26% (35%), Ward 12 11% (20%) Ward 13 17% (25%) Ward 14 32% (42%), Ward 15 21% (30%) Ward 16 10% (18%), and Ward 17 7% (0%)

Commission's jurisdiction on land challenged

By CARMEL RICKARD

THE House of Assembly's Development and Housing Board refuses to acknowledge the jurisdiction of the government's Advisory Commission on Land Allocation in an important land claim now being considered by the commission.

The board says the commission may not even consider the claim by the Hendricks family of Rondevlei, Retreat.

Evicted from Simonstown in 1949 to make way for the army, they then bought a 4 000-square-metre plot for R110.

Eleven years ago Kassie Hendricks, now 81, and her sick and elderly husband felt they had to move again — this time because their land was in a newly proclaimed white group area

They accepted R39 000 from the Community Development Board, but it was too little to buy another plot. Some members of the family, unable to find affordable alternative accommodation, stayed where they were.

In 1969 the land was again zoned for "coloured" use, but the board did not inform the Hendrickses about it.

Instead, a year later, without notifying the Hendrickses, the board sold this land by public auction to Mr P Basson for R23 000.

A month later Mr Basson resold to the New Apostolic Church for R160 000

A few months ago members of the family still living on the land were told by an attorney acting for Mr Basson that they had to get out immediately

However, the family discovered that Mr Basson was not yet the registered owner. They asked the Legal Resources Centre in Cape Town for help and in a dramatic Sunday-night Supreme Court application, hours before the transfer was due to go through, the family won a temporary reprieve

The court said the board could not alienate the land to Mr Basson until the family had had a chance to approach the land commission and the administrator

Last week the commission heard the whole story However, lawyers appearing for the development board challenged the authority of the commission even to consider the case They said the law only allowed the commission to investigate "unallocated" land Since the board had "allocated" the property for sale by public auction, the commission had no jurisdiction

The commission is expected to make its recommendations to the State President soon

South 8/5 - 12/5/93

Residents fear removal

(124)

By Justin Pearce

A LARGE bright red disa has been painted onto the braai oven Mr William Mageman built in his garden in Steenberg's Cove, and the fence is striped in blue and white

The Magemans may not be property owners, but the time they have spent decorating their home makes it clear they are there to stay.

Yet together with the other residents of the tiny fishing village on the shores of St Helena Bay, the family fears their days in the Cove are numbered

The land on which the Steenberg's Cove community have made their homes is owned by Stephans Brothers, a fish processing company, with Redro fish paste among their products

But, as Redro's child advertising star might say, the 'wesidents' are living in fear of 'wemoval'.

Some of the residents say their families have been on the land since long before Stephans Brothers bought it, claiming continuous occupation as far back as 1889.

But the community is afraid that the land is to be sold to private developers. With tourism on the west coast growing as fast as the fishing industry is declining, Steenberg's Cove has the potential to become an attractive seaside holiday complex.

If the land is to be sold, the people who live on it want the chance to buy it

"We don't want to move. There are people living here whose ancestors were here long before Stephans bought the land," Mageman says

His sentiments are echoed by the poorest of residents, who struggle to pay their rent, but who are determined to find a way to repay a home loan if their houses are offered to them

The local civic has devised a plan for the Stephans Brothers' land to be subdivided, so the residents can buy the occupied portions.

The Vredenburg municipality acknowledges that the residents are well-established on the land, and has agreed to act as a mediator between the civic and the owners. But the municipality is not taking sides in the dispute, says Vredenburg Town Clerk Mr John de Klerk, correcting the residents' misperception that the municipality is taking up their cause.

Everyone in Steenberg's Cove believes the company intends to sell the entire piece of land, which the residents could never afford to buy collectively

When SOUTH approached Stephans Brothers for comment, the response came in the form of a letter from the company's attorneys saying the issue was not for public information.

Township arrears 'improving'

CT 13/5/93 (124)

Municipal Reporter

COLLECTIONS of electricity arrears in Langa and Guguletu have improved and are now averaging over half-a-million rands a month

Although arrears from these suburbs have risen over the past year by R3m to R11m, the council reported yesterday that there are now firm indications that arrears should start to decline in the near future

An increasing number of domestic consumers there are participating in a "deferred payment arrangement" scheme, whereby they pay their monthly account plus a minimum of R10 towards arrears

However, this recovery could be undermined There have been no disconnections for about seven weeks, partly due to "recent political events"

Poor will no longer subsidise the rich, councillor warns

(124) ARG 13/5/93

Municipal Reporter

THE new valuation roll, on which rates are based, had brought the day of judgment when the poor would no longer subsidise the rich, city councillor Neil Ross told a lively meeting of Atlantic suburb ratepayers

And he vowed to propose the deletion of an increase in councillors' allowances from the municipal budget.

He said areas such as Mitchell's Plain had been paying too high rates and had been subsidising more affluent suburbs

City treasurer Eddie Landsberg faced a hostile audience of about 100 as he explained the implications of the new roll, which comes into effect in July and which will push up rates by an average of 147 percent in Clifton and parts of Sea Point.

By exactly how much rates will go up is not certain because the city council has not made a final decision on whether to set the residential property rebate at 26 or 35 percent.

Mr Landsberg said the huge rises were caused by the 10-year interlude since the last valuation. Land values had risen dramatically on the Atlantic seaboard in the meantime.

A new valuation system to be brought in during July would mean revaluations at least every four years. The system would base market value on a database of recent property sales in each area.

The council had asked for an investigation of other systems of rates and rebates, including that in Natal — where the elderly paid half their annual rates, with the balance and interest being taken from their deceased estates.

Dr John Sonnenberg said areas such as Southfield and Lansdowne had been subsidising areas such as Green Point, where people had been paying rates too low for the value of their properties.

Asked what measures were being taken to cut city council spending, Mr Landsberg said the budget committee had been able to trim tens of millions of rands off the next municipal budget.

The city engineer's department had had a productivity drive and a new system of costing was being tested in the roads and libraries branches.

Asked about the 29,3 percent increase in councillors' allowances due to take effect in July, Mr Ross said he had opposed the proposal at an exco meeting.

"If no one else does it, I will propose the deletion of that item of expenditure from the budget," Mr Ross said.

Rates seemed a hotter issue than the constitutional future of metropolitan Cape Town.

When after 90 minutes of exchanges about rates inreases the city council constitutional proposals were introduced as the next item on the agenda, the hall emptied except for a few stalwarts.

Rates-rise softener meets hard line

ARG 13/5/93

(124)

Resolution suspended after narrow victory

CLIVE SAWYER
Municipal Reporter

A RESOLUTION before the city council to increase the residential rates rebate from 26 to 35 percent to soften the blow of soaring rates for some was suspended last night after it was narrowly approved at a special meeting.

Councillors voted 14 to 13 to increase the rates rebate, but the resolution was suspended when Mr Leon Markovitz won support for a notice that he would ask for the decision to be rescinded at the next council meeting.

Two executive committee members recommended the residential rebate be kept at 26 percent

Proposing the rebate be increased to 35 percent, Mrs Eulalie Stott said this would help to cushion the impact of the rates increase.

Mr Neil Ross said the council was "perpetuating the fiction" that businesses would pay a lesser share of the rates.

In most parts of Mitchell's Plain, businesses would not benefit as they would elsewhere in the municipality, he said

The 35 percent rebate would penalise businesses by increasing their share of the rates burden, and the poor and people renting, Mr Ross said.

Mr Arthur Wienburg said the contest over who should pay a greater portion of rates was between property owners, not between rich and poor.

Business could afford to pay more than private house-owners, he said.

House-owners were seen as being affluent, and those who argued for a lower residential rebate wanted to penalise them for being affluent, Mr Wienburg said.

Mr Leon Markovitz said high rates had discouraged business investment in Cape Town, and would turn Cape Town into a backwater of Parow, Goodwood and Bellville.

Rejecting claims that house-owners in the suburbs would be forced to sell because of the new valuation roll, Mr Markovitz said the daily lists of sales in execution did not include addresses in Camps Bay or Bishopscourt

Mr Markovitz opposed a proposal by Mr Chris Joubert that a way be found to ensure rates rebates were passed on to tenants of flats.

Many lease agreements specified rates increases would be passed on to tenants, and the council would be trying to supersede this, Mr Markovitz said.

W Cape property sales slide

CT 13/5/93

(124)

By MAGGIE ROWLEY
Property Editor

ANGER IN HOUT BAY

FM 14/5/93.

Absa subsidiary Bankorp Properties is holding a series of public meetings in an effort to resolve a row over its proposed development of a hillside property near Sandy Bay on the Atlantic coast. In the face of strong opposition to the development from Hout Bay residents this year Bankorp put a six-month moratorium on the development and agreed to keep talking to opponents.

The proposal is that Bankorp should be allowed to develop 260 upmarket, single residential units and 76 cluster houses on a 50 ha site below the skyline on the Hout Bay side of the saddle between Karbonkelberg and Klein Leeukoppie, where Sun International's Sol Kerzner has his hideaway (124)

In return, the company will donate the remainder of the plot — 216 ha on the Sandy Bay side and including the famous beach — to the provincial administration for use as a nature reserve. The site was bought by Trust Bank more than 15 years ago.

Absa claims extensive investigations have shown that the development will not adversely affect the environment. The main benefit will be securing the future of Sandy Bay and its surroundings.

CAPE TOWN FM 14/5/93.

Feeling the pinch

Major commercial and residential building in Cape Town has plummeted in the face of recession, says city development co-ordinator Philip Theron.

At the end of last year R500m in projects were under construction, compared with R700m in the same 1991 period Adjusted for inflation at 15%, this means activity in building has fallen in value by nearly 40% in real terms

Theron says only two notable developments were started last year a R60m sectional-title, luxury apartment block on the old President Hotel site in Sea Point and the R100m Portwood Square office, hotel and parking development at the Victoria & Alfred Waterfront.

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Atlantic coast

Projects worth R680m were completed last year, compared with R440m in 1991 They included the R40m UCT business school campus at the V&A, the R52m Belmont Office Village in Rondebosch, four developments worth R36m for the Cape Technikon in District Six and the R105m Victoria Wharf shopping and entertainment complex at the V&A Residential development valued at R115m was also completed along the Atlantic coast

Theron says the V&A development has underpinned building activity in Cape Town and kept many people employed However, an even greater effort is needed to create jobs in the construction sector He believes the council can help and encourage development by responding "decisively and quickly" to proposals

Other projects under construction and due for completion this year include the R75m Metropolitan Life Centre on the Foreshore and the R100m Old Mutual Properties development in Long Street in the city centre ■

'Pondokkie' row becomes public

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Staff Reporter

A PUBLIC row has broken out between Mr Joe Marks, chairman of the Steenberg Retreat Housing Action Association, and Mr Hennie van Wyk, interim chairman of an organisation called Crosar and based in the same area

The two former comrades and their respective organisations, differ over the issue of whether or not "starter houses" are acceptable.

Mr Marks, a prominent former local leader of the ANC, said in a press statement yesterday that Mr Van Wyk had called a poorly attended public meeting on starter houses Even at that meeting Mr Van Wyk's objections had been rejected

A meeting of the association, attended by 500 people had had the same result, Mr Marks said

The Association's "mother body", Cahac, "which represents 36 civic organisations" accepted starter houses, in the absence of government money for housing development

Problems

It was not true, Mr Marks added, that his association would take "pondokkies for our people"

Mr Van Wyk said he agreed that there was a terrible housing shortage, but starter houses would have a minimal effect "We are against them in principle because of the social problems that will come with them"

Meanwhile, the Western Cape branch of the SA National Civics Organisation has thrown its weight behind Mr Van Wyk's Concerned Residents of Steenberg and Retreat (Crosar)

Rates

Council grants reprieve

By PETER DENNEHY
Municipal Reporter

RATEPAYERS faced with a massive increase in their rates this year have been granted a reprieve by the city council.

Yesterday Cape Town City Council officials released a comprehensive list of percentage adjustments to rates bills that a revaluation of all properties in the municipality will bring about, on average, for suburbs

The increases will range from a whopping 147% (Clifton) to minus 18% (Rocklands)

On top of this figure must be added 10,5% for the expected annual rates increase

But the good news was that the council would apply a rebate of 35% on rates for one year

This came about after councillor for the central city Mr Leon Markovitz announced yesterday that he will drop his opposition to increasing the domestic rates rebate from 26% to 35%

To determine the percentage by which the average property in any of these areas will have its rates liability increased from July 1, 10,5% must be added to each of these figures, to account for the the expected annual 10,5% rates increase This comes on top of revaluation-generated increases

At a special city council meeting on Wednesday this week, the full Cape Town City Council approved a 35% rebate

This was designed to give domestic ratepayers — who will be hard-hit in all but the poorest suburbs — some relief from massive revaluation-related rates increases

However, Mr Markovitz immediately gave notice that he would try to review and rescind the 35% rebate at the next meeting His ward consists predominantly of commercial ratepayers, who will have to shoulder whatever burden is lifted off the backs of residential ratepayers

Mr Markovitz wrote to the town clerk yesterday to notify him that he no longer intended to pursue his "rescind" motion, although he still thought the council had taken an incorrect decision

Raising the domestic rebate would be bad for commerce and industry, and also bad for Cape Town's less affluent areas, he said

● Here are two examples of rates increases, one from Mitchells Plain and one from Clifton, based on some information from actual cases

A Mitchells Plain house paying R498 annually now, or R41,50 a month, will be liable for only R342,98 annually (or R28,58 a month) from July, including the 10,5% annual rates adjustment In total, this is a 31% decrease Had the rebate remained 26%, the rates liability would have dropped by about 16% instead, to R419 a year which is R34,91 a month

A Clifton flat paying R2 405 annually in rates now, which comes to R200 a month, could be liable to pay R4 246,55 due to revaluation With an extra 10,5% annual increase, this comes to R4 692,43 a year, which is R391 a month It is an increase of 95%

Had the rebate remained 26%, the percentage increase would have been 138%, to R477,45 a month

RATES: WHAT YOU WILL PAY
See PAGE 3

Relief for one year

(124) CT 15/5/93

Khayelitsha's 'barefoot architects' build for themselves

South 15/5 – 19/5/93

By Sabata Ngcai

KHAYELITSHA squatter residents have started designing models of houses they intend to build when they accumulate enough money in their savings scheme.

In March last year residents of the Victoria Mxenge squatter community formed a Housing Savings Scheme to save money to build proper houses for themselves

The scheme was started by 12 women but now has 276 members —of whom only five are men!

It was decided not to fix the contribution because many squatter residents are unemployed or pensioners. Members contribute as little as 10 cents when they have money to set aside

The savings scheme treasurers have deposited R6 100 in its bank account in the past nine months

Their scheme is one of 21 similar initiatives throughout South Africa supported by a unique non-governmental organisation, People's Dialogue.

The organisation aims to give squatter communities a voice in making decisions about their lives by facilitating communication between residents and local authorities and financial institutions

They provide assistance to communities such as Victoria Mxenge to not only gain financial clout, but by helping them become "barefoot architects" in designing their own living spaces.

Residents of Victoria Mxenge have designed a four-roomed house model with sticks placed on paper to indicate the size of the house they need.

(124)

'We control this organisation, not the experts'

They then marked the blocks made by the sticks to show a bedroom, kitchen and other rooms

The first and only model they have completed is a five-roomed double-storey house It has one kitchen, two bedrooms downstairs, a children's bedroom, kitchen, dining room and a toilet and bathroom.

According to one of the designers, Mrs Nosingile Msiza, the model was invented by residents themselves

"We thought about the plan and discussed it in our weekly meetings before we reached agreement that it was acceptable," she said.

"Residents first conducted a survey among the squatters to check their needs, sizes of their families, the present size of their shacks, monthly wages and the number of people working in the home.

These particulars were all taken into consideration before the residents decided on their model house.

"We prepared the survey questions in Xhosa and asked the People's Dialogue office to assist us with typing so that the forms could be distributed to the community to fill in," Msiza said

"People have big families, others have cars and the model had to accommodate all those needs."

The model therefore also has a garage for residents with cars

Mrs Hilda Gqiba said residents had decided to add more bedrooms because people had big families

She said they had formed their savings scheme because they were sick and tired of living in shacks

"After we realised the government was not prepared to help us, we decided to take the initiative," Gqiba said.

According to a committee member of the savings scheme, Ms Pat Matolengwe, the housing model is not the final one

She said it would be taken to architects to see how much it would cost when it was built

Matolengwe said the members of the savings scheme were not sure how much money they would need to build the houses People's Dialogue had trained women in bricklaying, and they could do a lot of the work themselves.

The intention is to build the same form of houses for everyone, irrespective of how much they had contributed to the savings scheme.

Matolengwe said they were also assisted by People's Dialogue to train members in land surveying.

"We still need to survey all the plots and find out their sizes before we can decide how to build the houses," she said

Matolengwe said they envisaged a double-storey model because their plots were not spacious

The Victoria Mxenge Housing Savings Scheme is directly controlled by its members. Every decision has to be canvassed and approved by every member before action can be taken

"Before anything that affects us can be done we are informed," said Mrs Esther Yonze "We control this organisation, not the experts"

DREAM HOUSE. Khayelitsha squatter residents Hilda Gqiba, left, and Nosingile Mfiza with the model house they propose to build for their families Photo Yunus Mohamed

No stones left unturned: Victoria Mxenge residents add their voices to their efforts

South 15/5 - 19/5/93

By Rehana Rossouw

THE WOMEN and men who belong to the Victoria Mxenge Housing Savings Scheme are anxious to represent their own lives to the outside world — to the policy makers, the politicians, the service organisations and all the inhabitants of Cape Town

In a survey titled "What we need now is the land", residents explained who they were, how they ended up in Khayelitsha and what they contributed through their efforts to the well-being of Cape Town.

The survey was conducted by residents of Victoria Mxenge to assist in their campaign to find suitable land on which to build their homes.

"It is a way of saying that a decent place to live is a right too fundamental to be trivialised by begging, a right the men and women of Victoria Mxenge Savings Scheme have earned through their hard work, their courage and their unity," the document began.

"The story told shows quite clearly that the more than 100 families of Victoria Mxenge — spearheaded by the women — have the will, the capacity and the ability to plan, design and construct an entire settlement for themselves."

The survey was an attempt to end myths about Cape Town's "invisible" shack dwellers and portray them as humans with a past — and a future plan to build in the city.

From the outset, the survey was conducted and controlled by members of the Victoria Mxenge Housing Savings Scheme. It was felt that to negotiate effectively for land, residents needed a thorough knowledge of themselves.

Every member of the scheme filled in a one-page questionnaire designed by People's Dialogue on the basis of objectives the group identified.

A sample size of 60 questionnaires was selected randomly, with one being rejected because it was incomplete. 124

The sample found that 233 people lived in the 59 households, where the average age of the head of the household was 45 years.

'A decent place to live is a right too fundamental to be trivialised'

The striking feature of the demographics was that it portrayed the cramped conditions of squatter communities, where an average six people live in each house.

The average income of the respondents was R381,34 a month, with families in the group living on R68,11.

Households in which women were the sole breadwinners (51 percent of the sample) generated 14 percent less income than where men were breadwinners.

The single largest occupation was domestic work, with incomes at less than R200 a month not uncommon. Only four percent of the group were skilled workers.

Yet, when the annual income of the households were multiplied by the number of members of the scheme, the survey discovered that the people of Victoria Mxenge earned and spent more than R800 000 a year, therefore contributing significantly to Cape Town's economy.

The average length of stay at Victoria Mxenge was 6,4 years, which closely reflects the social history of migration in the Western Cape. Khayelitsha was first made available for settlement in 1983 and was boycotted at first.

The survey also demolished the myth that squatters in the Cape Peninsula were recent arrivals when it discovered that 93 percent of the members of Victoria Mxenge had lived in Cape Town long enough to have moved at least once from other areas in the Peninsula, on average six years ago.

The members of the Victoria Mxenge Savings Scheme have lived in the Peninsula, on average, for 15 years.

"The survey shows the overwhelming majority of the members of Victoria Mxenge previously lived in close proximity to the Philippi land — not in some parched bantustan reserve as the dominant myth misrepresents," the document said.

"Thus we can argue that the women of Victoria Mxenge, not unlike millions of other South Africans who suffered forced removals, have a legitimate claim to return to the area from which they were driven away.

"The people of Victoria Mxenge are fortunate If the non-government organisations who sit on the Philippi Land Committee give their consent they will be one step closer to correcting a grave historical injustice," the document said.

This page was made possible by support from the Independent Development Trust

Billions to be spent on low-cost housing

CT 19/5/83 (123)

By MAGGIE ROWLEY
Property Editor

BILLIONS of rands of the country's savings are to be made available for low-cost housing through a new scheme that will provide life insurance offices with a market-related rate of interest

"Stepped" payments will mean that on a bond of R22 500 the buyer will initially pay as little as R180 a month

The scheme has been devised by Mr Ivor Stafford of Innovative Marketing Services at the request of the New South Africa Housing Association, a non-profitmaking company based in the Transvaal

The New South Africa Housing Association was formed last year by businessmen and community leaders who are predominantly black

The chairman is Dr Nthatho Motlana

The new scheme will offer the life insurance offices an initial rate of interest that is about 2,5% above that offered by the recently-announced Eskom bond issue to raise money for the electrification of black townships

● **Billions in waiting for low-cost housing — Page 10**

60 new houses for Hanover Park

Staff Reporter

SIXTY starter houses are to be built in Hanover Park at a cost of R1,1 million in the first starter housing scheme to be approved by the city council

The council housing and executive committees yesterday awarded the R1,1m tender to a Strand company to start construction on the 24m² concrete block houses at the end of June

The serviced site is on the corner of Hanover Park Drive and Lansdowne Road

(124) CT 19/5/93

Mr Hans Smit, director of council project management services, said yesterday the council consulted "with coloured communities to identify suitable open land for housing in existing residential areas"

He said 40 000 coloured families needed housing in Cape Town and about 550 starter houses were planned for parts of Lavender Hill East, Retreat, Valhalla Park and Bonteheuwel

The starter houses feature a 24m² concrete slab behind the basic unit on which residents may erect a temporary approved structure to extend living space, said Mr Smit

He said community consultations had produced a basic design for a concrete rectangular shell with wooden window frames and doors, a ceiling, shower, toilet and kitchen sink

Muizenberg housing boost

(124)
CT 19/5/93

Council in huge land swop deal

Staff Reporter

THE Cape Town City Council has engaged in a multi-million rand land-swop deal with private developers to facilitate a residential housing scheme in Muizenberg East which the council is unable to afford

The decision to swop 31ha of council land on the corner of Prince George and Baden Powell drives, with a market value of R4,8 million, with land further east worth R3,8 million was taken at an exco meeting yesterday

A spokesman said the council lacked funds for the immediate development of their land, which has a one-kilometre coastal frontage, but by transferring the property into private hands could ensure that residential development was forthcoming

In terms of the structure plan only 20 housing units per hectare will be permitted

"The council is trying to act as a catalyst to create development in Muizenberg East We will now bank our land We hope the development of our old property will stimulate a general demand for housing in the area and our new property will then become attractive to other developers," he said

The privately-owned land the council is to receive has a market value of R3,8 million and is about 450m inland from both Prince George and Baden Powell drives

The private developers prepared an urban design framework plan for the council property at a cost of R2,5 million

Their request that this amount be offset against the R1m difference in the properties' values was granted by exco

Unserviced

The spokesman said of additional benefit to the council was the fact that neither of the properties was serviced

He added that the council was hoping to avoid incurring the obligatory costs of tarred road construction, stormwater drains and sewerage systems by assuming a landowner's passive role

Reprieve for Blue Downs ex-owners

Supreme Court Reporter

NBS BANK has undertaken not to take transfer of nine Electric City, Blue Downs, properties bought at a sale in execution, to sell them or to evict any former owners pending further court action. (124)

The undertaking was given in response to an application brought before the Supreme Court by the Electric City Ratepayers' Association and two couples against the NBS, the Development Board, Burad (Pty) Ltd trading as Rabie Property Developers, and a sheriff of Kuils River CT 20/5/93

Mr Justice J H Conradie said yesterday that when given the chance the parties could not agree. The matter was "one of those sad cases" that involved socio-economic rather legal issues

RATE REBATES FM 21/5/93

The council's conundrum

A move to increase Cape Town's residential property rates rebate — in the face of a pending rates increase averaging 80% across the city — has been temporarily blocked by the city council (124)

Councillors voted 14-13 last week to increase the residential rebate from 26% to 35% But Leon Markovitz, a councillor opposed to the increase, subsequently won majority support for a notice that he will move for the decision to be rescinded at the council's next meeting

Markovitz, who represents a CBD ward, believes increasing the residential rebate will place an additional rates burden on owners of commercial property The increased rates are the result of a new valuation roll They are due to come into force on July 1 *(Property* April 23)

Many residential ratepayers, particularly in the more affluent suburbs, have reacted with horror at the prospect of having to pay substantially higher rates — even though the rates they are now paying are based on a grossly undervalued property valuation roll that has been in force for 10 years

At a meeting of ratepayers in the Atlantic suburbs last week, Cape Town treasurer Eddie Landsberg said rates in Clifton would increase on average by 147%-163% depending on what rebate was agreed to by council In neighbouring Sea Point the average increase would be 51%-69%

Markovitz argued that Cape Town's relatively high rates on commercial properties had discouraged business investment in the city If an even bigger burden were placed on the business community there would be a strong possibility that many businesses would relocate to areas on Cape Town's northern border, such as Bellville, Parow and

PROPERTY

FM 21/5/93 (124)

Goodwood where rates were lower

Other councillors disagree They say poorer residential areas have in fact been subsidising wealthier areas and that the new valuation roll largely eliminates the disparity

The opposition of ratepayers to the increases has been heightened by a recent council decision to increase councillors' allowances by 30% from July 1

However, not all councillors agree with the move Neil Ross, a member of the council's executive committee, told a ratepayers' meeting last week that he would propose that the increase should be scrapped from the council's budget ■

Move to squat 'nearer city'

(~~357~~) (124)
CT 21/5/93

'Starter houses' slammed

Municipal Reporter

A CAMPAIGN to squat on available land close to the central city is to be launched by the Concerned Residents of Steenberg and Retreat (Crosar), in conjunction with other civic organisations

In a statement on Wednesday, Crosar said it "intends to mobilise the people of our area and join with other progressive civics to mount a campaign to squat on available land nearer the city"

This would "highlight our demand for decent housing and a racially integrated city"

But apparently no decision has been taken yet on which land Crosar intends to target

Crosar executive member Mr Dennis Joseph said it was clear from a Cape Town City Council pre-budget meeting on Tuesday evening that Retreat would get about 27 "starter" houses, which have a single livingroom/-bedroom and an indoor toilet and shower

Mr Hennie van Wyk, interim chairman of Crosar, said in a press release that a council scheme to build "pondokkies" (starter homes) and another to build "hokkies" (official informal shacks) were apparently going to go ahead, despite "widespread disagreement"

Council representatives had told his organisation earlier that the scheme would not go ahead "unless there was total agreement in the broader community"

Mr Joseph said four civics in the area had rejected starter houses, and one — that led by Mr Joe Marks — had agreed to them

The council's view apparently was that Mr Marks' civic association had greater support than the others

Crosar's view was that "civilised norms and standards in the construction of housing should be observed"

"The long-term effects of starter houses — a small slab of concrete, four walls and a roof — will be disastrous"

Crosar wanted decent housing for everyone and was opposed to any schemes that amounted to "the erection of ready-made slums"

"The physical environment in which we live is a major contributing factor to the social miseries we face"

Mr Joseph said R28 000 houses were relatively cheap in the short-term, but were not a good long-term investment because of the social costs involved

Starter-housing schemes slammed

(124)

ARG 21/5/93

☐ Action group may squat in protest

Municipal Reporter

CITY council starter housing was not ideal but had wide acceptance among the community, housing committee chairman Neil Ross said today

Mr Ross was reacting to a threat by Concerned Residents of Steenberg and Retreat (Crosar) to squat on land close to the central city in protest against council starter-housing schemes

He said city council policy on informal settlement was to provide a basic infrastructure, but if people squatted deliberately — when alternatives were available — the council would demolish shacks.

Asked what action he would recommend if Crosar went ahead with its protest, he declined to comment.

In a statement, the organisation said it had planned the protest, in which it hoped to involve the SA National Civics Organisation, because calls for decent housing for the homeless had gone unheeded

Starter houses were "ready-made slums", it said

"We remind the city council and others that they are dealing with human beings Certain civilised norms and standards in the construction of housing should be observed

"We demand decent housing for all Let us break out of the ready-made slums of the old South Africa"

Mr Ross said he had met Crosar about three months ago to discuss starter housing

A Cape Areas Housing Action Committee survey of the Retreat-Steenberg community had found "incredibly wide" acceptance of starter housing.

Starter housing was not ideal but was better than shacks or living under bushes or the site-and-service deal offered by the State, said Mr Ross

SOWETAN 22/5 - 26/5/92

Cape Flats civics flock to DP

(124)

By Christelle Terreblanche

NEARLY 40 executive members of Cape Areas Housing Action Committee (Cahac) affiliated civics and residents associations have joined the Democratic Party (DP) in the past two months.

And this figure is set to triple soon, says DP Western Cape regional organiser, Mr Edgar Louw. Louw started the DP's recruitment drive in March, targeting community leaders in particular.

He says up to 75 percent of civic executive members from Belhar, Mitchells Plain, Delft, Blue Downs and Heideveld have joined the DP, bringing "significant numbers" from their communities with them.

The same trend exists in Steenberg, Retreat, Hanover Park, Lentegeur and Atlantis.

Among the new DP recruits are well-known community figures and activists, like Mr Kevin de Vos, Ms Carolyn McKay, Ms Carol Jackson, Pastor Willem Burger and Mr Jerry Siljeur.

"This shift became more discernable when (Retreat civic leader) Mr Joe Marks and his son, Joey, joined in March," says DP MP for Green Point, Mr Hennie Bester, who is spearheading the party's recruitment drive in the Western Cape

At a weekend briefing DP leaders emphasised that the party could emerge from the election with more than 10 percent of votes to hold the balance of power between the NP and ANC, thus remaining a significant force in politics

"We have to emphasise that the DP is not recruiting the civics and ratepayers associations as such or taking over the civics," says Mr Joey Marks, secretary-general of Cahac, but talking in his capacity as a DP member.

"Cahac civics remain non-aligned and members have the right to belong to any party they choose."

Marks and Louw point out that intimidation in the townships is one of the prime reasons for this shift of erstwhile UDF and civic leaders to the DP.

They believe people identify with the DP's policy, especially on housing and the economy.

"But the real reason community leaders are signing up, is because the DP has been of service to us," says Mr Stanley van den Berg of the Delft Ratepayers Association.

"The National Party has been making all kinds of promises to us, but they are nowhere to be seen. On the other hand people see the ANC as a black-orientated party. We prefer to be in the middle."

Life's a bed if you are a black hostel dweller

B/DAY 24/5/93 B/DAY (124)

A BED CALLED HOME, by Mamphela Ramphele (David Philip, R49,95)

IN THIS valuable study based on personal research at migrant labour hostels in Cape Town's Langa, Nyanga and Guguletu townships from 1986 to 1988, UCT vice-chancellor Mamphela Ramphele probes the relation between limited space — physical, intellectual and ideological — and the coping skills developed by the migrants and their dependants.

The book's basic assumption is that "acceptance of the reality of living in single sex hostels involves a choice between economic survival and the assertion of one's right to respect and dignity".

Her methodology was "participatory research" which involved observing the hostel dwellers' lives and through the presence of an outsider, such as herself, questioning the nature of their relations through discussions

This approach — although perhaps not quite successful — is linked to Ramphele's concern to empower this community by giving individuals the ability to "assume greater control over their lives".

Anthropologists, she says, are in a position to influence future policy formulation because of their ability to "study the particular in the context of general social relations". Critical scholarship is an integral part of empowering the marginalised communities.

The book's title relates to the traditional system of allocating a bed space to black males once they arrive for work in the city. "One's very identity and legal existence depend on one's attachment to a bed," writes Ramphele.

Families share bunks at a hostel.

An average of 2,8 people (but sometimes up to 10 people) share such a space In light of SA's critical housing shortage blacks are dependent on this "bed space" when seeking urban employment opportunities

Ramphele explores the interaction between males, between men and women and family relations.

The formalised sleeping arrangement in the hostels she visited already reflected strategies to cope with limited space: the man and his wife or girlfriend and their youngest child sleep in the bed, younger female relations are accommodated between beds and boys and other male relatives sleep in the commonroom.

Although women have lived in hostels since the '60s and increasingly after the abolition of the Influx Control Act in 1986, their relations with men are characterised by subordination, competition with other women and the division of labour which means women do most of the domestic chores although they might also be employed.

Hostel dwellers justify the unequal gender relations by referring to "tradition" which also legitimises the hierarchical structure of relations between men in the hostels.

Children, she found, had a closer interaction with their fathers as the limited space forced men to become more involved in their children's upbringing than would be the case in a rural or more spacious setting

The book does not try to explain the causes of the recent clashes between hostel dwellers and township residents but Ramphele's findings on how the hostel environment has affected individuals socially and psychologically highlight its underlying causes.

Although the research had been conducted in the western Cape Ramphele's conclusions would also apply to the PWV area.

Ramphele argues that hostel dwellers have lived in anonymity and have been "largely invisible" to township residents and the wider SA community

The perceived discrimination from the side of township residents in terms of economic activities and recreation space has added to tensions which came to the fore in the violent clashes between the two sides

According to Ramphele, the crucial difference is that although living conditions in the townships, and especially the informal settlements, are not necessarily better residents there live with family and relatives whereas the hostel dwellers share their space with strangers.

Communal relations are based on what Ramphele calls "economy of affection" involving reciprocal obligations between the hostel dweller and other members of his family.

Conformity and the recognition of dispute settlement through hierarchical structures usually involving older men (izibonda or headmen) were other coping strategies.

The limited intellectual and ideological space has led, according to the author, to the emergence of a siege mentality used to "fortify hostel dwellers against the hostile environment in which they find themselves"

So far there is only one group, the western Cape-based and Cosatu-linked Hostel Dwellers' Association, which has tried to forge links to the broader "liberation movement" despite the difficulty of transcending hierarchical hostel relationships.

Ramphele concludes that empowerment is the only long-term solution to the problem. However, she says "South Africans may yet have to pay a high price for the long-term consequences of the profound human degradation visited on hostel dwellers over the years"

MARIANNE MERTEN

Hawston locals protest housing

MORE than 200 residents of Hawston, near Hermanus, marched to the Overberg Regional Services Council housing offices in the town on Saturday.

The marchers demanded the resignation of the Hawston management committee

Residents objected to poor housing conditions and high property taxes and demanded that all rent arrears be scrapped They also called for a negotiating forum — Sapa

CT 24/5/89

(124)

10,5% hike in property rates

(24) ARG 26/5/93

Municipal Reporter

PROPERTY rates in Cape Town municipality are to increase 10,5 percent from July in terms of the city council's R2 billion budget

Affordability was the keynote of the budget and reserves had been used to keep down the increase, said executive committee chairman Mr Louis Kreiner.

The city council is to go ahead with an "internal organisational review" and the human resources department has been told to negotiate early retirement and retrenchment packages with the unions.

Meanwhile, a motion to be put to the council is to call for councillors' allowances to be kept at present levels, dropping a proposed 29,3 percent increase in July.

Staff costs have been cut from 42 percent to 41 percent.

● See page 23

R107-m for low cost housing in W Cape

ROGER FRIEDMAN (124)
Staff Reporter ARG 26/5/93

A CASH injection of more than R100 million for affordable housing for low-income Western Cape families was announced by the government today.

Mr Gerald Morkel, Minister of Housing and the Budget in the House of Representatives said R268 million would be available for housing assistance in the 1993/94 financial year, aimed primarily at families whose breadwinners earned between R500 and R2 000 a month

The money, 50 percent more than the previous budget, would be allocated nationally to 200 local authorities for 400 housing and related projects.

About R107 million is for projects in the Western Cape, Boland and West Coast.

Transvaal will get R40 million, Natal R27 million and the Free State R9 million.

"In allocating scarce resources we have adopted a 'bottom up' approach to involve the individual actively in the provision of housing.

"We have to cut the coat according to the cloth Even a modest starter house can provide a family with permanency of tenure and the facility to upgrade as economic conditions improve," Mr Morkel said.

This approach had proved successful in the Department of Housing's self-help programmes in which families were given loans to buy building materials and taught to build their own homes, Mr Morkel said.

"The lack of funds for low cost housing over the past few years has added momentum to the self-help option which provides a realistic solution to unrealistic expectations," he said

About 16 000 families had built and upgraded their own homes since 1985.

Deputy director of housing Mr John Hopkins confirmed that housing projects for the coming year would consist largely of self-help programmes

"Depending on the locality, housing units will range from R14 000 to R16 000 each, excluding the price of the plot," Mr Hopkins said

The Cape Town City Council and the Western Cape Regional Services Council would get a total of R59 million of which R50 million would be for new and current housing projects on the Cape Flats, he said.

More than R25 million had been allocated to local authorities in the Boland and West Coast areas while the huge Delft development, which incorporated private sector participation, would get another R23 million

The Belhar self-help project, said to be the biggest of its kind in the world, has been allocated another R2,5 million.

● See Page 10.

Of cabbages and kings . . . and many other things

ARG 26/5/93 (124)

TRADITIONALLY, city councillors may address anything which takes their fancy during the annual budget debate — and they did

□□□

Early retirement should be offered to those over 60 at senior levels to help create opportunities for affirmative action appointments, said Mrs Patricia Sulcas Kreiner

□□□

"Banking for the poor" should be introduced as an alternative, cheaper method of financing housing, said Mrs Isobel Edelstein

Capital lenders — established banks — did not allow finance for "alternative building methods"

A scheme in Bangladesh where the poor had to prove literacy instead of provide collateral for housing loans had worked, Mrs Edelstein said

□□□

A memorandum had been drawn up to point out to the government exactly what the city council did to help disadvantaged areas, Mr Neil Ross said

It was "inequitable" that Cape Town might be asked to pay 10 percent of its income from commercial and industrial properties to black local authorities when for neighbouring councils such as Milnerton, this would be "10 percent on top of nothing"

□□□

The council had built 52 000 houses for home ownership schemes, and had 11 000 rental houses and 18 000 flats, Mr Ross said

Meanwhile, the allocation of State funds for housing had dropped by two-thirds in a few years to R30-million this year

The city council hoped to build about 1 000 houses this year, he said

□□□

The council should increase rates and "take a hammering for a few days from the Press rather than have criticism for a whole year because it cannot deliver services," Mr Ian Iversen said.

□□□

After eight months, a promised survey of public opinion about city council issues — including allowances — had not happened

And why not, Mr Iversen wanted to know

□□□

The new valuation roll was very complicated and should be explained to ratepayers in a circular phrased in simple, understandable language, said Mrs Ruth Ortlepp

□□□

The city council should help fund the Olympic bid, which at present was being paid for by the private sector, said Mr Gordon Oliver

The council should co-operate with other municipalities in planning capital projects because the Games would benefit the whole region

□□□

Reducing population growth was the solution to the city's ills, said Mr Joe Rabinowitz

□□□

No more should be spent on consultants to probe "activity-based" cost accounting, said Mr Kenny Penkin

So far this had cost R350 000, he said

The money would be better spent on giving the city treasurer extra staff

□□□

People living in terraced housing, as well as those in rental flats, should qualify for residential property rate rebates, said Mr Rupert Hurly

□□□

The size of each plot set aside for starter housing should be halved so that money available for the house itself could be doubled, said Mrs Eulalie Stott

□□□

Some way should be found to prevent people being forced to sell their houses because of sharp increases in property valuations, Mr John Muir said

more for a plot than their houses are going to be worth It is a crying shame

*Mr M A HENDRICKSE Why do you not go to Belhar?

*Mr S SIMMONS I repeat that it is a crying shame and the hon member for Pniel, who unfortunately is not here today, should hang his head in shame at the terrible decision he took during his term of office as Minister of Housing [Interjections] After all, he was the man who said that the country's housing problems were going to be solved within three years I want to ask him how many more mountains he is going to buy [Interjections] Less than 2 km away from the mountain is an empty town of the Department of Water Affairs The hon members for Pniel and Addo refused to purchase it, and the question arises what their share in the purchase of this mountain was? [Interjections]

*Mr C I NASSON Mr Chairman, the people of Kirkwood are today paying the price for the Group Areas Act which was introduced and maintained by the NP Government [Interjections] This was the act which made it impossible for more suitable land to be obtained for the people of Kirkwood [Interjections] The department wanted to purchase more suitable land, but the farmers in the vicinity refused [Interjections]

In terms of the implementation of the Group Areas Act of the NP Government the portion of land under discussion here was the first that was available [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon members for Rietvlei and Border must behave themselves There are other hon members who would like to hear what the hon member for Bokkeveld has to say The hon member for Bokkeveld may proceed

*Mr C I NASSON Mr Chairman, may I be given injury time? [Interjections]

The hon member for Bishop Lavis and the NP are making a mountain out of a molehill here today [Interjections] It is not a mountain that was bought I have established that it is a hill, and on top of the hill is a plateau which is so large and so flat that one can build approximately 200 houses on it [Time expired]

*Mr N M ISAACS Mr Chairman, I want to ask the hon member for Schauderville something

†Does Strathsomers ring a bell?

Mr M A HENDRICKSE [Inaudible]

Mr N M ISAACS Bravo! That is exactly what I wanted him to do He put his foot into it Strathsomers rings a bell

Mr M A HENDRICKSE Bullshit!

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member for Schauderville must withdraw that word

*Mr M A HENDRICKSE Mr Chairman, what did I say?

*The DEPUTY CHAIRMAN OF COMMITTEES "Bullshit "

*Mr M A HENDRICKSE· I withdraw it, Sir

*Mr N M ISAACS Thank you, Mr Chairman I hope I am given some injury time

Strathsomers rings a bell! Who had an interest in Strathsomers? Who asked for an eye to be kept on the development at Strathsomers? [Interjections] I shall say nothing further about it [Interjections] Leave the NP alone! Look at that hon member waving his hands around! He is guilty! [Interjections] Why does he want to know nothing about Strathsomers? [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! Does the hon member for Schauderville want to ask a question?

*Mr M A HENDRICKSE Mr Chairman, I am not afraid of anyone, except of [Interjections] Mr Chairman, on a point of order The hon member is misleading this House

*The DEPUTY CHAIRMAN OF COMMITTEES Order! That is not a point of order The hon member for Bishop Lavis may proceed

*Mr N M ISAACS Mr Chairman, that hon member can shout as loudly as he likes, but this afternoon I say that we are hanging Strathsomers around the necks of those hon members Why was an objection lodged against the group areas? It was because they had their eye on another place and did not want to buy the land which those hon members wanted [Interjections] [Time expired]

The MINISTER OF HOUSING Mr Chairman, the name Strathsomers does ring a bell [Interjections] The hon member for Schauderville

should listen to what I have to say I quote from the memorandum that was supplied by my department

Mr P A C Hendrickse, MP, was not in favour of development of the land in question and proposed the acquisition of a portion abutting the town, namely portion 42/53 Strathsomers Estate This proposal was not acceptable for the municipality as it is expensive and highly potential agricultural land which is used for the production of citrus It is also doubtful whether the necessary approval in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) would have been obtained

I would just like to say that the hon member for Bokkeveld should make sure he has the correct information [Interjections] The department was never in the market to buy the land The Development Board, House of Representatives, was engaged in that [Interjections]

The memorandum goes on to say

Consultant Engineers of the Municipality indicated that the land in question offers limited development possibilities but was the most suitable land available for the extension of the area It is still the intention to utilise the land for housing purposes

Regional Town Planners of the Municipality supported the proposed extensions

The Bergsig Management Committee accepted and agreed to the proposed township development of the land in question

The Kirkwood Municipality also supported and accepted the proposed development

That is what the hon member for Schauderville did not say [Interjections]

The DEPUTY CHAIRMAN OF COMMITTEES Order!

The MINISTER OF HOUSING Mr Chairman, with regard to the question of what is to be done with the expensive land, I believe that the previous Minister erred, in that he delegated all his powers to the Development Board, which did not have to report back to the Ministers' Council [Time expired]

Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Donation received by former Department

*1 Mr A E REEVES asked the Minister of Housing

(1) Whether the former Department of Local Government, Housing and Agriculture received in or about 1989 a donation of approximately R800 000,00 for the benefit of the Ennerdale community from a certain service station, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, what is the name of the service station concerned,

(2) whether this donation was utilized for the purpose for which it was donated, if so, how was it utilized, if not, why not,

(3) whether the said donation was deposited by the Department's regional office in Johannesburg into a banking account, if not, what is the position in this regard, if so, (a) in whose name and (b) at what interest rate? C107E

The MINISTER OF HOUSING

(1) Yes, Scotts Garage
R275 000 was received and R250 000 is still owing

(2) No, specific projects have not yet been identified

(3) No, the amount received was deposited in the Development Fund Interest at the Treasury rate of interest is applicable

Mr A E REEVES Mr Chairman, arising out of the hon the Minister's reply, has that money been transferred to Ennerdale? The donation was given to the Ennerdale Town Council, and I would like to know whether that money has in fact been transferred to them

cont'd

to the granting of bail or to the fact that somebody must be released on his own recognisance?

The MINISTER Mr Chairman, I do not have that information available However, as I say, whatever they do, the final decision rests with the magistrate It is therefore really academic whether they did so or not [Interjections]

†Mr J C OOSTHUIZEN Mr Chairman, further arising from the hon the Minister's reply, will he conduct an inquiry into why the police did not want to accept a charge from these people in the first place?

†The MINISTER Mr Speaker, if that is so, I will most certainly have enquiries made I have already said to the hon member who asked about this earlier on, that if he experiences any problems in this regard and there are such allegations, I am quite prepared to have it investigated There will not only be a commission of enquiry, we will investigate it thoroughly

INTERPELLATION

The sign * indicates a translation The sign †, used subsequently in the same interpellation, indicates the original language

Own Affairs

Purchase of piece of land at Kirkwood

*1 Mr N M ISAACS asked the Minister of Housing

(1) Whether the former Department of Local Government, Housing and Agriculture in the Administration House of Representatives purchased a piece of land at Kirkwood for housing purposes, if so, what are the relevant details in respect of this purchase transaction,

(2) whether there has been any development on this land since the date of purchase, if not, why not, if so, what development?

C96E INT

The MINISTER OF HOUSING Mr Chairman, the Development Board, House of Representatives, acquired eight portions of land with a total extent of 134,0513 ha directly from five different owners during 1989 and 1990 for an amount of R649 600

Development will only take place once the planning which is at present undertaken has been finalised and funds can be made available

May I just add that this matter dates back to 1984 when, because of the dire housing need in Kirkwood at the time, they looked at the possibility of proclaiming Aquapark as a group area and relocating the people to that area.

On 15 February 1989 the erstwhile Group Areas Board launched an investigation to identify the necessary land A Coloured group area was proclaimed on 3 November 1989, an area which included certain properties Hon members were supplied with the names of those properties After the proclamation of the group area, the Development Board, House of Representatives, was obliged to acquire the land from the disqualified people

*Mr N M ISAACS Mr Chairman, I want to state unequivocally today that it was a waste of money That money was spent on an area of which only 80 ha could be used for housing Nothing could be done with 49 ha, because it was mountainous terrain

Something else that was not clear to me, is that the hon member for Addo lodged an objection to the proclamation of the area When one goes through the documents one finds that when the Development Council purchased this land, they did not even submit the objections that had been recorded to the Minister concerned

This land was bought quite a few years ago and at the time the development of one plot would have cost R12 000 At present prices it would cost R23 000 to provide services in that rock-hard soil I assume that that land was purchased for low-cost housing Can anyone be so stupid as to think that one can construct a house today, the services for which alone cost R20 000, while the house costs R30 000 Then the other costs must still be added to this What people in that area can afford a house costing between R60 000 and R70 000?

I maintain that the hon the Minister knows that it is a fact that the purchase of that land was a disgraceful waste of money, and that it had to be resold

The background to this transaction was that this land was bought from farmers who were eking out a precarious existence They could do absolutely nothing with it Who came along and took these farmers out of their quagmire of poverty? The taxpayers' money was used for that purpose

I can go even further We could ask who the Minister concerned was at the time The Minister at the time did not even know that that land had been purchased He delegated all his powers to the Development Council Every time one asked that Minister what was happening, he said, "Go to my officials" As far as this land is concerned, it was all of R700 000 of the taxpayers' hard-earned money that was wasted No decent development for those people will ever come from this

I want to make a plea here today for no further money to be wasted in this way That land must be sold, because the farmers were unable to make a living there [Time expired]

Mr M A HENDRICKSE Mr Chairman, I want to quote the following statement by the hon member for Addo who unfortunately cannot be here today He says

I have in my possession letters from the Regional Director House of Representatives, Port Elizabeth, and from the Department of Regional and Land Affairs, Port Elizabeth, that state very clearly that I opposed the purchase of this ground

What I did lobby for was the purchase of Aquapark from the Department of Water Affairs on which there were already houses standing and the workers of that department were moving on

This was opposed by the NP Town Council of Kirkwood as well as the NP-controlled Department of Community Development

They wanted to save this land for the future extension of the White area As we all know, with the NP policy White interests come before anybody or anything else

The people who supported the purchase of this land were the following NP-controlled structures The Regional Director, Department of Public Works, Port Elizabeth, the Cape Provincial Administration; the Regional Director, Administration House of Assembly and Dr T Delport, the NP MP for the area

Dr Delport is today the hon the Minister of Local Government and is also known to some as the person who almost single-handedly caused the breakdown of Codesa 2, and therefore is responsible for the loss of life since then as well as the economic backslide He is also known as one of the advisers to the killers of Comrade Goniwe and others

We have here today again seen the Brownnosers of the NP trying to justify or blame the victims of apartheid for the immoral, evil and vicious effects of NP policies

This question originates from the hon member for Bishop Lavis, who has publicly been accused of threatening people that if they do not join the NP they will be evicted from their houses [Interjections] Hon members can look at *South* of 1 May to 5 May 1993

This question was posed because the hon member for Belhar insinuated that certain financial benefits were involved [Interjections] That accusation must be refuted and denied and treated with the contempt that it deserves [Time expired]

*Mr S SIMMONS Mr Chairman, what is before this House today is irrefutable proof of the absolutely hopeless administration of the LPSA while they were in power [Interjections] The hon member for Addo should be the last one to try and exonerate himself in this House, since he does not care a fig for the people of Kirkwood

What is very important, however, is the fact that he was the Chairman of the Ministers' Council He is still taking decisions for the LPSA [Interjections] Has he ever risen in this House and objected to the purchase of the mountain? [Interjections] No, he could not do so, because he was part of the decision that was taken

*Mr M A HENDRICKSE You remain stupid [Interjections]

*Mr S SIMMONS According to my information R700 000 was paid for the mountain What worries one, however, is that R9,6 million is required to provide the services for the envisaged 800 plots on that land It amounts to R12 000 per plot Can the poor people of Kirkwood afford it? In the end they will have to pay

Cont

more for a plot than their houses are going to be worth It is a crying shame

*Mr M A HENDRICKSE Why do you not go to Belhar?

*Mr S SIMMONS I repeat that it is a crying shame and the hon member for Pniel, who unfortunately is not here today, should hang his head in shame at the terrible decision he took during his term of office as Minister of Housing [Interjections] After all, he was the man who said that the country's housing problems were going to be solved within three years I want to ask him how many more mountains he is going to buy [Interjections] Less than 2 km away from the mountain is an empty town of the Department of Water Affairs The hon members for Pniel and Addo refused to purchase it, and the question arises what their share in the purchase of this mountain was? [Interjections]

*Mr C I NASSON Mr Chairman, the people of Kirkwood are today paying the price for the Group Areas Act which was introduced and maintained by the NP Government [Interjections] This was the act which made it impossible for more suitable land to be obtained for the people of Kirkwood [Interjections] The department wanted to purchase more suitable land, but the farmers in the vicinity refused [Interjections]

In terms of the implementation of the Group Areas Act of the NP Government the portion of land under discussion here was the first that was available [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon members for Rietvlei and Border must behave themselves There are other hon members who would like to hear what the hon member for Bokkeveld has to say The hon member for Bokkeveld may proceed

*Mr C I NASSON Mr Chairman, may I be given injury time? [Interjections]

The hon member for Bishop Lavis and the NP are making a mountain out of a molehill here today [Interjections] It is not a mountain that was bought I have established that it is a hill, and on top of the hill is a plateau which is so large and so flat that one can build approximately 200 houses on it [Time expired]

*Mr N M ISAACS Mr Chairman, I want to ask the hon member for Schauderville something

†Does Strathsomers ring a bell?

Mr M A HENDRICKSE [Inaudible]

Mr N M ISAACS Bravo! That is exactly what I wanted him to do He put his foot into it Strathsomers rings a bell

Mr M A HENDRICKSE Bullshit!

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member for Schauderville must withdraw that word

*Mr M A HENDRICKSE Mr Chairman, what did I say?

*The DEPUTY CHAIRMAN OF COMMITTEES "Bullshit "

*Mr M A HENDRICKSE I withdraw it, Sir

*Mr N M ISAACS Thank you, Mr Chairman I hope I am given some injury time

Strathsomers rings a bell! Who had an interest in Strathsomers? Who asked for an eye to be kept on the development at Strathsomers? [Interjections] I shall say nothing further about it [Interjections] Leave the NP alone! Look at that hon member waving his hands around! He is guilty! [Interjections] Why does he want to know nothing about Strathsomers? [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! Does the hon member for Schauderville want to ask a question?

*Mr M A HENDRICKSE Mr Chairman, I am not afraid of anyone, except of [Interjections] Mr Chairman, on a point of order The hon member is misleading this House

*The DEPUTY CHAIRMAN OF COMMITTEES Order! That is not a point of order The hon member for Bishop Lavis may proceed

*Mr N M ISAACS Mr Chairman, that hon member can shout as loudly as he likes, but this afternoon I say that we are hanging Strathsomers around the necks of those hon members Why was an objection lodged against the group areas? It was because they had their eye on another place and did not want to buy the land which those hon members wanted [Interjections] [Time expired]

The MINISTER OF HOUSING Mr Chairman, the name Strathsomers does ring a bell [Interjections] The hon member for Schauderville

should listen to what I have to say I quote from the memorandum that was supplied by my department

Mr P A C Hendrickse, MP, was not in favour of development of the land in question and proposed the acquisition of a portion abutting the town, namely portion 42/53 Strathsomers Estate This proposal was not acceptable for the municipality as it is expensive and highly potential agricultural land which is used for the production of citrus It is also doubtful whether the necessary approval in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) would have been obtained

I would just like to say that the hon member for Bokkeveld should make sure he has the correct information [Interjections] The department was never in the market to buy the land The Development Board, House of Representatives, was engaged in that [Interjections]

The memorandum goes on to say

Consultant Engineers of the Municipality indicated that the land in question offers limited development possibilities but was the most suitable land available for the extension of the area It is still the intention to utilise the land for housing purposes

Regional Town Planners of the Municipality supported the proposed extensions

The Bergsig Management Committee accepted and agreed to the proposed township development of the land in question

The Kirkwood Municipality also supported and accepted the proposed development

That is what the hon member for Schauderville did not say [Interjections]

The DEPUTY CHAIRMAN OF COMMITTEES Order!

The MINISTER OF HOUSING Mr Chairman, with regard to the question of what is to be done with the expensive land, I believe that the previous Minister erred, in that he delegated all his powers to the Development Board, which did not have to report back to the Ministers' Council [Time expired]

Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Donation received by former Department

*1 Mr A E REEVES asked the Minister of Housing

(1) Whether the former Department of Local Government, Housing and Agriculture received in or about 1989 a donation of approximately R800 000,00 for the benefit of the Ennerdale community from a certain service station, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, what is the name of the service station concerned,

(2) whether this donation was utilized for the purpose for which it was donated, if so, how was it utilized, if not, why not,

(3) whether the said donation was deposited by the Department's regional office in Johannesburg into a banking account, if not, what is the position in this regard, if so, (a) in whose name and (b) at what interest rate? C107E

The MINISTER OF HOUSING

(1) Yes, Scotts Garage
R275 000 was received and R250 000 is still owing

(2) No, specific projects have not yet been identified

(3) No, the amount received was deposited in the Development Fund Interest at the Treasury rate of interest is applicable

Mr A E REEVES Mr Chairman, arising out of the hon the Minister's reply, has that money been transferred to Ennerdale? The donation was given to the Ennerdale Town Council, and I would like to know whether that money has in fact been transferred to them

cont →

Council services 'abysmal' on highest rates

By MAGGIE ROWLEY
Property Editor

(124) CT 26/5/93

UNLESS the City Council stepped up its services landlords should withhold a percentage of the rates, which were the highest in the country, to provide their own maintenance and services, says leading Cape Town broker Menno Brouwer

Landlords and brokers interviewed this week hit out at the City Council for levying by "far the highest" rates in the country yet putting little back in the way of infrastructure and services

Anton Musgrave, chairman of the Western Cape branch of the SA Property Owners Association, said rates per square were twice as high in Cape Town then elsewhere

Total rates and fees as a percentage of market rentals in the Cape Town metropolitan area were 11,36% against 6,33% in Durban, 6,30% in Johannesburg and 5,30% in Pretoria as of June 30 1991, he said

Brouwer said the level of services, maintenance, security and lighting provided by the City Council commensurate with the high rates levied was "abysmal"

"Landlords could provide a much higher level of service themselves and they need to give a very firm message to the Council that unless they either reduce rates or improve services to warrant the high rates they will take action," he said

Brouwer said from a property perspective, it was difficult convincing tenants to stay in Cape Town unless there was parking on the premises

"The environment is untidy, maintenance of roads, sidewalks, mancovers and the like is shoddy and lighting and security in many areas is far from adequate

Landlords, he said, were being pressurised by tenants who objected to paying high rentals when services were not provided

"If rates continue to go up landlords are going to find it difficult to collect rents"

Brouwer said they were canvassing landlords on the Foreshore to put pressure on the City Council

"If this is not successful we will consider withholding a percentage of their rate payments and instituting our own services"

Musgrave pointed out that the vacancy levels of A and B grade office space in the Cape Town area were currently in the order of 12,9% on a weighted average while that for Bellville was only 7,1%

"This is clear evidence of the effects of Cape Town's higher rates"

Musgrave said Sapoa was concerned that the effect of the increase in residential rebates would translate directly into greater vacancy levels in the Cape Town area

"The reason for this is simply that landlords are entitled in most instances to pass on increased rates burdens to tenants who are already under severe pressure

"The commercial and industrial property sector has for many years being paying a disproportionately high share of the rates revenue In order to promote futher development and investment in this sector and attract corporate headoffices to the city, it is imperative for the city seize the opportunity of remedying the position"

Glen Mackie of Baker Street Associates pointed out that large anomolies existed in the rates of different buildings of similar grade office space in the city CBD

"While one building might be paying rates and taxes of R2,40/m², a similar standard building are paying as much as R4,53/m²

"Rentals cannot be raised to absorb the rise in rates due to the weak market. If the yield is not evident, the developments will not take place

"Hopefully the new rates to be implemented this year will at least level this playing field," he said

R268m boost for low-cost housing plans

CT 27/5/93 (124)

By MAGGIE HOWLEY
Property Editor

MORE [illegible] — will [illegible] ploughed [illegible] this [illegible] House of Representatives said yes[illegible]

[illegible] cing what will be [illegible] Ow[illegible] housing budget [illegible] kel said the money was to be allocated to 200 local authorities for 90 housing and related projec[illegible] chunk of R37m [illegible] Cape [illegible] the [illegible] ing [illegible]

A further [illegible] allocated to local authorities in the Boland and W[illegible] an additional R23m has been earmarked for the Delft affordable [illegible] Co[illegible]

for [illegible] and [illegible] development of infrastructure [illegible] home loa[illegible]

[illegible] of funding allocated [illegible] ed to [illegible] pr[illegible]

[illegible] would allow for the construction of about 15 000 units [illegible] are presently an additional 7 000 units under constructi[illegible]

[illegible] was already formulating policies [illegible] be presented to the [illegible] Housing Lou[illegible] when [illegible] a few [illegible] time.

However for the current year the financial parliament was still stuck with allocating monies along ethnic lines, [illegible] to use their [illegible] to [illegible]

[illegible] stance would be [illegible] in [illegible] rn between R500 and R2 000 [illegible]

While the City Council had [illegible] people on its waiting list there were an estimated 65 000 to [illegible] "coloured" families in greater Cape Town area requiring housing [illegible] are individu[illegible] with building material [illegible] their own homes.

[illegible] approp[illegible] cil to [illegible] a single waiting list [illegible] respecti[illegible]

I believe firmly if this is done it will have to be done on a strict chronological date basis and vacant "white" housing stock will have to be included which some municipalities are [illegible]

RSC rejects subsidy plea

Municipal Reporter

THE Western Cape Regional Services Council yesterday turned down a request by the Lotus River, Ottery and Grassy Park Residents' Association (Logra) for a further subsidy of R800 000 so that last year's 9% rates increase can be scrapped

Logra has since last year withheld rates from the RSC — which collects them for the government — in protest against 'poor services" in the area

The Minister of Local Government in the House of Representatives replied to a request for an extra R800 000, that he was already subsidising the area to the extent of R7.2 million

The RSC said yesterday it was subsidising sewage disposal, traffic control, fire control and the library service with R3.6 million this year CT 27/5/93

It said the Grassy Park local area had also been allocated R31m from RSC funds for upgrading infrastructural services since July 1987 (124)

Council housing estate rents may go up by R5 a month

(124) ARGT 27/5/93

CLIVE SAWYER
Municipal Reporter

RENTS in city council housing estates may be increased for the first time in three years — by R5 a month.

The increase will produce an extra R1,6 million in the next financial year

Old-age homes face a smaller increase of R3 a month a unit

The housing committee recommendation will be put to the full council for approval at its monthly meeting today

City treasurer Mr Eddie Landsberg said the housing deficit for the current year was R9,4 million

The projected R11,3 million deficit for next year could be made up from the rental increase, increased administration levies on home ownership schemes and the housing contingency reserve

The council had hoped to conclude a "social contract" with tenants, including a fair increase with effect from July, rental relief schemes for the unemployed, seriously ill and elderly poor and improved levels of maintenance for rented housing

In terms of the "contract", housing estate amenities and infrastructure would be funded by rates.

Mr Landsberg said progress so far included canvassing civic and tenant organisations which had produced "cautious acceptance" of the principles of the contract.

Initial funding had been provided for the rental assistance scheme, totalling R3,4 million by June

More funds for maintenance could be made available in the next financial year, he said.

Mr Landsberg suggested providing R500 000 for bad debts, but emphasised this should not be seen as agreeing to write off arrears

'Pull plug' on unpaid electricity — exco

(124)

Municipal Reporter

ELECTRICITY disconnections in Langa and Guguletu should resume no later than the end of the month, the executive committee has recommended

City treasurer Mr Eddie Landsberg said an increasing number of domestic consumers in the townships were on a new deferred payment scheme, which required them to pay their monthly accounts and R10 towards arrears

Arrears in Langa and Guguletu had increased by R3,3 million — 28 percent — in the past 12 months, which compared favourably with the 54 percent increase in other areas, he said

Meanwhile, consumers in Bonteheuwel who have not paid their accounts will be given the choice of disconnection or prepayment meters

Soon after the council lifted a moratorium on disconnections, attempts to disconnect in the suburb had to be stopped "because of the actions of residents," a report said.

An exco report said Bonteheuwel was a priority area for the installation of prepayment meters Demands to write off arrears and stop disconnections should be rejected, the report said

CT 27/5/93

IN BRIEF

Beer trouble brewing

SORGHUM beer has been blamed for cleansing problems and public drunkenness It has been alleged that fermentation continues after packaging, pushing up the alcohol content, the council was told. (124) ARG 28/5/B

Mr John Muir said yesterday sorghum beer was the source of severe cleansing problems in his Rondebosch East-Lansdowne ward

R5 rent rise approved

(124) ARG 28/5/93

Municipal Reporter

THE community would accept the July R5 rent increase in city council housing estates, said housing committee chairman Mr Neil Ross. The increase is the first in three years.

"The timing for an increase is never right. Civic organisations will not sign an accord agreeing to increases, because they would be cutting their own throats, but I believe there will be co-operation," he said.

In a letter to tenants posted after yesterday's approval of the increases, the council said it would contribute R7,5 million this year to keep rents down.

Opposing the increase, Mrs Eulalie Stott said many people in housing estates were accommodating more than one family, many of them unemployed.

"It is neither kind nor wise to increase rents," she said.

Mrs Isobel Edelstein said while civics knew about the "social contract" proposed between tenants and the council, ordinary people did not.

The "contract" proposes council spending on upgrading flats in return for people paying their rent.

Mrs Joye Gibbs: "If we intend building a new city, everyone must contribute."

Mr Arthur Wienburg said the principle of the "contract" had been approved by the council in February last year.

"I cannot believe the community was not told," he said.

The increase was approved, with Mrs Stott, Mrs Edelstein and Mrs Joan Kantey asking for their votes against it to be recorded

Power cut-offs: Call for security

ARG 28/5/93

Municipal Reporter (124)

CITY council security forces should be sent in to help with electricity disconnections in areas such as Bonteheuwel, says Mr Arthur Wienburg

He objected to an exco recommendation that disconnections be done "as and when local conditions permit"

There have been allegations of council staff being stopped from disconnecting supplies by threats from residents

Mr Wienburg said people would riot to stop disconnections

If necessary, private security firms should be hired.

The Mayor, Mr Frank van der Velde, said disconnections could be discussed at the electricity forum founded this year.

Rents on Flats' housing estates up R5 a month

(124) CT 28/5/93

FOR the first time in three years, the Cape Town City Council is to raise rents in its housing estates on the Cape Flats from July 1 — but only by R5 a month.

Mrs Eulalie Stott and Mrs Isobel Edelstein opposed the increase, but housing committee chairman Mr Neil Ross supported it. He said the council had devoted R8 million this year to upgrading this same rental accommodation.

R5 was a token amount, but it "establishes again our right to increase payments", he said.

Defaulters plan raises qualms

COUNCILLOR Arthur Wienburg expressed deep concern yesterday over a recommendation that electricity disconnections in cases of payment default should only continue in Bonteheuwel "when local conditions permit".

"This will encourage a group to make it as difficult as possible to disconnect. It will lead to anarchy. What you do is riot or cause trouble or threaten people physically (and then not pay and not get cut off)".

Cutting off electricity was an unpleasant job, but it was part of certain officials' job to do just that, without fear or favour, he said.

Keegan opts out of trust election

(124) ARG 28/5/93

Municipal Reporter

A BALLOT on who should represent the city council on the new Cape Town Community Land Trust was averted when deputy-mayor Mr Clive Keegan said he was not available for election.

Mr Keegan chaired the District Six steering commitee for three years.

The trust is to be set up to redevelop District Six and will include representatives from the community and public authorities

The executive committee nominated town planning chairman Mr John Muir to represent the council, with deputy-chairman Mr Llewellyn van Wyk as his alternate.

Mrs Joan Kantey nominated Mr Keegan.

Mr Leon Markovitz said exco had felt it was not appropriate to have a prospective mayor in such a high-profile position

Mr Norman Osburn proposed the representative to be whoever chaired the town planning committee.

But as messengers began carrying ballot boxes, Mr Keegan declared himself unavailable.

Back to the future

(124)

FM 28/5/93.

Detailed planning for the redevelopment of Cape Town's District Six is under way and construction of the first houses, approved by a newly formed community trust, could begin before the end of the year. The barren area, just off the city's CBD, is widely regarded as the most visible reminder of government's abhorrent group areas policy

An estimated 60 000 mainly coloured people were forcibly removed from District Six in the Sixties and Seventies and it was declared a white residential area Most Capetonians were so disgusted by government's actions that private-sector developers generally shunned the area Large tracts of prime land, left bare when houses were bulldozed, have remained vacant for nearly 30 years

The process to redevelop District Six began more than three years ago Last month the Cabinet approved the formation of a community land trust as recommended by the District Six steering committee. The trust will be the vehicle for the redevelopment of the area It will be supported by a nonprofit, Section 21 company and an independent selection process for new residents.

Of the original 100 ha of land in District Six, only about 42 ha remains undeveloped Most of the developed area is taken up by the Cape Technikon. It is estimated that about 25 000 people could be accommodated in

cont

high-density, low-rise housing to be built on the undeveloped land

In 1991 the Cabinet approved in principle the exchange of privately owned land in District Six for land elsewhere in the Cape Peninsula on condition that vacant city council-owned land was also made available The council subsequently agreed in principle to put all its land into a land pool

In December 1991 a working group agreed in principle to a plan for three bodies to undertake the redevelopment an asset trust to hold the land and secure finances, a body to identify criteria to assist the selection of future residents, and a nonprofit-making community development trust responsible for further policy making and development processes

Steering committee members say the apparent slowness of the process has been unavoidable because of the highly sensitive socio-political nature of the redevelopment

The selection of future residents — who need to be given an early say in development plans — is considered to be potentially explosive According to a report earlier this year by Cape Town's deputy mayor and steering committee chairman Clive Keegan, it seems likely that the final selection will be undertaken by a variety of implementing agencies The first task will be to establish selection criteria

Possible approaches could include waiting lists, a lottery or random selection, a points rating system, an institution allocation system, a free market allocation or a quota system

Funding for the Section 21 company will be secured by the trust and will probably come initially from various sources including the private sector, local authorities, the State and foreign donors It is estimated that start-up costs will be R1m-R1,5m ■

REBATE INCREASED

FM 28/5/93

Cape Town's residential property owners will be spared the full impact of rates increases averaging 80% Though initially blocked by the city council, the residential rates rebate will now be increased from 26% to 35% *(Property* May 21).

This month councillors voted 14-13 to increase the residential rebate from 26% to 35% but later supported a move by councillor Leon Markowitz to rescind the decision Markowitz later withdrew his notice of intention to have the decision rescinded and paved the way for the higher rebate. (124)

CAPE TOWN FM 28/5/93 (124)

A question of needs

Cape Town City Council has completed the first stage of a comprehensive plan for redevelopment of the Culemborg-Black River area It is regarded as crucial to revitalisation of the central city

Planners say the redevelopment could be the most significant since the construction of the Duncan Dock and reclamation of the Foreshore in the Forties Central to the plan is a 300 ha site owned by Transnet and the SA Rail Commuter Corp

Size and location make the site the most strategic area in the city Both organisations have indicated that they intend redeveloping the land

In a recently published summary of the first stage report, Cape Town deputy city planner Peter de Tolly and city engineer Arthur Clayton say a package-of-plans approach will best suit the redevelopment A similar approach was used for the Victoria & Alfred Waterfront redevelopment

The Transnet/Commuter Corp site is surrounded by the wider redevelopment area which includes District Six, Salt River, Observatory, Maitland, Brooklyn, Paarden Eiland, the harbour and the CBD

The Transnet/Commuter Corp land is generally considered lost space, comprising mainly railway and related activity. It is isolated from the city and cuts off city districts from one another

The first stage of the plan makes no proposals for redevelopment. These will be considered in the next two stages which will include public participation and policy decisions However, planners point out that the size and strategic location of the area mean it could play a key role in resolving the housing problem in metropolitan Cape Town.

Suburbs in the redevelopment area have traditionally housed people of "moderate economic means" and it has good access to most parts of the city

Three other major projects are being considered for parts of the redevelopment area part of the infrastructure for the Olympic Games if Cape Town wins the bid to stage the event in 2004, the international Millenium Expo scheduled for 2000; and an export processing zone All or any of these developments would contribute both infrastructure and jobs to the area ■

Ikapa destined for garbage heap

South 29/5 – 2/6/93

By Sabata Ngcai

THE IKAPA Town Council is to resign following protests that included a week-long siege and the dumping of stinking garbage at the council offices (124)

The ANC and the Cape Provincial Administration (CPA) agreed on Wednesday that the Administrator of the Cape, Mr Kobus Meiring would seek the resignation of all Ikapa councillors by June 1

The agreement ended a week-long sit-in by ANC Women's League members at the Ikapa offices in Guguletu

Ikapa now is the second town council to collapse in Cape Town this year Lingelethu West councillors in Khayelitsha resigned last month after similar protests by the ANC

A sit-in by residents at the Mfuleni town council entered its fifth day on Wednesday

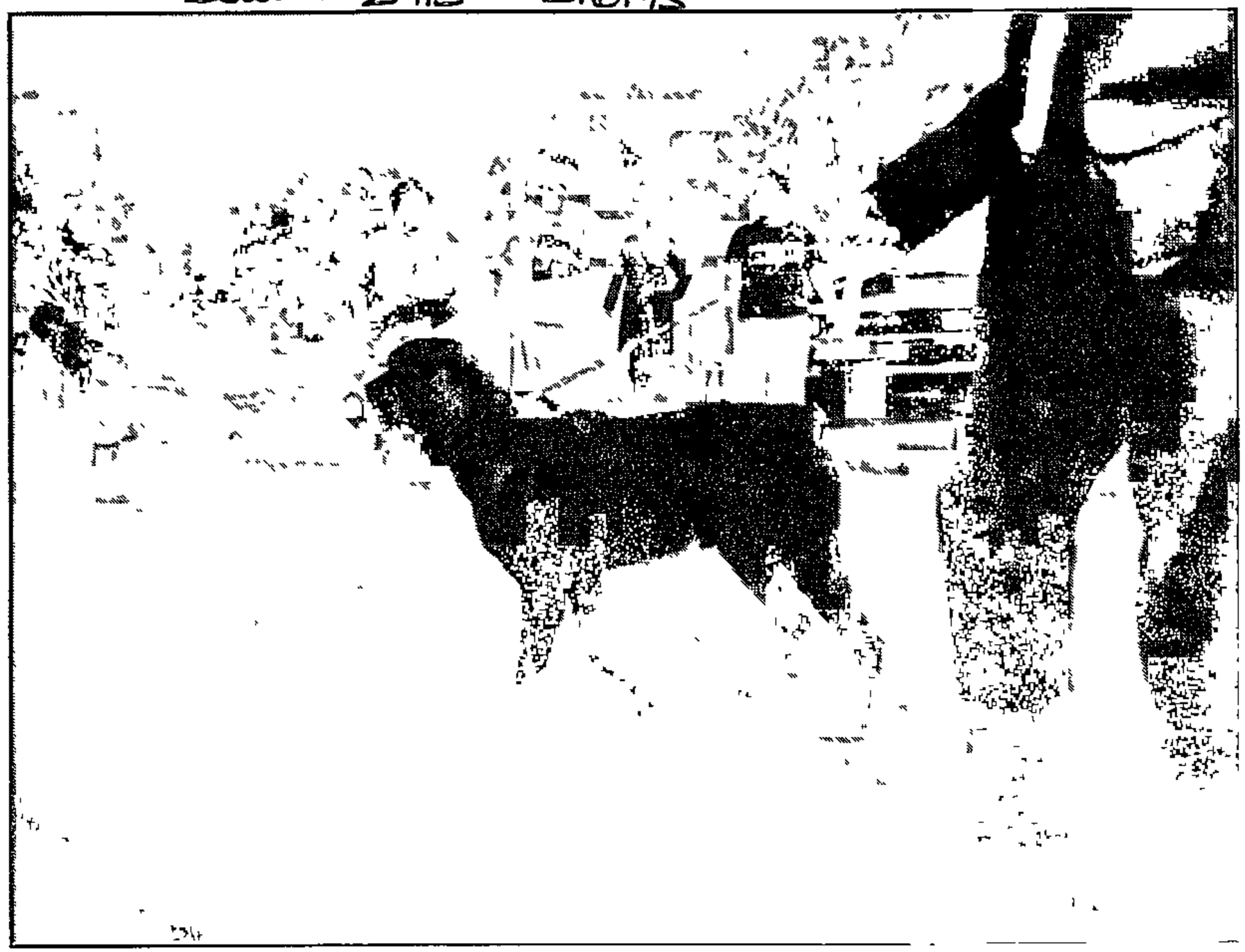
The residents are demanding, among other things, the resignation of all councillors, the scrapping of an Interim Measures Act and the establishment of an interim metropolitan council.

The ANC and CPA have agreed to hold discussions with community-based organisations in Guguletu to decide on the appointment of a town administrator.

On Tuesday Ikapa employees dumped mounds of refuse at the entrance of the Ikapa offices and at the home of a town councillor.

The workers had collected the refuse in Guguletu and Nyanga in Ikapa's refuse trucks.

Ikapa employees went on strike last Wednesday in support of their demands for a living wage, an end to retrenchments, the dismissal of the councillors and the end of Ikapa's "white minority rule"



VICTORIOUS: ANC Women's League members under guard at the Ikapa Town Council during their sit in
Photo Yunus Mohamed

Workers said meetings with the town council had been fruitless as the council had "turned a deaf ear" on their demands

A shop steward claimed only white workers had received increases after all employees' salaries were supposedly upgraded this year

Ikapa employee Mr Solomon Kwintshi said workers had decided to dump refuse at Ikapa's gates "to put pressure on the council's authorities to accede to our demands".

Councillor Mr Dennis Lobi was also a recipient of a truckload of refuse in his front garden which was piled roof-high.

Workers said Lobi "is a puppet who is oppressing us" Lobi refused to comment

● Shadley Nash reports that black municipalities in the eastern Cape are also collapsing because of pressure from communities

Last week's collapse of the Kwanobuhle town council near Uitenhage brought to 42 the number of black local authorities in the region that have collapsed

There are 85 black local authorities in the whole of the Cape Province, 51 of them in the eastern Cape and Border regions

The Cape Provincial Administration (CPA) has now taken over the administration of townships with no local authorities

Development of residential area in Boland doubled

(124)

ARG 29/5/93

A R13 MILLION residential development in the Boland is to be practically doubled in size by national operators NBS Devco.

The success of Zevenwacht Farm Village has prompted the go-ahead for the second phase, which will consist of sites on a ring road, said Cape regional director of NBS Devco Tony Bosman.

With 48 units having being built and sold, the second phase will consist of 45 sites. Eight of the buyers were from overseas, while Natal and Transvaal investors also formed a large proportion of buyers.

In preparation for marketing, examples of the seven house types available in the second phase have been built and are on view.

Advance sales have meant that four more houses are under construction and will be completed within the next two months.

The new ring road will be completed within five months and landscaping of the surroundings will include two more dams, making use of water resources in the area.

"We are — in keeping with the rural atmosphere of the development — creating water features designed to attract bird life and our earlier projects are home to a number of species," said Mr Bosman.

New hope for low-cost housing

ARG 29/5/93 (124)

TOM HOOD, Business Editor

■South Africa can build 300 000 houses a year if private enterprise can produce the cash, says Building Industries Federation executive director, Ian Robinson.

INVESTEC Bank and Federated Group are to carry out independent investigations to find a formula to use private sector finance for low-cost housing.

They have been commissioned by the Building Industries Federation (Bifsa) in the campaign it has waged for six months to give a significant kick-start to the country's low-cost housing programme.

Executive director Ian Robinson said in Cape Town Bifsa believed the country was capable of building 300 000 houses a year — provided private enterprise cash could be found.

"In view of the large sums lost by many of the major investors through violence, larceny, theft and bond boycotts, we cannot again expect the private sector to invest in low-cost housing without some form of guarantee

"Bifsa believes the total sum allocated to low-cost housing by the government should be used not directly for building, but rather to achieve leverage of private sector finance. In this way we estimate more than R7 billion a year could be released for housing.

"This is so large an amount that it could bring about a total change in South Africa's economy. Over 600 000 additional building workers would be employed on site and over 2 million jobs would be generated with manufacturers, suppliers, transport operators and others.

"A huge sum of money would be released into the economy through employees' wages and the housing situation itself would start improving, with the ultimate result that by the year 2000 some 70 percent of all housing in South Africa would be black-owned — and of this nearly 25 percent would be in the luxury market"

South Africa would also be spending four percent of its GDP on housing and would have reduced its housing backlog from 1,3 million units to somewhere around 30 000

"Our firm conviction is that a new housing programme is now not only essential but feasible The political and other factors which torpedoed SA's first efforts in this direction are now better understood and have greatly changed," said Mr Robinson

"There is a new agreement at government and black political party level that the housing programme must now go forward. We believe this could percolate down to community leaders, who would no longer stand in its way."

May 29 to June 2 1993

Squatting in slime at Marconi Beam

South 29/5 - 2/6/93

(124)

Marconi Beam informal settlement in Milnerton is a shocking example of how environmental deterioration can affect the health and living conditions of residents. **Sabata Ngcai** reports.

Photos Yunus Mohamed

STAGNANT flood water at the Marconi Beam squatter camp in Milnerton is making life a daily hell for residents there

The stinking water poses a health threat for the residents, especially the children, but their demands that the municipality drain the camp have fallen on deaf ears

Children play in the slimy, green water in front of their homes Wooden fences and gates erected by the residents to keep them safe are not effective.

Parents are concerned that the children will drink the water and get ill

Residents believe the municipality is ignoring the poor conditions at Marconi Beam to force them to move to the Du Noon settlement, about 4km away

But they insist that they are not prepared to leave Marconi Beam because it is near to their places of employment

While the municipality dragged its feet a one-year-old child nearly drowned at the Easter weekend when heavy rain hit the area

Mrs Maureen Morris's shack is so wet inside that she has to sit on her bed with her feet off the floor whenever she is inside.

She has to leap from her doorstep onto her bed every time she goes inside to keep her feet dry.

"It's terrible, but I don't know what to do," Morris said "The municipality is not doing anything to help us"

Residents fear that the floods and resistance to the move to Du Noon could result in conflict among themselves

"When people drain water out of their shacks it usually runs into other people's homes and that's where the trouble starts," explained Mr Bonga Bukwana.

South African National Civic Organisation (Sanco) spokesperson, Mrs Elda Mahlentle, said she had told the municipality about the drainage problem in June 1991

"They promised to bring pipes to drain the water but they never returned," she said.

"Although we are living in a pigsty, we are not prepared to move"

The situation at Marconi Beam is made worse by the garbage which is scattered around the shacks

The municipality is adamant that it cannot do anything to help the residents

"There is nothing we can do because we pointed out to them where they should erect shacks," said Milnerton town clerk, Mr Pieter Gerber

He said the municipality is still negotiating with Sanco to move the residents to the Du Noon site

Gerber insisted that the municipality could not provide services in Marconi Beam but could only do so when the people had moved to Du Noon

NO WAY OUT: Resident Elda Mahlentle is trying to find her way out of the water

PLAYGROUND: Simbongile Sijobo plays in stinking water

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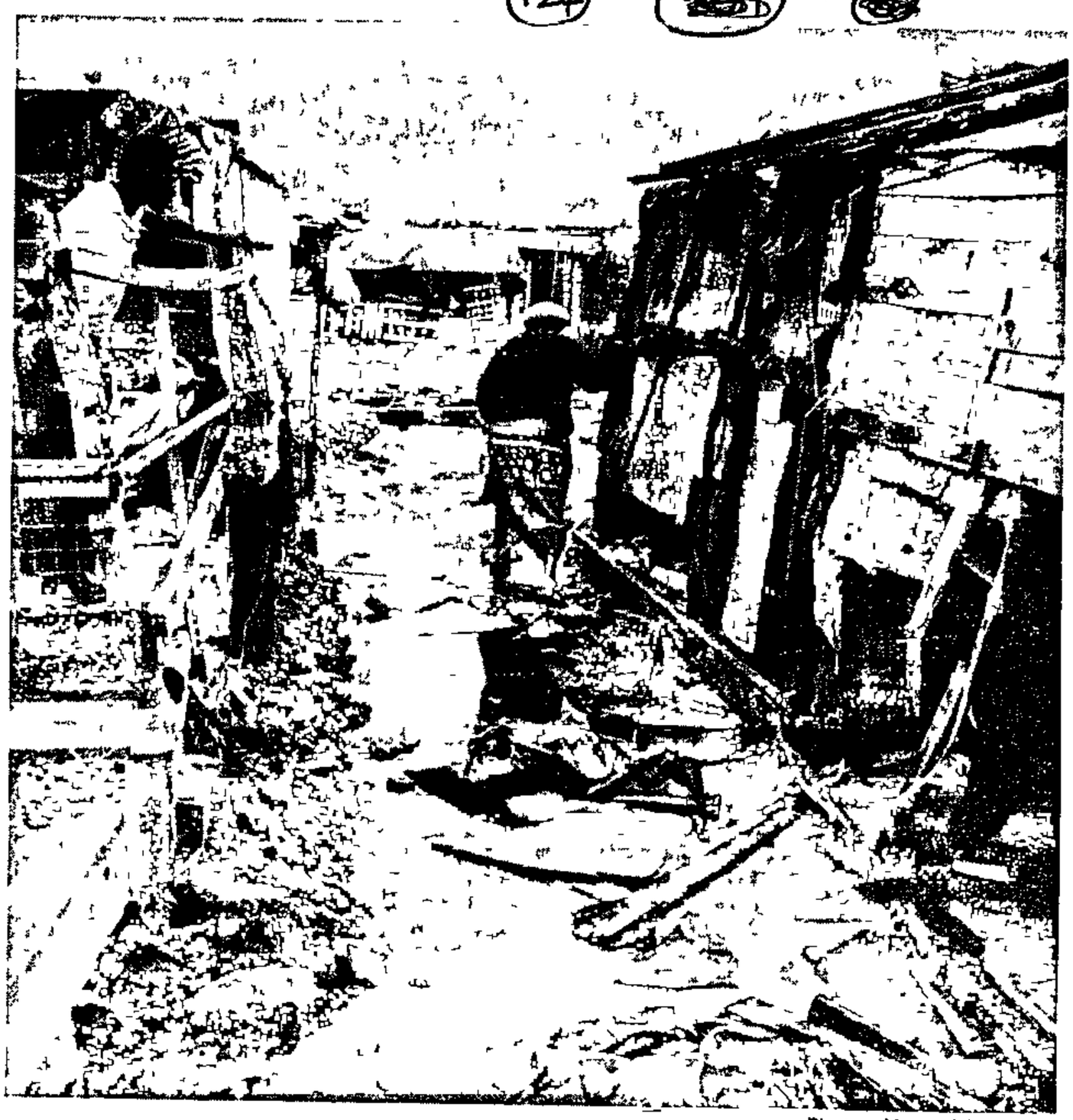


Photos Yunus Mohamed

NO WAY OUT: Resident Elda Mahlentle is trying to find her way out of the water

PLAYGROUND: Simbongile Sijobo plays in stinking water

Couple's dream house 'expensive nightmare'

(124)

By CIARA CARTER

A NEWLY-WED Cape Town man's dream of becoming a homeowner has turned into a nightmare of broken promises at the cost of thousands of rands

Nine months after he paid a deposit to a local development company, Innovation Designs, Mr Lesley Johnson, 21, of Kensington is still waiting to see a single brick of his dream house go up on the plot he "bought" in Maitland

This week a Cape Town attorney who was handling the transfer of the land to Innovation Design, confirmed that they did not own the land and have been summonsed for payment of the outstanding purchase price

Mr Johnson says he concluded a written agreement of sale with Innovation Designs in August last year for the plot. He also entered a separate agreement in which the company agreed to build a house according to an agreed plan.

The house was to be one of six to be built on a sub-divided plot of land purchased by Innovation Designs

Mr Johnson, who received approval for a bond from the NBS, says he paid Innovation Designs R12 244 in August last year as a deposit on the total purchase price of R96 050 He says he was promised occupation by December last year

In February this year, the company informed Mr Johnson that building had been delayed as a result of a delay in subdivision — but promised the house would be built by the end of April this year

According to the Johnson family, who have now sought legal assistance, the company has refused to refund the deposit and has not responded to their repeated inquiries

'Very simple'

Mrs Val Titto of Innovation Design acknowledged there had been a delay in the project, but said the Johnsons "did not understand the process involved"

She said the reason for the delay was "very simple" and could be traced to a delay in sub-division which was to take place before the company took transfer from the original owner

Mrs Titto said until the company took transfer, they could neither begin building nor transfer the plot to Mr Johnson

She said the company had written to the Johnson's attorney this month informing him that construction would probably begin in July this year

However, the attorney dealing with the transfer of the property — who does not want to be named — from the original owner said transfer had been up for registration "several times"

He said Mrs Titto had not paid the full purchase price for the property and he had issued summons for payment

HOUSE HORROR . . . Mr Lesley Johnson at the spot where his dream house should have been built Picture.JACK LESTRADE

Residents picket housing project

Staff Reporter (124) ARG 1/6/93

RESIDENTS are picketing the offices of the director of the Delft housing project in protest against conditions and to demand response from the government to two memorandums handed in earlier this year

The protest is organised by the local ANC branch and they plan to continue with action until Friday

ANC spokesman Mr Zane Marthinus said they had permission to picket between 8 30am and 10 30am

"We handed a memorandum to the Minister of Housing in the House of Representatives, Mr Gerald Morkel, and we marched to parliament and handed in another list of demands

"The only response we have had is an acknowledgement that the memorandums were received"

They tried to arrange a meeting with the minister but he wanted to dictate the terms of the meeting, Mr Marthinus said

"They are refusing to allow us to bring along our legal representative and an official of the ANC regional executive committee," Mr Marthinus said.

The residents are demanding the scrapping of service charge arrears, a moratorium on rent and housing loan arrears and recreational and sport facilities

11 pc rates hike in Bellville

(124) ARG 2/6/94

ESANN DE KOCK
Staff Reporter

BELLVILLE ratepayers face an 11 percent rates increase for the 1993/94 financial year.

This was announced in the Bellville City Council's budget speech last night.

Good news, however, is that R13,666-million of the capital budget will be financed through direct applications, renewal funds, the road construction fund and income — with no burden on rates and taxes.

Cape Dutch homestead up for sale

ANDREW KRUMM

NOVA Constantia, one of five original Cape Dutch homesteads still in existence, is to be sold by public auction on June 11.

(124)

Set in the middle of the Groot Constantia vineyards, the house, outbuildings and one hectare of property were expected to fetch about R4m, owner David McKay said

McKay said Nova Constantia was the only one of the five original Cape Dutch homesteads available for sale. The others were Groot Constantia, Klein Constantia, Buitenverwachting and The Hope of Constantia

Built between 1793 and 1805, the 354m² homestead and 368m² cellar were rumoured to have been designed by Swiss architect Louis Michael Thibault, who was employed by the Dutch government at the time

McKay said he bought the homestead five years ago for use as a wine cellar However, as nearby Buitenverwachting had excess bottling capacity, it made no sense to continue running Nova Constantia as a cellar.

B/DAY 2/6/93

NBS agrees to stop arresting defaulters

(124) ARG 3/5/93

☐ Bond payment 'victory' claimed

HENRIETTE GELDENHUYS
Staff Reporter

KHAYELITSHA members of the South African National Civic Association (Sanco) are claiming a victory after the regional management of NBS agreed to stop arresting residents who have fallen behind with their bond payments.

After four hours of "tense" negotiations between four members of the NBS regional office and 21 Mandela Park Sanco branch sit-in protesters yesterday, the NBS regional office signed an agreement to "suspend the current arrests of 15 defaulting NBS borrowers"

NBS also signed a warrant of liberation to guarantee the immediate and unconditional release of Vusile Mrwebi, a Sanco committee member, who was arrested, imprisoned and charged last Thursday after he failed to pay monthly mortgage instalments of R500 on a house worth R30 000.

His arrears amounted to R3 616, said branch manager Grabe Nel

Leaving the building at about 2pm to fetch Mr Mrwebi from Pollsmoor prison, Sanco members described their sit-in as a triumph

Mandela Park Branch chairman Mr Raymond Mrawu said "It's a victory for us. They agreed to our demands in writing. They signed."

Mr Nel said NBS did not "back down, but rather agreed to an alternative course of action to resolve the problems facing all concerned".

Although negotiations were "tense", the NBS was satisfied with the commitment of all Sanco members present to find a solution to the problem, he said

Sanco promised to interview the 15 "main offenders" within the next two weeks to clarify their position

New-look approach to housing, says Shill

ARGT 3/6/93

(124)

Political Staff

SOUTH Africa's new-look housing approach should be made known within about three months, Mr Louis Shill, the new Minister of National Housing, said in parliament

He was answering a written question from Mr Cehill Pienaar (Afrikaner Volksunie, Heilbron) and from other MPs in the debate on the supplementary budget

Mr Shill said a new national housing policy and strategy was being negotiated with all interested parties, including the National Housing Forum (NHF) and government departments "It is expected that at least three months will be required before full details will be available"

The government yesterday voted another R200 million for housing in the supplementary budget This is in addition to the R200 million Finance Minister Mr Derek Keys made available for housing in his March budget

The funds are to be spent in joint NHF-government initiatives

Mr Shill said the extra money had become available as "so much progress has been made in dealings with the National Housing Forum"

There would have to be agreement with the NHF on "precisely where that money must be spent".

He said that in addition to the R400 million "there are additional funds that have been made available from within the budgets for specific items and in the case of specific needs" in housing.

The government was negotiating with the NHF "so that we have access to all the various communities throughout the country, without reservations"

This would allow the government to work with the communities in allocating housing funds, and would "get an idea of what is required at a community level before money is expended"

10 minibus taxis torched in Soweto

CT 3/6/93

JOHANNESBURG. — Police yesterday afternoon had yet to establish the motive for the torching of 10 minibus taxis in three Soweto areas early in the morning.

Attackers gutted the vehicles and shot and injured three men. One taxi was burnt at the Baragwanath taxi rank, four near the Diepkloof hostel and five in Orlando East.

The rampage began about 5am. Damage is estimated at R400 000. Police said they were searching for the occupants of a white BMW believed to have been in the three areas.

● The bullet-ridden bodies of two men were found less than 100m apart next to the Tamboekiesfontein-Blesboklaagte road near Kliprivier, south of Johannesburg, on Tuesday night.

Neither of them have been identified. A murder docket has been opened.

● Thirty-two deaths and 23 injuries were recorded in incidents of violence in the week-long period ending on Tuesday, the Human Rights Commission said yesterday.

The weekly violence toll was substantially lower than the previous week's total of 100 deaths and 189 injuries countrywide. — Sapa

Stoning 'hampers' repair services

(124)

CT 3/6/93

By PETER DENNEHY
Municipal Reporter

TOWNSHIP youths throwing stones at vehicles often prevent council electricity trucks from going into Guguletu to attend to accidental supply cuts.

Council spokesman Ms Dolcé Perks said yesterday that when stoning was common, "we adopt a policy of asking the police whether we can go into a certain area, especially at night".

When the police thought it was too dangerous, the trucks were not sent in.

Ms Perks was asked for comment after a complaint by Mr Lennox Sabela, of NY147, who said there had been no electricty in his section of Guguletu "at least four or five times" last week after 6pm

"It always happens when we get home from work and want to start cooking," he said.

He said regular power breaks, especially in winter, had been going on for the past five years.

He had written to the authorities and people in his neighbourhood had continually telephoned to complain, but the breaks continued.

He had been told that the trucks only go in when the children are at school.

Ms Perks said it was not true that trucks only went in when school was in progress.

"One of our trucks was badly stoned just today, in Hazeldene which is a nice area, in the middle of the day," she said.

"We must protect our staff if we know something is dangerous."

She said the council had to adopt new strategies, such as going in at very unusual times, such as the early morning.

The substation near Mr Sabela's home would be checked to see if there was a trip-switch problem there.

Govt, PAC set for bruising encounter

Political Correspondent

JOHANNESBURG. — The government and the PAC are set for another bruising encounter when they hold their fourth meeting this week before multiparty talks resume at the World Trade Centre today.

Nearly three hours of talks on Tuesday failed to resolve the festering dispute sparked by the swoop on PAC members last week and the ongoing refusal of the PAC to at least suspend the armed struggle.

Neither side last night appeared willing to budge from their positions and a government source said prospects for a compromise looked decidedly gloomy, adding: "There appears to be little chance of movement from their side CT 3/6/93

The source said last night that if the PAC failed to either agree to suspend the armed struggle or declare a moratorium on all armed activities, the government would look for support among the negotiating parties to censure the PAC

"But we don't have any strong remedy," he said.

The government is clearly anxious not to force the ANC to choose sides in the dispute.

Last night sources conceded that the one possible area of compromise in the stand-off could centre on the announcement of an election date. The PAC indicated at the weekend that a poll date for a constituent assembly could allow the organisation to reconsider its commitment to the armed struggle.

Low-cost houses handed over

(124) CT 4/6/93

Staff Reporter

THE first 10 houses in a new low-cost housing project in Belhar were officially handed over to their owners yesterday

According to Mr Herman Fourie, chairman of Communicare, the housing organisation responsible for the project, this is the first project developed under the joint financial partnership of the government, the private sector, and Communicare

The 77 houses in the project were designed to meet needs identified by workers at a cost of R45 800 for a two bedroomed house

Workers obtained deposits from their companies and Communicare financed the balance of the bond repayments at varying interest rates according to the income of the individual buyer

The project was launched in 1991 and in 1992 the government gave a loan to the company

Communicare has made an application to the government for a loan of R30 million so that they can assist the more than 3 000 people they have on their waiting list

The project is aimed specifically at people who earn between R1 000 and R2 500 a month who do not qualify for housing asssistance from the state or other institutions

LOW-COST HOUSING

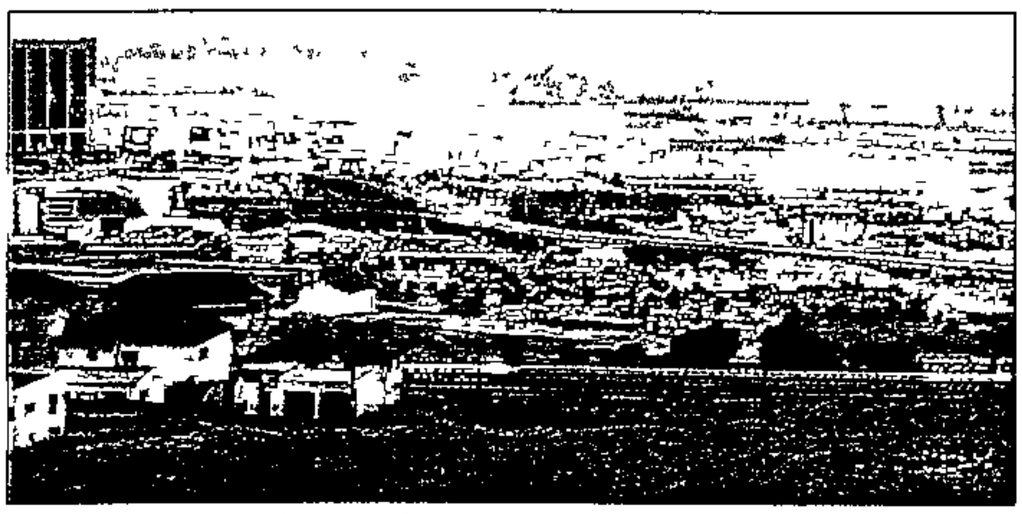
FM 4/6/93

Can Cape Town meet the demand?

A lack of funds and co-ordination is still hampering efforts to end the western Cape's low-cost housing backlog. Cape Town City Council has 42 000 coloured families waiting for housing and is allocating to people who have been on the waiting list for 10 years or longer, says housing committee chairman Neil Ross Other estimates put the shortage in metropolitan Cape Town at about 65 000

The council has only enough funds to build 1 000 houses this year. Ross says it used to build 6 000 a year It provides low-cost housing to people who earn up to R1 200/month.

A R500m initiative by the Cape provincial administration, civic organisations and local authorities was announced this year The project involves setting aside 950 ha for 36 000 sites in Philippi and Delft south-east of the city The aim is to house squatters, hostel residents and people now living in the back yards of Cape Flats townships



District Six . *housing plan progressing well*

But, apart from R93m allocated to the project this financial year, most of the money must still be found

Executive committee member in charge of community services Dawie le Roux hopes for financing help from the Development Bank of Southern Africa, the Independent Development Trust, Western Cape Regional Services Council and the private sector

Last week the House of Representatives allocated R105m for low-cost housing in the western Cape, Boland and the Cape west coast Most of the money will go the city council and the regional services council

But Ross says lack of co-ordination on housing is undermining efforts to resolve the problems.

He says the composition of the National Housing Forum is not conducive to a proper co-ordinated approach It excludes local government representatives who can contribute their expertise in low-cost housing

He believes a local forum to solve problems in the western Cape is the next logical step However, such a body would serve little purpose without a single housing authority and a coherent State housing policy.

For example, says Ross, black people who arrive in Cape Town can get sites in Khayelitsha almost right away, whereas coloureds on the waiting list might have to wait 10 years

The outlook for middle- and lower-middle income families in Cape Town has improved slightly after recent progress on three initiatives They are:

- A preliminary report by council officials on the future of the Culemborg-Black River area (*Property* May 28) They identified it as an important magnet to draw lower-middle income residents back to the city,
- The prospect of a lower-middle income housing development getting under way in District Six by year-end (*Current Affairs* May 28), and
- Cape Town's bid for the 2004 Olympic Games which could spur the provision of 100 000 or more homes within 10 years

The Culemborg-Black River initiative embraces 300 ha of under-used land near the city Council planners say the area's future must be seen in the context of the need to provide affordable housing closer to jobs They point out that the lowest cost for a conventional house, including services, in greater Cape Town is R47 000

But the high cost of land in Culemborg-Black River discourages its use for housing Based on 25% of disposable income going to housing, it is estimated that only about 9% of coloured and black families in Cape Town could afford unsubsidised conventional housing

The redevelopment of District Six will be undertaken by a community land trust and a nonprofit company

Though the aim will probably be to provide about 25 000 high-density, low-rise units for low-income families, the minimum cost of housing in the area is still likely to be R50 000-plus due partly to high land and service costs

The Olympic Games plan is the most ambitious tackled by the city If successful, the housing spin-off could be about 30 000 units from the Olympic village complex plus as many as 70 000 more in developments related to the Games.

Though the proposed site of the Olympic village has not been officially disclosed, local press reports have indicated that it will be near the old Wingfield military base just north of the city

The 350 ha site is considered to be ideal for a big housing development It offers good access to the city centre and industrial areas to the east and west ■

LUXURY HOMES

FM 4/6/93.

Neither love nor money

The empty nest syndrome, coupled with a growing demand for the security and convenience townhouse living affords, could be turning large luxury homes on Durban's Berea into an anachronism

There's no doubt that the ridge above Durban — including Glenwood, Berea, and Morningside — with its panoramic views of the harbour and the Indian Ocean, is one of the city's premier residential locations However, there are signs that, following the national trend, large properties in this area at the top end of the price range are not in as much demand as they used to be

Berea has become a buyer's market There are seldom more than four or five R1m-plus homes sold on the ridge each year but one estate agent estimates that there could be as many as 24 properties in this price range now up for sale He believes some of the slack could be taken up by foreign buyers

Marc Lurie, who has just bought the Pam Golding Berea franchise, says that despite suggestions of a slump in residential sales because of politics, his organisation had a bumper month in April and was expecting May to be even better Nevertheless, he concedes "It's still a buyer's market with a preponderance of sellers Sellers often have to accept substantially less than they're asking if they want to close a deal We're seeing anything up to a 30% difference between list and selling prices "

Lurie notes there's also an emerging trend of owners of large properties buying down "People are selling R1m-plus homes to move into more secure flats and townhouses Though this may be healthy for the townhouse market, it is creating a bit of a vacuum at the top end of the property market There is a need to stimulate interest in the higher-priced, larger properties," he says

He estimates there are about 25 properties each worth more than R1m for sale on the Berea — a large number for a small area "The trouble is that buyers in that price range are few and far between," he says

JHI residential director and Berea manager Peter Lowe agrees, adding that a number of expensive properties have come on to the market recently "I don't know whether

Promotion of meter boxes

■ Mayor Mr Frank van der Velde says he will have a prepayment electricity meter installed in his Plumstead house — but will this encourage township residents to follow his example?

CLIVE SAWYER
Municipal Reporter ARG 5/6/93 (124)

CUT-PRICE starter packs of electrical appliances are to be offered to consumers using prepayment electricity meters — but a drive to promote the meters could be slowed by opposition from civic associations

The city council has been pushing the use of the meters against a background of R40 million electricity arrears and treasury calls for more disconnections

Eskom is to offer R170 "starter packs" to electricity consumers in low-cost dwellings who use the meters

The packs will include a two-plate cooker, kettle and an iron at prices considerably lower than retail

City electrical engineer Mr Fred Berwyn-Taylor has recommended that the council buy the packs to sell to consumers

"The advantage would be to help consumers get basic appliances at cost price, which will ensure electricity is used for for cooking, instead of using fossil fuels or more expensive energy sources

"The council will benefit because the capital cost of the electricity reticulation system will be offset by the increase in electricity sold," he said

Meanwhile, consultants have been asked to plan a programme to promote the prepayment meters, also known as energy dispensers

The polarised situation in the townships, with some civics opposed to the devices and others in favour, meant a high-profile exercise to install prepayment meters was unlikely

Once tenders for the installation of meters were awarded, individual consumer requests would be met

Areas with bad payment records would be given priority for meter installation

A meter supplies electricity when a coded number on a receipt from a council cash office is punched in A warning light comes on when electricity supply is running low and the consumer needs to buy more

The boxes have been designed to prevent tampering by consumers attempting to bypass them

The council has applied for a toll-free telephone line for information about energy dispensers, and for potential clients to have their names recorded for later installation

Sales offices are planned for the Civic Centre, Ocean View, Kommetjie and Noordhoek

Communicare and the Western Cape Regional Services Council have indicated support for the project and say they will be prepared to sell tickets

Mayor Mr Frank van der Velde, an electrical engineer, has asked for an energy dispenser to be installed in his house

Democracy rules in Surrey Estate

(124)

South 16-9/6/93

By Quentin Wilson

BY THE time South Africa's first democratic elections are held, Surrey Estate residents won't be strangers to voting.

A local election is to be held in July for eight leadership posts in the Surrey Estate, Primrose Park, Greenhaven and Portavue Civic Association — and is being organised to mirror the real thing.

An electoral college of five people has been charged with organising "free and fair elections" in the broader Surrey Estate area where candidates are expected to run election campaigns to get vote.

To run "for office", candidates must first be nominated by 10 of their neighbours or by a local organisation.

Once their nominations have been accepted by the electoral college, and an election date set, the rush of baby kissing, broad smiles and election promises will begin.

Mr Essa Moosa, president of the civic said this would be the first time most residents participated in an election.

"People will develop their understanding about what it means to participate in an election," Moosa said.

And according to Mr Kevin Patel, vice-chairperson of the civic association, the election will also help discover the true representatives of the area.

On election day in July, booths will be set up where residents over of 18 will be able to cast their secret ballot.

Police probe complaints against developer

S/Times 6/6/93 (Cape Metro)

By CHIARA CARTER

THE Fraud Squad is investigating complaints against a Cape Town property developer whose business activities were revealed in Cape Metro last week.

The Fraud Squad said it had been investigating a single complaint against Mrs Valerie Tito and her company, Innovation Designs, but had widened its probe when further complaints followed last week's report

Cape Metro was innundated with calls this week from people alleging they had also had problems with Mrs Tito

Mrs Tito confirmed yesterday that there were "problems" but said "unavoidable technical delays" were to blame

Last week Cape Metro reported that Mr Lesley Johnson had paid Innovation a R12 244 deposit for his home, but nine months later he was still waiting for building to begin on the plot he had bought from the company

Mr Johnson has instructed attorneys to sue for the ret[illegible] of his deposit.

An attorney handling the transfer of the land on which Mr Johnson's house is to be built has confirmed that Mrs Tito's company has been summonsed for payment of the purchase price

Mrs Tito said the delay in building Mr Johnson's home had been "caused by a problem with subdivision" She said she had failed to take transfer of the property because she was unhappy with changes to the deed of sale and was worried that the contract could "be fraudulent"

This week Mr Ernest MacDonald, a businessman who sold nine plots in Brooklyn to Mrs Tito last year, said she had paid a deposit of R10 000 He alleged she had failed to pay the balance of the price even though the property had come up for transfer three times

He claimed that a demolition company hired by Mrs Tito had pulled down the houses on the site, although Mrs Tito was not yet the legal owner of the property

Police confirmed that Mr MacDonald had laid charges of malicious damage to property and theft against Mrs Tito and the demolition company

Mrs Tito denied she was responsible and said she had expected the demolition company to obtain "the necessary permission" before knocking down the houses

She said she still wished to buy the land, but claimed Mr MacDonald had blocked the sale

Mrs Chesirie Rosier, who paid a R16 000 deposit for one of the houses that were to have been built on the property, said this week Mrs Tito had undertaken to refund her money "I am still waiting to hear from her"

Mrs Rosier has instructed lawyers to sue for the repayment of the R16 000

Mrs Tito said on Friday she had not refunded the deposit as she would "still like to go ahead with the development"

There had been "unforeseen delays" with two other developments in Maitland and Belhar, but she intended going ahead with these, Mrs Tito said

She planned to build a 30-unit development in Belhar on land allocated by the Regional Services Council The delays with this project were attributable to "technical matters"

A builder, Mr Sian Isaacs, said this week he had instructed lawyers to sue for R18 000 he claimed Innovation owed him for materials and work done on two houses in Parow and Brooklyn last year

Mrs Tito said she had not paid Mr Isaacs because of "inferior workmanship"

She is involved in several court cases arising from business disputes

Another of Mrs Tito's clients, Mr Aubrey Christians, said he was suing her for the repayment of R26 113 that he claimed she failed to pay to the owner of a property he was buying, as well as the R3 450 deposit he forfeited when the deal fell through

In a counter-action Mrs Tito has disputed Mr Christians's claim and is claiming R20 375 in damages for the repudiation of their agreement.

'UNAVOIDABLE DELAYS' . . . Mrs Valerie Tito in Cape Town this week Picture. AMBROSE PETERS

*Absa wins battle against lawyers

(124)

By JEREMY WOODS

THE Cape Law Society appears to have lost its battle with Absa Bank over legal fees charged on home loans

Battle lines were drawn when Absa asked the society to cut its charges on bond registrations by 25%.

Absa, market leader in home loans, was running a marketing campaign to give borrowers a 50% reduction in the cost of mortgage registration

The society said its members were contributing to the savings being offered and refused to cut charges

The society asked Absa to withdraw its demand for lower legal charges and pay the cost of the lower bond itself

"Absa has refused," says Carl Pohl, chairman of the society "But the bank does say that firms which refuse to lower their charges will not lose work."

However, there is nothing to stop Absa from giving new business to firms which cut their rates

Although members of the Cape Law Society are bound to charge scale fees, those who belong to the Transvaal Law Society are allowed to negotiate charges

Mr Pohl says a meeting of the society's 1 100 member firms is due at the end of the month. The possibility of changing the society's rules will be debated.

S/Times (Bus) 25/3/84

Sale of State homes on hold

S/Times (C/Metro) 6/6/93

By NORMAN WEST
Political Reporter

THE sale of the controversial ministerial mansions in Walmer Estate, Cape Town, has been put on ice.

(124)

The seven-unit complex, built in 1989 for House of Representatives Ministers, was advertised in March for sale through public tender.

It has since been withdrawn because the bids were "too low".

It is understood the bids included one by former Minister of Finance Barend du Plessis, submitted on behalf of an unnamed client.

A spokesman for the Department of Public Works said yesterday the sale had been put on hold but not "cancelled".

The demand for the complex had been so "disappointing" and the bids so "low" that the department had "deliberately allowed the tenders to lapse", he said.

The tenderers had been told their bids were unsuccessful, but he would not say what the highest had been or what the reserve price was.

The complex would be readvertised later.

The poor bids might be explained by the recession. The government hoped that higher bids would be made in a more buoyant market.

The government had to pay rates and taxes for basic services on the property. It also had to meet the expense of guarding it day and night, the spokesman said.

Because of this "wasted expenditure", the government would like to sell the property, provided the price was realistic.

New housing scheme for Milnerton

(127) CT 8/6/93

From MAGGIE ROWLEY
Property Editor

A NEW township of 530 individual erven is being developed in Milnerton by Milnerton Estates.

Servicing of the 57ha site bordering the lagoon and the golf course on the seaside of Otto Du Plessis Drive has already started and will be completed in phases.

However, the erven were only likely to be released for sale within a year or so, said developer Jack Loggie.

He said erven would vary between 750m² and 800m² while 36 seaside erven would be larger, averaging 900m², he said.

A number of smaller townhouse sites would also be made available on the coastline.

Erven on the West Coast road, he said, would probably be the last to come to the market.

He said the name of the township, Bay Beach, and the road names, which were all named after shells, still had to be approved by the Milnerton Municipality.

"There has been a lot of interest in the township but we would prefer to sell to individual buyers rather than developers," he said.

simply go and read his documents, then he will be better informed He is the CP's chief negotiator

I want to tell the hon member for Randfontein that there was no sitting of the Negotiating Council last Friday I therefore do not know what he is referring to [Interjections]

What is at issue in this interpellation, is when we are going to move forward in relation to the transitional process Unlike the CP, it is the stated standpoint of the Government and the NP that we wish to move as quickly as possible towards a state of stability in South Africa This party is a new source of concern in the negotiation process

The hon member for Soutpansberg stood up any number of times during the first sitting of the Negotiating Council and told us that we should excuse him, he did not know the procedure, because he was still a newcomer there [Interjections] He told us that any number of times He had only just joined in the process [Interjections]

*An HON MEMBER But he is learning fast

*The MINISTER It is not even very fast

The fact of the matter is that we have to determine what we must achieve in order to bring about progress in relation to the transitional steps Firstly, we must reach a final agreement on the wording of the constitutional principles These have already been drafted and came before the council last week already The intention is finally to dispose of them at the next meeting on 15 June

Secondly, we must gain clarity on the constitutional framework This means that we must in fact decide what the content of the transitional constitution on which the following step is based, will look like

Thirdly, we must gain clarity and reach agreement on the constitution-drafting process

My submission is as follows Substantial progress has already been made in regard to all three of these matters Considerable progress in relation to the negotiations thus far has been registered We are therefore now ready to give consideration in the Negotiating Council to the executive transitional council [Time expired]

Debate concluded

HOUSE OF ASSEMBLY

Township at Du Noon: steps/funds

*2 Adv C H PIENAAR asked the Minister of Regional and Land Affairs

(1) Whether the Government has taken or intends taking any steps with regard to the establishment of an informal township at Du Noon, if not, why not, if so, what steps,

(2) whether any State funds have been spent on the establishment of this township to date, if not, what is the position in this regard, if so, what amount up to the latest specified date for which figures are available?

(124) B931E INT

*The MINISTER OF REGIONAL AND LAND AFFAIRS Mr Chairman, the reply to the hon member for Heilbron's question is the following The Government has taken note of the establishment of an informal township at Du Noon and of the serious representations, objections and fears of established communities

However, the Government is satisfied that this decision falls within the policy guidelines of the Cabinet Resolution, which was approved during September and October 1991, in the light of the increasing need for land for purposes of low-cost settlement in the Cape Town metropolitan area

The Government has moreover taken cognisance that an amount of R9,257 million from the National Housing Fund has already been complemented and that all the land has already been purchased or expropriated, with occupation on 1 July 1993

I should like to make the following statement This decision was not taken in a haphazard manner Investigations by consultants preceded the 1991 Cabinet decision In order to position work and residential areas as close to one another as possible, the decision was taken to deal with low-income settlement in a more dispersed fashion I want to refer the hon member to the press statement dated 17 October 1991, which contains full particulars, in which an area to the north of Milnerton was *inter alia* approved for low-income housing

The Milnerton Municipality, within these guidelines, and in consultation with the CPA and all other interested parties, with the aid of consult-

ants, identified various possible sites in order to accommodate the Marconi Beam, Doornbach Farm, Table View, Frankendale and Bloubergstrand squatter communities (124)

After more than two years, and after interested groups, the public and the local inhabitants had been afforded several opportunities to comment, Milnerton formally applied for the proclamation of Du Noon at the end of October 1992, after it had become clear that the squatters did not find Frankendale acceptable because of the distance The Administrator designated the area in terms of the Less Formal Settlement Act Marconi Beam was rejected for various reasons It is *inter alia* in the centre of the Milnerton municipal area and was earmarked for a business centre a long time ago

The consultants had thorough regard for the nearby wetlands area and engineering planning will be dealing with all problems in this regard I want to emphasise that all interested groups were invited, and will again be invited, to become involved in the planning

Finally, the CPA is thoroughly aware of the problems that are being experienced because of squatting along the N2 Therefore this problem at Du Noon is being dealt with thoroughly by means of the following steps The planned layout of the town is being done in such a way that the safest land-users will be located next to the N7 A considerably wider road reserve is being planned

Urbanisation cannot be managed to such a degree that the low-income groups are kept away from the most important access routes completely These people are to a great extent dependent on kombi taxi transport and therefore good access roads are important

Adv C H PIENAAR Mr Chairman, it is quite clear from the hon the Minister's reply that the Government is bound by its decision of 1991 It does not want to change its mind despite getting better advice at this stage It also smacks of possible forced removals from Marconi Beam Are they going to remove those people and force them to live at Du Noon? How does one regulate people in squatter camps not to live here, but to live there? Have they regulated them along the N2?

The whole question of Du Noon transcends political differences There is a misconception which should be cleared up People in their right minds are not against land being provided to the landless What I am issuing a warning against is the deliberate planning of a less formal township at Du Noon, at the wrong site, by the Milnerton Municipality and the CPA There are no landless or homeless people living there at present Therefore this is not an effort to upgrade or legitimise an existing state of affairs Those people live at Marconi Beam It is an attempt to move an existing squatter camp at Marconi Beam, across the road from the Milnerton Racecourse stables, to Du Noon This is the wrong site and it would be a very expensive mistake if the Government were to allow things to proceed

The police have warned that siting squatter camps next to main roads and thoroughfares could create situations of conflict The N2 situation, which borders on the impossible, is a case in point Du Noon is sited next to the N7, which is the main arterial road linking the West Coast and Namibia to Cape Town As a township Du Noon would also create costly transport problems for its inhabitants, as it is far away from existing facilities and any possible workplace for its inhabitants

The drainage typical of a less formal township, without sewerage and domestic rubbish removal, would soon turn Rietvlei, which is a very valuable wetland area—not only for the Western Cape, but indeed for the whole of South Africa—into a gigantic open sewer As far as I could ascertain, no environmental impact studies have been made by the authorities involved on the potential for an ecological disaster should the Du Noon township be proceeded with The Western Cape is the jewel of South Africa and its tourist potential is vast We ask the Government not to proceed with this scheme It will have a disastrous effect on the Western Cape as it will destroy an environmental gem

As for the moneys apparently loaned by the CPA to Milnerton, at least then develop Du Noon as a fully fledged township—possibly a subeconomic one—and assist in the upgrading of the people Alternatively, use these funds to improve living conditions at Marconi Beam To anticipate that the inhabitants of Marconi Beam will move away is a fallacy Despite my requests, I have been unable to obtain details from the CPA, as we are unaware of what properties have

continued

been bought at Du Noon, from whom, at what price and when

*Mr J H W MENTZ Mr Chairman, a government's highest priority is the safeguarding of the country's inhabitants People should be able to travel daily between their places of work and their homes in safety Their lives and their property should be safeguarded

The Defence Force, the Police and the Cape Provincial Administration are all involved in the operation that is at present being launched along the N2

To accomplish this kind of safeguarding costs millions of rands The vegetation must be removed, fences put up and lighting installed All of this must be done in order to keep the stone throwers far enough from the road [Interjections]

Where do the stone throwers suddenly come from? Do they come from Cape Town? They come from the TBVC states to look for work and then they squat next to the freeway They are a danger to the citizens of this country The country must take care of the safety of its own citizens first Protection must therefore be afforded

If the N2 is unsafe and costs so much to safeguard, why is the mistake being repeated? Why must the costs that are being incurred to safeguard the N2 be incurred to safeguard the N7? Surely we know what is going to happen there Surely we know that the consequences will give rise to extra costs It is going to cost as much, if not more

It is stupid to settle these people next to freeways I think the Government and the Provincial Administration should reconsider these decisions [Interjections]

The entire community, as far as I can see, is opposed to this decision [Interjections] I understand that even the ANC is opposed to it I therefore appeal to the Government to reconsider their decision [Interjections]

*The MINISTER OF REGIONAL AND LAND AFFAIRS Mr Chairman, I want to say unequivocally this afternoon that it is very difficult to reply rationally to an emotional question

Mr R V CARLISLE What about an emotional answer to a rational question?

*The MINISTER I want to emphasise this afternoon that the Government will monitor the final planning fully in order to accommodate as far as possible the fears of those who are objecting [Interjections]

†I just want to make one remark This is for the ears of the hon member for Heilbron This decision was not just taken overnight This is the result of investigations done by reputable consultants over two years

*I want to tell the hon member for Heilbron and the hon member for Vryheid, who to my surprise also climbed onto the bandwagon about this, that their arguments this afternoon are playing straight into the hands of the radicals in the ANC camp, who want to intimidate the people at Marconi Beam into not moving

That hon member referred to forced removal Not a word has been said about forced removal

I want to give hon members an example There are those among them who know about the problem with squatters at Swanneville on the West Rand They need only ask the hon member for Randfontein There is a nest of prob lems Right next door a proper, orderly informal settlement was established and these people are now moving there, also under pressure from the ANC and elements such as the hon member for Heilbron who is trying to intimidate people into not moving [Interjections]

Moreover, I want to say that the issue is not only Du Noon or Frankendale in the Western Cape Du Noon is an interim measure in order to deal with a problem immediately in the short term [Interjections] But I want to tell hon members that in future this entire developmental axis, from the Cape Town metropolitan area to Atlantis, will have to be used as a new developmental axis for South Africa [Interjections]

I want to make another observation [Time expired]

*Mr J H MOMBERG Mr Chairman, the interpellation is concerned mainly with Du Noon I want to turn to the reasons why we feel that the people living at Marconi Beam should stay where they are

Marconi Beam is one of the key areas in the Cape Town metropolitan area The land belongs to Telkom, and we in the ANC believe that that land belongs to the people [Interjections] This

land is close to transport routes, shops and other urban amenities, and this is the main reason why people originally went to live there

I want to warn that if the people at Marconi Beam are to be settled at Du Noon against their wishes, we are going to alienate them and make them hostile, and then we are going to have a repetition of the events along the N2 [Interjections]

At least half of the people who are presently living in Marconi Beam are steel and factory workers, and they have a real interest in remaining in Marconi Beam Being close to one's place of work is a significant reason for the development of a residential area The development of Du Noon as an informal residential area does not have the consent nor the support of the people who are supposed to benefit from it The solution of the problems with regard to urbanisation and housing should not be sought in alienating the poor by banishing them to the outskirts of a city

It is therefore encouraging that, in sharp contrast to the N2 and in spite of the terrible circumstances of the people at Marconi Beam, there have been no real incidents along Koeberg Road This is in my view the case because the people at Marconi Beam have a sense of solidarity

The ANC rejects the Du Noon development and demands that the Marconi Beam people be settled where they are now living and that land be transferred to those people free of charge Any attempt to move the people of Marconi Beam to Du Noon will be opposed with every means at our disposal

Adv C H PIENAAR Mr Chairman, the hon the Minister is at his best when he is responding with an emotional smokescreen to a rational argument That is when he is at his very best No impact study was made at any stage on the effects of this on Rietvlei Let us have the impact study if it was made Let us see it

The words on the tomb of the NP will be "interim" and "short-term measure" Those are the words that will be written on the tomb of the NP [Interjections]

The CHAIRMAN OF THE HOUSE Order!

Adv C H PIENAAR We must consider investor confidence The German chemical giant, Hoechst, has expressed its misgivings about this The hon the State President called for investment yesterday Yet, when a major investor says the Government must not do something, they close their eyes and ears and just proceed with an interim, short-term measure

We cannot get details from the Cape Provincial Administration on the land sales We say it is time that South Africa told the Government that it has had enough of secretive deals, with taxpayers' money being wasted and poured down the drain

The MINISTER OF REGIONAL AND LAND AFFAIRS Mr Chairman, I immediately want to say to the hon member that there are no secretive deals

*I shall ensure that he is furnished with all the information that he has just said he cannot obtain

What I find very interesting is that hon members all spoke about a squatter camp that we are going to establish there There in the centre of Milnerton people are living at Marconi Beam under the most dreadful conditions—without services, without water, without sewerage

*Mr J H MOMBERG They want to stay there!

*Adv C H PIENAAR Upgrade it!

*The CHAIRMAN OF THE HOUSE Order!

*The MINISTER Just a minute They are living on the sidewalk This is, however, entirely acceptable to those hon members [Interjections]

*The CHAIRMAN OF THE HOUSE Order!

*The MINISTER We are saying that we should draw a distinction Let us draw a proper distinction between a squatter camp and a proper, organised, planned informal settlement in that area

I just want to make a final observation It is that in the Cabinet we have approved certain guidelines with regard to impact reduction These guidelines will also be applied there under the supervision of the central Government The positive aspects must be emphasised There must be inclusive consultation There must be mutual communication, financial assistance, as determined by the Administrator, the promotion of community development, the protection

cont

of vested interests and the maintenance of law and order

A very important decision taken by the Cabinet is that 5% of the total amount intended for all future projects will be set aside in order to deal with precisely this problem For us to make an emotional outcry here this afternoon is simply being as naive as the fellow who said "If I have four aces in my hand, I do not ask for another hand " There is not a single settled community in South Africa that will be happy to accommodate an informal settlement close to it No one wants it

However, I want to tell hon members that if we do not plan in good time and if we do not settle people in an orderly fashion in South Africa, we shall not solve this problem

Debate concluded

QUESTIONS

†Indicates translated version

For oral reply

General Affairs

State President

Atlantis: visit of State President's wife

*1. Mr J J WALSH asked the State President

(1) Whether, with reference to the reply to Question No 2 on 31 March 1993 in regard to his spouse's visit to Atlantis on or about 10 March 1993, the said visit was arranged by a certain political party, the name of which has been furnished to the State President's Office for the purpose of his reply, if not, by whom was this visit arranged, if so, what is the name of the party concerned,

(2) whether any portion of the cost incurred in respect of this visit was charged against the State Revenue Account, if not, what is the position in this regard, if so, (a) what is the amount involved and (b) who gave approval for the amount to be so charged,

(3) whether he will make a statement on the matter? B893E

†The MINISTER FOR SPORT (for the State President)

(1) No

(2) Yes I have already replied fully to the same question by the hon member in this regard on 31 March 1993 It seems, however, that the hon member is actually interested in the cost of the function which was attended by my wife, which should be distinguished from the cost of her visit My wife was a guest of honour at a goodwill tea which was organised by the Department of Education and Culture in the House of Representatives The previous Minister of Education and Culture in the Ministers' Council in the House of Representatives, Mr Abe Williams, has already reacted fully to enquiries in this regard and I wish to refer the hon member to Mr Williams' letter in Die Burger of 16 April 1993 Should the hon member require further information in this regard, he should direct his question to the Minister of Education and Culture in the House of Representatives

(3) No

Mr J J WALSH Mr Chairman, arising out of the reply, could I ask the hon the Minister why a goodwill tea organised by his former Department should be advertised as a NP function, inviting the public to come and listen to the hon the State President's wife and to him state their case?

The MINISTER Mr Chairman, it is typical of that party to make a political football out of a goodwill tea Atlantis finds itself in a very poor economic situation It was never intended to be a political occasion [Interjections] What happened was that the ANC and that party made it a political issue Therefore the NP had the right to go in and protect the interests of freedom of speech [Interjections] No, that was a NP pamphlet The tea party, however, was a cultural function given by the House of Representatives [Interjections]

My problem with that party is that it seems as if they do not grant the Coloured community the right to have tea with the State President's wife [Interjections] They have never questioned it when the State President's wife entertained other sections of the community When it comes to our section of the community, however, they question the cost Therefore I can tell them

The CHAIRMAN OF THE HOUSE Order! No, I cannot allow the hon the Minister to go beyond responding to the question

Mr J J WALSH Mr Chairman, further arising out of the hon the Minister's reply, could I ask him to confirm that in his own name he applied for and received R9 932 to compensate him for the expenses of this function? [Interjections]

The MINISTER Mr Chairman, that was an application to the Director-General of the House of Representatives to pay for that function It was a cultural function and it was agreed and approved It was never a political tea party! [Interjections]

The CHAIRMAN OF THE HOUSE Order! [Interjections] Order! When an hon member puts a question to an hon Minister, the hon the Minister can at least expect to have an opportunity to respond to the question The hon the Minister may proceed

The MINISTER Mr Chairman, when people set out in that community to wreck that tea party and go against the freedom of the hon the State President's wife to have a goodwill tea party, the ANC handed out a pamphlet They started a pamphlet war The hon member for Simon's Town addressed five meetings that evening, prior to the tea party They turned it into a political issue Then the NP [Interjections]

Mr R M BURROWS Mr Chairman, on a point of order The question was asked further arising out of the hon the Minister's reply [Interjections]

The CHAIRMAN OF THE HOUSE Order! The hon member is addressing me on a point of order

Mr R M BURROWS concerning a sum of money in order to ascertain whether that money was spent on a particular function That was the question that was asked The hon the Minister is now way off the point of the question

The CHAIRMAN OF THE HOUSE Order! I have already indicated to the hon the Minister that I cannot allow him to go beyond responding to the question that was put to him I think the hon member

†Mr J CHIOLÉ Help him, Dawie! [Interjections]

The CHAIRMAN OF THE HOUSE Order! The next hon member to interrupt when the Chair is giving a ruling will leave the Chamber immediately, and I mean immediately! [Interjections] Order! That also applies to the hon member for Hercules [Interjections] Order!

I have already indicated that the hon the Minister must confine himself to replying to the question I think all hon members may leave it in the hands of the Chair to decide whether the hon the Minister is indeed going beyond the limits as laid down The hon the Minister may proceed if he so wishes

The MINISTER Mr Chairman, I was asked a question I responded by saying that that cost was incurred in terms of a cultural function that was held in Atlantis by the then Minister of Education and Culture in the House of Representatives [Interjections] It was nothing but a cultural function and those were the expenses The NP was never involved in that function

Mr J J WALSH Mr Chairman, further arising out of the reply of the hon the Minister, could I ask him whether he does not believe that, because the NP clearly got publicity from this function they should, in fact, refund this money to the State and therefore the taxpayer?

HON MEMBERS Hear! Hear!

The MINISTER We did not advertise the tea party We did not get publicity beforehand It is when they made a political issue out of it that the newspapers went in That was free advertising for the hon the State President We did not ask for it Why should the NP be drawn into a matter that was never a political issue, but simply a tea party promoting goodwill? It subsequently became a very famous goodwill tea party

The CHAIRMAN OF THE HOUSE Order! The hon member for Hercules indicated that he wished to put a question Does the hon member wish to put a question?

Mr S P BARNARD Me? Yes, Sir [Interjections]

†Arising out of the hon the Minister's reply, can he tell me how many people were present at that cultural meeting?

Cont D

little changed

From an overnight 3,1895/1910, the rand ended at 3,1910/25

New York-based billionaire fund manager George Soros sparked a move out of the mark and into the dollar yesterday when, in an article published in The Times of London newspaper, he told the world he was selling the German currency

The dollar quickly broke above DM1,63, pushing the rand to the day's low of 3,1950

A forex manager saw short-term dollar support at DM1,6240 and resistance at DM1,6340

The rand ended firmer against the German unit at DM0,5107/11 from DM0,5092/98 overnight The local unit was slightly softer against sterling at 4,8468/523 from 4,8311/50 on Tuesday

The financial rand tracked the softer gold price early on Wednesday, with dealers marking the unit down in anticipation of share-related sales from abroad

"The finrand has weakened on nothing It's been a total overreaction to the gold price's slide," a dealer said early in the session, adding that the foreign investment unit was likely to correct later in the day —

suggesting average wages and salaries

W Cape house sales slide to 'all-time low'

CT 10/6/93 (124)

By MAGGIE ROWLEY
Property Editor

THE number of house sales in the Western Cape have fallen to their lowest level in "living memory" in the past two months since the assassination of Chris Hani, according to the real estate industry.

Statistics compiled by Property Services from subscribers also show that sales have fallen significantly in recent months after seasonally peaking in February.

Until recently the Cape property market had been relatively more buoyant than elsewhere in the country during the recession, but the Hani assassination coupled with the violence and general economic downturn was now taking its toll throughout the country, agents said.

Graham Young, CEO of Seeff Residential Properties (Cape) in which ABSA has a 25% stake, agreed that for many real estate agents in the Western Cape sales levels were the lowest ever

"Bond applications along the Atlantic Seaboard were down 50% last month compared to April and these figures were even worse in the Hottentots Holland area where the application for bonds is the lowest in modern times. If it were not for the cash sales that are a perculiar feature of the Cape, sales figures would be even lower"

In Constantia where 150 homes are now on the market, 120 of these have been up for sale for six months or longer.

Property Services' statistics also show that the difference between the asking and realised price for many confirmed sales is in some instances still extremely high with the largest discrepancies evident in Constantia and the Atlantic suburbs.

One Constantia property on the market for R1,6m was eventually sold last month for R925 000, or 40% below the asking price after being listed for 651 days.

A second Constantia property, where the asking price was R1,3m eventually fetched R930 000 after being listed for 371 days while yet another property in the area fetched R900 000 against an asking price of R1,5m after being on the market for just under a year.

'Never been worse

Arlene MacKenzie, MD of Realty 1 Durr, said that she did not think the market "had ever been worse"

"It is bumping along at the bottom but I don't believe it can go any lower. Sellers are just not prepared to drop their prices any lower."

She said the middle and lower property prices had remained steady and even shown some growth in nominal terms but prices at the upper end of the market for properties in excess of R500 000 was down across the board

"However I am optimistic for the outlook for the property industry and believe we will see the market improving shortly. It is merely a reflection of the present economic and political climate and like every other sector has taken a knock."

According to Property Services, the number of houses sold in the Western Cape last month dropped again on a month on month basis with a total of 787 properties being sold for a total of R154,9m.

This compared with 818 properties totalling R169,8m in April. In March 909 sales were achieved while 1 141 properties were sold in February.

Last month's figures compiled by Property Services also included sales in the south eastern suburbs, east of the M5, for the first time

Excluding these areas, where 82 properties totalling R8,9m were sold in May, the drop was even more substantial

However, on a year on year basis, the number of sales in May did not show any significant movement

Young said the property market would remain depressed until the country's economic and political problems, coupled with the violence were rectified and "the country gets back to work"

"I believe we have now reached the stage where Cape property owners have got to learn to bite the bullet or to drop their prices to more realistic levels if they wish to secure sales," he said

Sowetan (307)

Squatter crisis

'Explosion' as influx outstrips predictions

By BARRY STREEK
Political Staff

THE Western Cape is experiencing a "squatter explosion" three to five times the predicted growth rate — and the government yesterday vigorously defended efforts to manage the influx crisis, particularly the controversial Du Noon project.

About 900 000 low income black people' had settled in the Western Cape since 1980 and a further 600 000 could be expected over the next 10 years the Minister of Regional and Land Affairs Mr Andre Fourie warned yesterday

"These people must live somewhere and we will manage the process as effectively and efficiently as possible he said at a press conference

Funds

Both Mr Fourie and the new Minister of National Housing, Mr Louis Shill stressed that the controversial Du Noon township development near Milnerton would go ahead

Mr Shill also said that about R2 billion of public funds could be spent on housing during the current financial year but there would have to be stability for this to take place and for service and bond boycotts to end

However, the major responsibility for the provision of housing should fall on the private sector Mr Shill said

Mr Fourie also said the government hoped to contain the fears of the public arising from the Du Noon development in regard to security The government would take special interest in the type of township to be established there

The township would be planned in such a way that schools sportfields and clinics were placed nearest to the N7 that the road reserve was broadened and maintained and that all authorities and employers would be involved in order to get as man, as possible of the new residents accommodation in conventional housing.

Du Noon go ahead
Mr Louis Shill

Among those who have publically slated the Du Noon project is the Western Cape police chief, Lieutenant General Nic Acker following an upsurge of stoning attacks on motorists on the N2 another major highway bordered by squatter camps

Estimates

Mr Fourie stressed that the development of the Du Noon project would be approached positively by "inclusive consultation proper communication effective community development and to ensure that we tend to the needs and aspirations of the low-income community on the one hand and the vested interests of existing communities on the other

"The government is not insensitive but it must be borne in mind that way back in 1980 estimates indicated an additional black low-income community for the Cape Metropole of 300 000 by the end of the century

We now already stand at 900 000 and indications are that we can expect an additional 600 000 within the next decade

Mr Fourie said there was a tremendous debate going on about the Du Noon development, but solutions had to be found in which there were no winners or losers

"We must take hands and jointly resolve the problem

The decision to go ahead with the development was the result of three years of negotiations and consultations by the authorities and reputable consultants

"We will take care of this development in a sensitive, responsible and reasonable manner

The government had taken serious note of representations objections and fears of all relevant interest groups

There is no talk of 'forced removals We will continue to negotiate with the Marconi Beam squatters to move to a properly planned site and service township at Du Noon with streets water sewerage and electricity

Stability

Mr Shill said squatting was a fact and would be with South Africa for quite a long time, but long-term needs had to be assessed and had to be managed properly

The Du Noon township development was an attempt to improve the stability and living conditions of the people

The site and service scheme would have roads water sewerage and electricity There would also be conventional housing at the township

● Squatters go for Du Noon — Page 2

(124) CT 11/6/93

Wheelchair woes

BACK ON THE ROAD Oom "Appeltjie" Hartzenberg of Montagu was banned from the road for drunken driving in his wheelchair — but is back, with a sober assistant.

Picture BENNY GOOL

Milnerton civic group supports squatter plan

(124)

CLIVE SAWYER, Municipal Reporter

THE Milnerton Ratepayers' Association has broken ranks with other civic associations in the area by supporting the Du Noon squatter settlement — and has condemned use of the issue for "political opportunism".

Chairman Peter Wrensch said the issue had been prejudiced further by "hype about the N2".

Support by Milnerton ratepayers for the Du Noon development signals a break in ranks with the ratepayers' associations of Richwood, Bothasig, Table View and Concerned Ratepayers and Voters of Table View (Cravot), who oppose the settlement

Mr Wrensch said his association had empathy for the squatters living in squalid conditions with raw sewage seepage on the Marconi Beam site off Koeberg Road.

Criticising "emotional" reactions from the ANC and the right wing, he said both seemed incapable of breaking away from racial considerations.

"The dismissal of proponents of the Du Noon development as racists by ANC projects co-ordinator Mr Ralph Freese is particularly offensive because he expediently ignores the fact that this development will provide genuine upliftment."

There were plans for schools, recreational amenities, transport facilities and the chance to build homes in a stable community.

ARG 11/6/93

Cravot chairman Danie van den Heever said the Milnerton Ratepayers Association's view was "shortsighted".

Government determined to press ahead with Du Noon

(124) (304)

ARG 11/6/93

☐ Plan to use schools, sportsfields and clinics as buffer zone

MICHAEL MORRIS
Political Correspondent

THE government is determined to press ahead with the controversial Du Noon settlement to meet a rapidly expanding low-income housing need in the Western Cape — but has given its assurance that security concerns will be tackled

Minister of Regional and Land Affairs Andre Fourie said proposals included broadening the N7 road reserve alongside the development, and building schools, sportsfields and clinics near the road. As much conventional housing as possible would be built.

The government has also undertaken not to force Marconi Beam residents to move, but to try to persuade them to move through negotiation

Mr Fourie said 1980 estimates indicated an additional black low-income community for the Cape Metropole of 300 000 by the end of the century, but that the figure already stood at 900 000 "and indications are that we can expect an additional 600 000 within the next decade"

"The people must live somewhere and we will manage the process as effectively and efficiently as possible," he said

And newly appointed Minister of National Housing Louis Shill warned that squatting was "going to be with us for a long time".

Mr Shill, acknowledged that the Du Noon site was not ideal for housing, but said it was "an attempt to gradually upgrade people who are living in totally unhygienic conditions at the Marconi Beam squatter camp".

"It must be clear to all who are concerned about the future of South Africa that the squatting problem has to be carefully managed

"If we are going to deal with squatting we will have to manage it in a way that is not detrimental to the long-term needs of those subjected to squatting"

Mr Shill said there would also have to be co-operation with local authorities to ensure that squatting development took place within reasonable proximity to towns to ensure easy job access for the residents

Mr Fourie said the government would take care of the Du Noon development in a "sensitive, responsible and reasonable manner".

It would be a "properly planed site-and-service township with streets, water, sewerage and electricity".

"We will take special interest in the type of township to be developed"

This would entail

- Containing the fears of the public with regard to security
- Placing schools, sportsfields and clinics close to the N7
- Maintaining and broadening the N7
- Involving all authorities and employers in order to get as many of the new residents as possible accommodated in conventional housing

Mr Fourie said the government could not afford to ignore the reality of urbanisation

Mr Shill said security concerns in the case of Du Noon would be tackled "from the word go" to avoid the situation that had arisen on the N2

Du Noon had to be regarded as a mixed housing settlement

"The object is to try to get a mix of traditional housing and site-and-service to help people see what they can progress to It could also be an example of what can be done"

Mr Shill warned that private sector funding for housing would not be forthcoming if there was an "irresponsible attitude" towards repaying service costs

"Nothing will happen when people do not undertake reciprocal obligations"

Most of the money for future housing provision would have to come from the private sector

ANC investigates Khutsong leaders

LLOYD COUTTS

A DELEGATION from the ANC's PWV regional executive committee is to visit Carletonville after calls by members in Khutsong for the local leadership structure to be disbanded.

Khutsong branch members marched on ANC headquarters in Johannesburg on Wednesday

The marchers then presented ANC officials with a memorandum claiming that members of their branch executive committee had been involved in violence, murder and intimidation. B/Day 11/6/93

The demonstrators threatened to return their ANC membership cards unless the organisation disbanded the committee.

A brief statement by the ANC PWV region said its regional executive committee would investigate the allegations contained in the memorandum "with a view to taking necessary steps to address the problems"

It said the memorandum was still being studied by the PWV committee

"A delegation of the regional executive committee will also visit the area to receive first-hand information about the related problems in the area," the statement said

Rape accused helped in search

B/Day 11/6/93

SUSAN RUSSELL

FORMER policeman Jacobus Geldenhuys, accused of murder and rape in Norwood, Johannesburg, and in Benoni, had on one occasion helped search for a suspect in the case.

The court also heard yesterday that investigators suspected at the time of the incidents that a policeman was the rapist.

Det-Sgt John Miles told the Rand Supreme Court yesterday he had met Geldenhuys at Norwood police station once during the seven-month investigation.

Miles said he was on his way to follow up information he had received about a suspect living in a compound at Houghton golf course when Geldenhuys asked him for a lift to the internal stability unit at Kew

Geldenhuys lived in the police single quarters in Norwood at that stage, but was based at Kew.

Miles agreed to give him a lift, but first went to the compound accompanied by Geldenhuys

At the compound Miles asked Geldenhuys to keep watch and see that no one escaped through the windows while he went inside

The detective said it was suspected at the time that a policeman was the rapist because of the close proximity of the SAP living quarters to the victims' homes.

Policemen took part in the identity parades held after the initial two rapes, but Geldenhuys did not participate in either

Miles said it had also been a well-known fact among police personnel stationed at Norwood that an intensive investigation was in progress.

Asked by State counsel B Ferreira SC to describe how people in Norwood had felt at the time, Miles said that a type of hysteria had prevailed. "People I spoke to were very nervous," he said. "Some indicated to me that they were leaving the area because they didn't feel safe."

The trial continues today.

Squatting a long-term problem, says Shill

B/Day 11/6/93

CAPE TOWN — Squatting would be a reality for a long time and would have to be carefully managed, National Housing Minister Louis Shill said yesterday

"If we are going to deal with squatting, we will have to manage it in a way that is not detrimental to the long-term needs of those subjected to squatting," he said.

There would have to be co-operation with local authorities to ensure that squatting development took place within reasonable proximity to towns, to ensure easy job access.

Referring to the controversial proposed Du Noon development by the Milnerton municipality, Shill said this was not an ideal site for housing "It is, however, an attempt to gradually upgrade people who are living in totally unhygienic conditions

"Unnatural security circumstances" would have to be dealt with to prevent a situation similar to that at Khayelitsha, on the N2.

State spending should be a small portion of housing funds, with the overwhelming majority coming from the private sector, he said

"However, nothing will happen when people do not undertake reciprocal obligations. As long as there is an irresponsible attitude towards repaying service costs, we cannot expect money to come from the private sector" — Sapa

Van der Velde, Keegan have exco's support

ARG 11/6/93

CLIVE SAWYER
Municipal Reporter

THE city council executive committee has expressed its fullest confidence in mayor Mr Frank van der Velde and deputy mayor Mr Clive Keegan — and has acknowledged the changing role of the mayoral office

Exco chairman Mr Leon Markovitz said this in a statement after Mr Keegan met the committee yesterday

The item under discussion was council representation on groups dealing with constitutional and related matters

The discussion followed exco recommendations to nominate town planning chairman Mr John Muir to the council constitutional forum working group and the Cape Town Community Land Trust

Mr Keegan a former town planning chairman chaired the District Six Steering Committee and is chairman of the constitutional affairs committee

Mr Markovitz said there was an unfortunate perception that his committee was at odds with the mayoral office and with Mr Keegan in particular

Exco resolved it had the fullest confidence in Mr Van der Velde — and in Mr Keegan as deputy mayor and future mayor

There was no doubt the roles of mayor and deputy mayor had changed and continued to change

Exco had appointed a working group of the mayor deputy-mayor Mr Markovitz Mr Muir town clerk Mr Keith Nicol and city administrator Mr Gys Hofmeyr to examine the mayoral role

Mr Markovitz said it was customary for mayors to withdraw from various bodies to devote their full time to the office of mayor

His committee acknowledged Mr Keegan's enormous contribution as chairman of the constitutional committee and in other roles

Mfuleni councillors agree to quit

ARG 11/6/93

☐ But clarity will be sought on 'package' from provincial administration

EDWARD MOLOINYANE
Staff Reporter

MFULENI town councillors under pressure from the community of the tiny Kuils River township agreed 'in principle to resign after a lengthy meeting behind closed doors in Bellville

But their resignation will be subject to clarity about their package from the provincial administration and after consultation with whoever

This was disclosed to the media as a summary of the meeting yesterday which followed a three week sit in at the Mfuleni Town Council offices by residents protesting against the continued existence of the council

The meeting, facilitated by the Regional Peace Committee after it was initially stalled because of differences over the venue was attended by the Mfuleni Joint People's Committee representing political organisations in the township the CPA the Regional Peace Committee and observers from the United Nations and the European Community

The parties said in the summary that the six councillors had agreed to resign in principle They added But they seek clarity about their packages from the CPA and want to solve their problems with that body as that had been what troubled them They also want to be given a chance to consult with whoever

The parties will meet again on June 16 for a final decision

Responding to a question a member of the people's joint committee said the referendum proposed for this week in Mfuleni had been deferred

Asked if this meant the committee feared the councillors could change their minds if their problems with the CPA were not solved the spokesman said the situation was fragile

One councillor said the problems with the CPA had nothing to do with golden handshakes

The tentative agreements were reached in the absence of the Administrator Mr Kobus Mering who left the meeting early because of other engagements

Mr Hannes Siebert of the peace committee said differences were evident as soon as the meeting started

At issue was an objection by the people's joint committee to a Mfuleni council lawyer acting as spokesman for the councillors

Legislation for TEC not needed — Meyer

ARG 11/6/93

Political Staff

THE transition to democracy could begin without parliament's legislative sanction after an announcement yesterday by Constitutional Development Minister Mr Roelf Meyer that the multiparty transitional executive council (TEC) could be installed without legislation

The establishment of the TEC and the confirmation of an election date have been identified by the United Nations and the European Community as conditions for the lifting of most sanctions

Mr Meyer said yesterday It is the government's conviction that as soon as there is agreement (in negotiations) we must go ahead with the installation of the TEC without necessarily waiting for legislation

The TEC will be a a multiparty body charged with levelling the playing field before an election by ensuring that no party is unfairly favoured Its specific powers have yet to be agreed

Government sources suggest that the legislation could go through parliament before the scheduled end of the session on June 24

Mr Meyer's announcement during debate in parliament on the Constitutional Amendment Bill appears designed to defuse tension over the pace of negotiations and to give breathing space to some participants

As things stand the negotiating council has six meetings before the proposed June 25 meeting of the larger negotiating forum which ratifies agreements

Mr Meyer said it was clear that if all parties took part in talks and reached consensus there would be no need for legislation on the TEC

The passage of legislation on the TEC should not have to delay its implementation he said

● The government has earmarked several buildings in Pretoria to house the TEC

This has fuelled speculation that parliament might eventually move to Pretoria But it is widely believed in political circles that the first sittings of the new parliament will be in Cape Town

Council workers 'may ignore vote'

ARG 11/6/93

CLIVE SAWYER
Municipal Reporter

REGIONAL or branch action independent of the outcome of the national ballot by the SA Municipal Workers Union (Samwu) cannot be ruled out, says branch chairman Mr Salie Manie

The national ballot started this week and will continue until Monday The result is expected on Wednesday

Mr Manie said 'Although this is a national campaign, it does not limit the varying regions from deciding on their own action on wage demands"

The mood in Cape Town was militant and arbitration had been rejected by the union Further action would be decided after the outcome of the ballot

Mr Manie said it was hoped that municipal workers, who are among those classed as rendering essential services, would be given the right to strike under future labour legislation

● Mr Manie said the formation of the Democratic Party caucus in the city council confirmed Samwu's long-held belief that the council was DP controlled

"We do not have an inherent objection and in fact this development clarifies the identity of the players involved in negotiating the restructuring of local government," Mr Manie said

The formation of the caucus would mean the city council constitutional position would be seen as emanating from the DP, rather than all Cape Town people

"This is useful particularly because claims have been made in the chamber of the council selling out to the African National Congress, which is nonsense because so many people in the city belong to the ANC," Mr Manie said

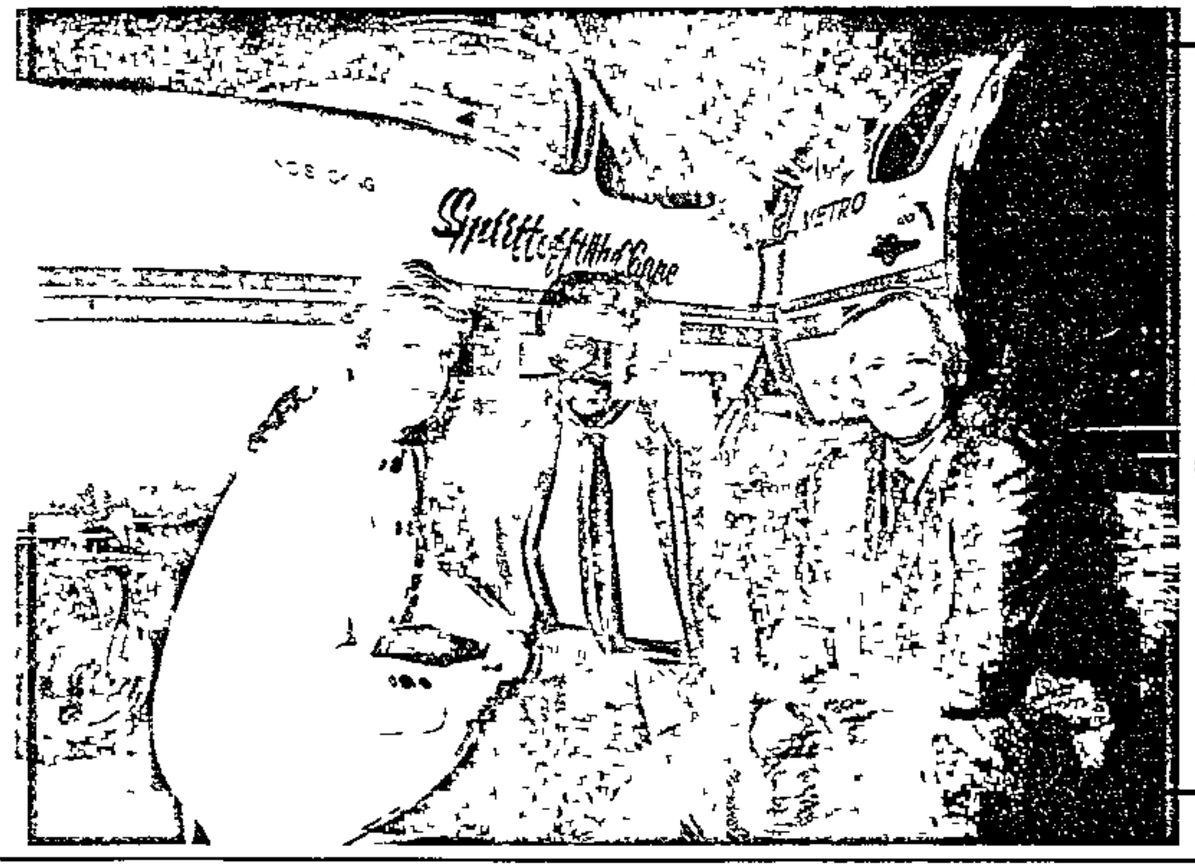
Slovo didn't pick poll date, insists Meyer

THE proposed election date of April 27 came from the government and no-one else says Constitutional Development Minister Mr Roelf Meyer

Replying to the second reading debate on the Constitution Amendment Bill he said Bethal MP Mr Chris de Jager — who claimed Mr Joe Slovo proposed the date as it fell in the week after the anniversary of the assassination of Communist Party chief Mr Chris Hani — should see how many 'liberation days there were on the calendar ARG 11/6/93

The government had said last November that the election should be held before the end of April

The planning committee had proposed April 27, but as there had not been full consensus the government had agreed to wait until June 15 for a final decision — Sapa



MERCY PLANE At a D F Malan Airport function the Red Cross Air Ambulance Service celebrates the fifth anniversary of the maiden flight of its Cessna Citation II jet ambulance It is the only jet in southern Africa with a fully equipped intensive care interior It is manned by volunteer doctors, pilots, nursing sisters and paramedics At the function are, from left, Minister of Health Dr Rina Venter, vice-president of the SA Red Cross Society Mr Ray KaMsengana and chairman of the Air Ambulance Service Mr Alan Marshall
Picture DOUG PITHEY The Argus

Lights and water payment date extended

(124)

CLIVE SAWYER
Municipal Reporter

ARG 11/6/93

DUE dates for electricity and water accounts should be extended by a week, the executive committee has decided

An amendment to the municipal ordinance is to be sought to extend due dates for rates bills as well

City treasurer Mr Eddie Landsberg said there were many complaints about penalties charged for late payment of accounts particularly if they were only a day or two late

Many claim to have posted their cheques on time and insist the penalty be waived

To check a comprehensive filing system is kept where all envelopes in which cheques are received are date stamped and filed for a long time which entails unnecessary work and is costly

Further delays were caused by sorting cheques in due date order

Electricity and water accounts are sent about 14 days after meters are read and are due about 14 days later If accounts are paid after due date a 10 percent grossing charge is added

Interest is charged on rates if they are unpaid for more than three months Interest at current rates (now 17 25 per cent) is payable for each month overdue

Mr Landsberg said the 14-day deadline for electricity and water was unreasonable and should be extended to 21 days

But until a new receipting system and direct bank debiting is implemented the method of extending this period has to be carefully considered he said

Exco adopted his proposal that the normal due date still be put on accounts but that staff be told to impose the penalty charge only seven days later

Filing of thousands of envelopes would be done away with, Mr Landsberg said

R351 000 survey of civic issues

ARG 11/6/93

Municipal Reporter

COUNCILLORS, staff and residents of the municipality as well as Langa and Guguletu should be included in survey of attitudes to civic issues the executive committee of the Cape Town City Council has resolved

Consultants are to charge R351 400 for the survey

Questions to be asked in the survey would not be finalised until the SA Municipal Workers Union had been consulted

'District six will not go to yuppies'

(124) South 12/6 – 16/6/93

By Justin Pearce

CAPE ADMINISTRATOR Kobus Meiring stirred strong feelings this week by proposing that District Six become a new yuppieland.

His view collides directly with the consensus that the area should have affordable housing for working people — as was the case before Group Areas destroyed the district.

In an interview with SOUTH, Mr Meiring said he believed District Six should be developed as a middle class area to attract more tourists to Cape Town. (See page 7.)

The most powerful official in the Cape Provincial Administration stressed this was a personal view.

But his controversial comment has met with strong disagreement

Mr Clive Keegan, deputy mayor of Cape Town and chairperson of the District Six Steering Committee, said the committee was committed to low-cost housing in District Six.

"Our intention is to allow working class people to return to the city centre. That has been our policy for the past two years," Keegan said.

Another member of the committee, who preferred not to be named, said District Six has potential to be redeveloped as low-cost housing because the land is still state-owned.

"Even with buildings not exceeding four storeys, with careful planning it would be possible to house 23 000 people there."

Mr Vincent Kolbe, a former District Six resident and an expert on the history of the area, said District Six should regain its role as a home for the poor and for new immigrants to the city

"District Six was always a haven for new arrivals, providing cheap housing from which people could integrate themselves into the city My view is that it should continue to play that role, and not necessarily have the old residents coming back.

"Nowadays black people are the new migrants, and logic tells me that they should be accommodated here," Kolbe said.

Urban consultant agency, the Development Action Group, also calls for cheap inner-city housing to compensate for Group Areas.

Plans for vacant city land

South 12/6 - 16/6/93

By Justin Pearce

(124)

A VAST piece of unused land next to central Cape Town is set for development which could change the face of the city.

The 300 hectare site stretches from the city centre's Culemborg rail yards to the Black River in Observatory and Maitland.

It is owned by Transnet and the Rail Commuter Corporation But with the rail corporations rationalising their operations, large parts of the land are no longer needed.

The Cape Town City Council recently announced that the first stage of planning for the area is under way.

This stage consists of consulting interested parties before any proposals are drafted

"This land is strategically crucial to the future of the city, so it is not appropriate to rush the process," said planning consultant Mr David Shandler.

Although the eventual use of the land is yet to be decided, the site would provide an excellent opportunity to bring low-cost housing back to the central city area.

S/Times (C/Metro) 13/6/93

Arrests after 31 'house-sit'

THIRTY-ONE people were arrested in Mossel Bay yesterday after they attempted to occupy empty houses and flats belonging to Mossgas

The people are all believed to be members of the Mossel Bay Civic Association

(124)

Mr Harry Hill, Mossgas public relations manager, said properties were built for permanent employees of the company, but were for sale now — Sapa

Sea Point looks forward to a bright future

S/Times (Cape metro) 13/6/93 (124)

By TWEET GAINSBOROUGH-WARING

SEA POINT is alive and well, and although many may still doubt this, Chris Joubert, chairman of the Green and Sea Point Traders Association says positive action has arisen from the complaints of the past.

While the short-term outlook is mediocre, the long term holds a lot of promise, he says

"After meetings with traders and other concerned bodies, we ranked the main reasons for the decline of the Sea Point business area in order of priority," he said

Competition from prime shopping areas like Claremont and the Waterfront topped the list, though Mr Joubert said he felt Sea Point first felt the pinch at the beginning of the economic recession and the Waterfront served only to exacerbate this

Crime, lack of security and limited parking were also targeted as factors for the decline of the CBD

Other reasons were strip shopping as opposed to malls, poor tenant mix, absentee landlords and the cumulative decline of the whole area

FAMOUS VIEW . The Sea Point Promenade, for years a landmark for visitors to Cape Town Picture JACK LESTRADE

Overall plan

In drawing up a blueprint for the upgrading of Sea Point and its environs the city council engaged planning consultants Todeschini and Jaffer to draw up a working solution

"This has already been put before the council and certain elements of the plan have been accepted,' said Mr Joubert.

Greening

As a result of pinpointing these problems, the Traders Association has embarked on a greening programme, evidence of which can already be seen

When you walk down Main and Regent Roads terracotta pots filled with plants stand at the entrance to many of the businesses

"This is only the start" said Joubert. "The Parks and Forests branch is currently investigating the siting of coco palms, which have been sponsored by a major Sea Point supermarket."

The general upgrading has also received a boost with the city cleansing department allocating 30 extra street cleaners to Main and Regent Roads

In December last year frustrated shopkeepers took to the streets themselves to improve the situation

"Traders were provided with black bags and brooms in this 'spit and polish' campaign to clean up Sea Point and welcome tourists," said Joubert.

The Traders Association has gone a step further and has hired its own street cleaners to supplement those of the cleansing department.

Security

Security for businesses and restaurants has been stepped up with the implementation of a business watch, which has been running for two years

Loiterers are the main cause for concern in the area, but housebreaking and theft has decreased dramatically

Sergeant Albert Viljoen of the Business Watch said the large number of loiterers was directly related to the availability of alcohol and drugs

The Watch provides regular foot and bicycle patrols between 8 am and 8 pm

In addition, a private security firm, co-operating with the police, operates between 5 pm and midnight to ensure the safety of restaurant diners

Tenant mix

"Over the years Sea Point has lost a lot of its specialist shops and has become very service orientated We would like to see the return of speciality shops which encourage browsers as well as shoppers, thus revitalising the shopping environs," Mr Joubert said

The recent influx of escort agencies has given the Traders Association a new dilemma

"While serving a need and paying rent, we have to admit they are not what the association considers ideal tenants," Mr Joubert said

"A major problem confronting us is soliciting — male and female — which goes on at night and lowers the tone of the area

"This is under investigation by the vice squad, which has promised to clamp down on these activities" he said

Restaurants

Restaurants are still feeling the pinch despite intensified efforts to improve security

"The many coffee shops along the Main and Regent Roads continue to do well because the coffee shop is very much a part of the continental way of life," said Miss Yetty Luiz, Chairman of the Restaurant Guild (affiliated to the Green and Sea Point Traders Association).

Ms Luiz feels it is not the Waterfront that has affected restaurants but rather the overall political uncertainty, lack of money and the fact that people are afraid to go out.

Ms Luiz said she knew of areas outside Sea Point where restaurants had gone under but was happy to report that although Sea Point restaurateurs were battling, they were still making ends meet.

Mr Joubert said he felt the established restaurants of many years standing had suffered the least because they had built a reputation for good food and service

Property

Property along the Atlantic Seaboard contines to move, but according to Geraldine Fitzgerald, branch manager of Pam Golding, Sea Point, prices have seen a definite decline and it takes longer to sell from the time of listing.

"Statistics have shown that if it weren't for the occasional sale of a million-plus flat, prices would average out at about R250 000 per unit. Land too has taken a knock, that is if and when it becomes available"

Cash buyers in the land market are not as prolific as they were, with the majority taking bonds to finance their deals

The average price obtained for houses in the area over the past six months is R540 000 with about half the buyers paying cash

Protest over squatters

S/Times LC/Metro

By JESSICA BEZUIDENHOUT

RESIDENTS AT WAR ... Angry Table View residents demand that the council rethink its plans for another settlement Picture: AMBROSE PETERS

EMOTIONS ran high as hundreds of angry Table View residents marched on the local police station yesterday to protest against the proposed Du Noon settlement 1316KB

Their anger was focused on the mayor of Milnerton, Mr Danie Krynauw, who remained inside the security fence of the police station during the protest (124)

A memorandum objecting to his council's decision to move squatters from the Marconi Beam camp near Milnerton to Du Noon was handed to him

One angry protestor, who accused the Milnerton council of "making the area a dustbin", threw a handful of silver coins at his feet

The protest followed a decision by the Milnerton municipality to go ahead with its plans to develop the site in spite of vehement objections by the Concerned Ratepayers and Voters of Table View (Cravot).

Residents are also concerned that the settlement is to be right next to the N7 highway to the West Coast Considering what is happening on the N2 at the moment, they fear the development could endanger the thousands of motorists — including Malmesbury farmers — using the road daily.

Study

The organisation reiterated its call for an impact study at the site before anyone was moved there

"Failing to do an environmental impact study will severely endanger the natural heritage of the Rietvlei Wetlands," said Cravot chairman Mr Danie van der Heever

Cravot also condemned the council's proposal to dispose of storm water effluent from the settlement into the Rietvlei reed beds along open channels

Meanwhile the organisation was considering a rates boycott, he said

Too close for comfort . . some of the shacks encroaching on Alexandra's Roosevelt Street will be demolished to widen the road. The project has been greeted with mixed feelings in the highly congested township. Picture. Alf Kumalo

Alex homes face demolition for wider road

By Cyril Madlala (127)

Star 14/6/93.

At least 200 families in Alexandra are to be moved to Far East Bank to make way for the widening of the township's main road

City engineer Wilson Sithole said Roosevelt Street, which links Wynberg and East Bank on either side of Alexandra, could no longer cope with the volume of traffic and had to be widened

The Central Witwatersrand Regional Services Council allocated R1,5 million for this project in its estimates for 1993/94 announced two weeks ago

Sithole said residents had exacerbated the situation by building illegal extensions and shacks that encroached on the road, and these had to be demolished

No blocks of flats would be affected, but a sorghum beer outlet in First Avenue would have to go, he said

Affected homeowners were notified of the move three weeks ago by a firm of consultants engaged by the RSC to design the road and consult with residents

Sithole emphasised, however, that people would be relocated only once a suitable site had been found

"We are looking at getting a portion of land in Far East Bank and we hope the Independent Development Trust will give priority to these people," Sithole said

He could not say precisely when demolition work would start, but said it would be within the RSC's next financial year, which begins next month

Mixed feelings have greeted news of the project in Alexandra, which is so congested that there is hardly any space to erect new structures

To accommodate herself and her five children, Lizzie Motaung built two structures a few paces from her sister's house She has to move, while her sister can remain although they share the same yard

The prospect of moving away from the dreaded area known as Beirut near the hostel tempted her to agree to being relocated "I would be happy to move away from the hostel, but we don't know where we are being taken," Motaung said.

Angry residents may withhold rates

Municipal Reporter CT 22/6/93

RATEPAYERS in the Lotus River and Grassy Park areas are to be asked tomorrow evening whether it is time to stop withholding their rates

Hundreds of thousands of rands have been paid into a holding account instead of to the Western Cape RSC, which collects rates as an agent for the government. Residents have been dissatisfied with the municipal services in their area

Mr Philip Bam, chairman of the ratepayers' association, Logra, said a meeting had been called for 7 30 pm tomorrow in the Grassy Park Civic Centre

Negotiations between Logra and various authorities had led to a draft agreement, this would be put to the meeting.

"If they agree to it, we will pay over the money that we have been withholding in rates," he said

Simon's Town rates rise by 7,37 percent

Municipal Reporter ARG 16/6/93 (124)

SIMON'S TOWN rates are to rise by 7,37 percent in a budget aimed at spending accumulated funds before local government is restructured

Finance committee chairman Mr Norman Wise said emphasis had been put in the budget on beautifying the town and improving its water supply

Spending will rise 16,84 percent in terms of the R9 196 747 budget

About R500 000 is to be spent on claims from residents whose property was damaged or destroyed in a bush fire in 1988

From July, councillors' allowances will rise 8,25 percent, while staff will get a five percent pay rise

Water tariffs are to go up six percent to meet costs of water projects, including R750 000 for a second major reservoir

Refuse charges will go up 11 percent and sewerage accounts 10 percent.

Fish Hoek rates to rise by 16,6%

(124) ARGT 17/6/93

Staff Reporters

FISH HOEK ratepayers face a whopping 16,6% rates increase this year — way above the Consumer Price Index — yet grass verge-cutting may still have to be curtailed.

Allowances to councillors are at present well below the limitation imposed by law, yet the budget makes allowance for just a five percent increase in these. This matches the budgeted figure for staff salary increases.

Delivering his budget speech on Monday, deputy finance and staff committee councillor Mr Clive Wakeford said one reason for the increase was a dramatic decrease in the construction of new building during the year, meaning a slower growth in the rates base

Last year rates in the town rose by 15,8%.

In addition, the Cape Town municipality has advised Fish Hoek that the cost of bulk water is to be increased by 27%. "It is proposed to increase the water tariff by 29 cents from R1,17 to R1,46 per kilolitre," Mr Wakeford said.

"The water service charge is to increase from R20 per quarter to R40 from July 1"

Electricity arrears down

ELECTRICIY arrears owed to the city council dropped by 0,5 percent in May — when R495 000 irrecoverable debts were written off. ARG 18/6/93

Arrears on current consumers' accounts have increased by R300 000

In the past 12 months arrears have risen by R9,7-million to R38,9-million, city treasurer Mr Eddie Lansdberg told the executive committee. (124)

We'll reconnect power supply, say protesters

ARG 29/6/93

(124)

Municipal Reporter

PROTESTERS who staged a sit-in at the Bonteheuwel rent office say they will reconnect electricity supplies themselves unless the city council agrees to a moratorium on disconnections

About 50 members of the Bonteheuwel Civic Association occupied the rent office yesterday to demand that electricity and water arrears be written off, a halt to disconnections and that cut off services be reconnected.

They left after the executive committee agreed to meet them on July 8

Association spokesman Mr André Adams said moves to cut off electricity and water because of non-payment should be stopped and all service issues referred to the Local Government Negotiating Forum.

He said exco had been asked to stop disconnections. If it did not, association members would begin reconnections

"Some have already gone ahead with reconnecting supplies. It is a simple matter of smashing a box and flicking a switch," said Mr Adams

Acting executive committee chairman Mr John Muir confirmed the meeting would take place.

'Most' W Cape homes electrified

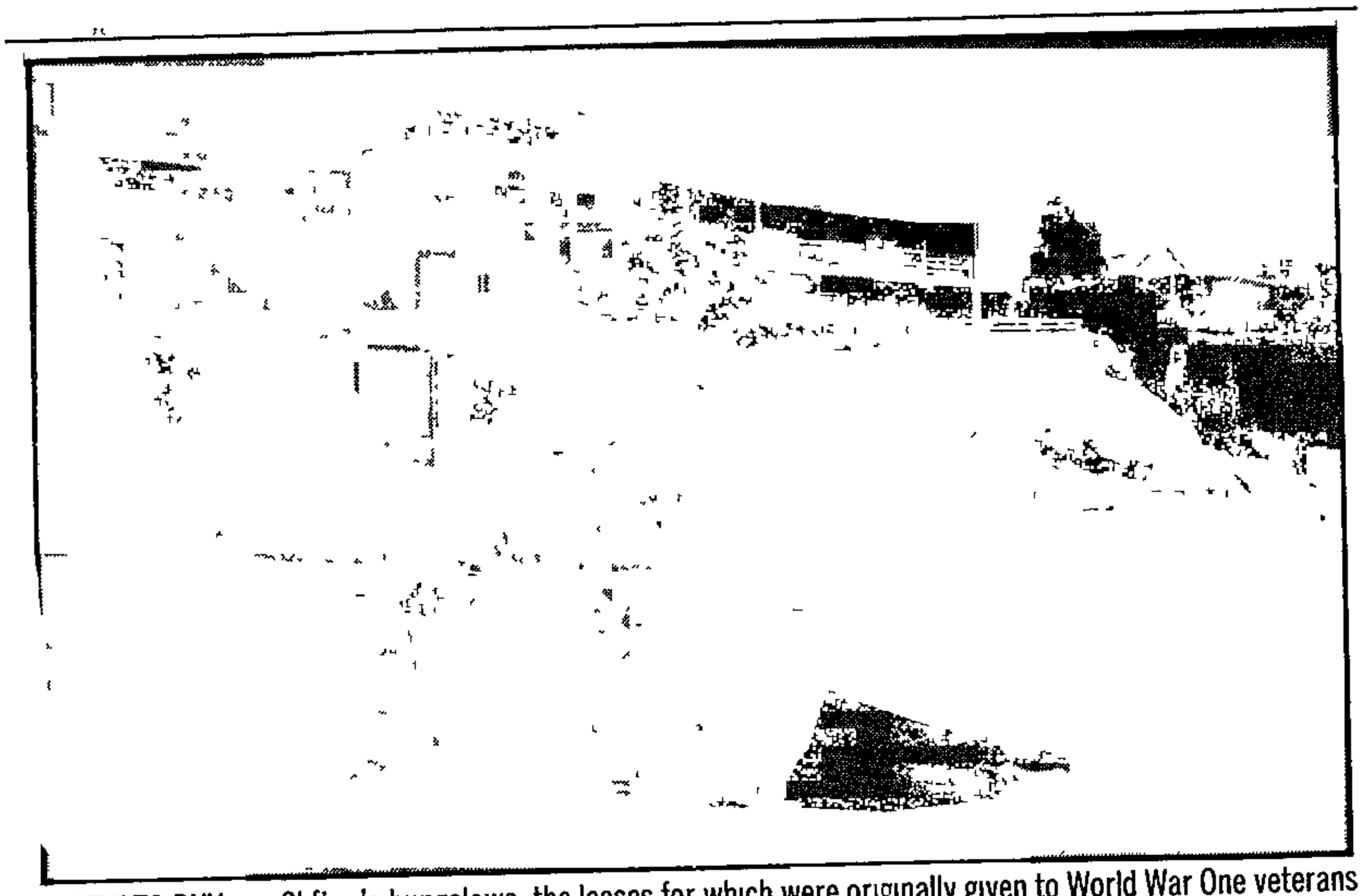
(24)

Political Staff

MOST of the houses in black townships in the Western Cape had been supplied with electricity, the Minister of National Housing, Mr Louis Shill, has said.

He told Parliament all houses in Nyanga, New Crossroads and Philippi had electricity but over half those at Mbekweni and about a third of those in Crossroads and Khayelitsha had none.

CT 19/6/90



A VIEW TO BUY . Clifton's bungalows, the leases for which were originally given to World War One veterans

ANC sidelined over Clifton land sales

S/Times (Buss) 20/6/93

By JEREMY WOODS

A SEVEN-year battle by Clifton beach residents to buy the land on which their bungalows sit looks set for victory despite strenuous objections from the ANC and others

Legal opinion given to a Cape Town City Council executive committee this week is understood to have cleared the way for the sales to proceed.

Some bungalow owners have already signed documentation accepting the council's terms of sale, and put down deposits on the tiny pockets of land.

Although the bungalow owners, who include Christo Wiese, Cecil Jowell, and, until recently, Mervyn Key, own their properties, the land on which they stand is leased from the council on a long-standing monthly basis

The leases were originally given to veterans from the World War One back in the 1920s, as well as to pensioners. But the land, currently the subject of a provisional National Monuments proclamation, has until now never been sold by the city council

However, as long ago as 1986, the council decided the plots should be sold to raise money for other community projects

Since then there have been numerous delays in carrying out the sales, the latest of which has been the strenuous objections by the ANC and Sanco.

"The ANC believes the land is public land and should be used for amenity purposes Other objectors believe the land should be sold at current market prices, and not based on 1986 prices as we have agreed," said a spokesman for the city council.

(124)

Prices for the plots are around R400 000 each.

Mr Geoffrey Hirschman, chairman of the Clifton Bungalow Owners' Association, said on Friday. "We are hoping to put an end to all this, and have the matter finalised shortly."

He said although some residents are wealthy, many were just "ordinary pensioners who are going to find it difficult to raise the money for the land"

Red Cross Hospital	29/2/1992 *Authorised*	*Filled*	30/5/1993 *Authorised*	*Filled*
(a) Doctors	103	94	102	95
(b) Nursing	1 044	998	1 026	975
(c) Support staff	17	17	17	17
(d) Administrative posts	156	152	162	148

NPA King Edward VIII Hospital	28/2/1992 *Authorised*	*Filled*	31/5/1993 *Authorised*	*Filled*
(a) Doctors	577	532	578	542
(b) Nursing	2 094	2 091	2 101	2 094
(c) Support staff	28	28	26	26
(d) Administrative posts	332	328	334	330

OFS Universitas Hospital	28/2/1992 *Authorised*	*Filled*	10/6/1993 *Authorised*	*Filled*
(a) Doctors	570	This	570	381
(b) Nursing	1 950	specific	1 942	1 682
(c) Support staff	4 914	informa-	4 515	1 881
(d) Administrative posts	662	tion is not available	771	641

Information as received from the provincial administrations

Provincial hospitals: posts authorized/filled

395. Mr M J ELLIS asked the Minister for National Health and Welfare

How many (a) doctors', (b) nursing, (c) support staff and (d) administrative posts at provincial hospitals, excluding academic hospitals, had been (i) authorized and (ii) filled in respect of each province as at 29 February 1992 and the latest specified date for which information is available, respectively? B919E

The MINISTER FOR NATIONAL HEALTH AND WELFARE.

TPA	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	1 328	1 297	1 337	1 161
(b) Nursing	20 880	17 640	20 376	18 489
(c) Support staff	240	152	232	151
(d) Administrative posts	3 493	3 284	3 479	3 238

CPA	29/2/1992 *Authorised*	*Filled*	31/5/1993 *Authorised*	*Filled*
(a) Doctors	968	795	966	801
(b) Nursing	16 274	14 530	16 164	14 756
(c) Support staff	2 412	1 913	2 400	1 977
(d) Administrative posts	182	112	182	113

NPA	29/2/1992 *Authorised*	*Filled*	31/5/1993 *Authorised*	*Filled*
(a) Doctors	731	674	666	816*
(b) Nursing	10 624	9 684	10 570	9 639
(c) Support staff	102	102	102	102
(d) Administrative posts	1 465	1 345	1 485	1 365

* Includes part-time staff

OFS	29/2/1992 *Authorised*	*Filled*	10/6/1993 *Authorised*	*Filled*
(a) Doctors	78	Informa-	78	45
(b) Nursing	2 238	tion is	2 238	1 456
(c) Support staff	3 467	not avail-	3 492	2 927
(d) Administrative posts	345	able	426	374

Information as received from the provincial administrations

Blacks: housing backlog

397 Mr P G SOAL asked the Minister for National Housing

(a) What is the extent of the housing backlog for Blacks in respect of each of the nine development areas in the Republic of South Africa and (b) in respect of what date is this information furnished? B921E

The MINISTER FOR NATIONAL HOUSING

(a) The extent of the housing backlog for Blacks in respect of each of the nine development areas in the Republic of South Africa, is not readily available However, the South African Housing Advisory Council stated in its report titled "Housing in South Africa. Proposals on a Policy and Strategy" which was released during May 1992, that the total backlog for all population groups including the TBVC States, amounted to 1,3 million housing units It is, however, estimated that the current total backlog is approximately 1,4 million housing units

(b) Falls away

Squatting: settlements established/planned

401 Mr P G SOAL asked the Minister for National Housing

(1) How many settlements (a) have been established, and (b) are in the process of being planned, in each province under section 6A of the Prevention of Illegal Squatting Act, 1951 (Act No 52 of 1951),

(2) in respect of what date is this information furnished? B922E

The MINISTER FOR NATIONAL HOUSING:

(1) (a)

Transvaal	4
Natal	1
Free State	0
Cape	6

(b) Falls away Section 6A was repealed by the Less Formal Township Establishment Act, 1991, with effect from 1 September 1991

(2) 8 February 1989 – 31 August 1991 (Section 6A of Act 52 of 1951 came into operation on 8 February 1989)

moter for ensuring that about 20 000 pupils are studying their mother tongue, Tamil And, this he does at a tremendous sacrifice to him in terms of finance and time Only recently, he used the greater part of his holiday in India to research the teaching of Tamil and the other Indian languages He is imparting this knowledge to his colleagues and the school-based educators to the advantage of the Indian community

Principal on compulsory leave

*5 Mr G MARI asked the Minister of Education and Culture

(1) Whether the principal of a certain school, the name of which has been furnished to the Minister's Department for the purpose of her reply, has been put on compulsory leave, if so, why,

(2) whether the said principal is to resume his duties at this school, if so, when, if not, why not,

(3) whether another person has been appointed in his stead, if so, (a) who and (b) in what capacity,

(4) whether she will make a statement on the matter? D328E

The DEPUTY MINISTER OF HOUSING AND OF WELFARE

(1) Yes

The Acting Principal of Grandmore Primary, Mr A Narayanasamy, has been granted special leave with effect from 26 May 1993 until 2 July 1993

The teachers at Grandmore Primary School and the SADTU Branch of Phoenix North were on "chalk-down" involving 25 schools as a result of the alleged grievances of the Grandmore staff against the Acting Principal

There was a strong possibility that the "chalk-down" would have spread to all 67 schools in the area

(2) This would depend on the outcome of the investigation into the alleged grievances of the staff

(3) Yes, on secondment,

(a) Mr M Nadasen (P1 Principal)

(b) As P1 Principal on secondment in an acting capacity

(4) Since the alleged grievances of the Acting Principal and of the Staff are under investigation, it is not opportune to make a statement on the matter The investigation is proceeding satisfactorily and it is expected to be completed shortly

Mr N SINGH Mr Chairman, arising out of the hon the Deputy Minister's reply, could he tell us why the hon the Minister of Education and Culture is not here this afternoon?

The DEPUTY MINISTER Mr Chairman, with respect, that question does not arise out of the reply I have given However, if the hon member has been watching the television news, as I know he regularly does, he will probably know where the hon the Minister is

Mr T L GOUNDEN Mr Chairman, further arising out of the hon the Deputy Minister's reply, is the hon the Deputy Minister in a position to answer questions arising out of the answer he has given on behalf of the Minister, who is absent today?

The CHAIRMAN OF THE HOUSE Order! Is the hon the Deputy Minister in a position to respond to questions arising out of the reply?

The DEPUTY MINISTER. Mr Chairman, it depends on the question I have supplementary information Otherwise the hon member is welcome to put his question to the hon the Minister

Administration: appointment of communications officers

*6 Mr A RAJBANSI asked the Minister of the Budget

(1) Whether it is the intention to appoint four communications officers in the Administration House of Delegates, if so, (a) when and (b) how is this step justified in the light of the State President's rationalization programme,

(2) whether the Administration is currently overstaffed with public relations officers, if not, what is the position in this regard, if so, what are the relevant details,

(3) whether he will make a statement on the matter? D330E

The MINISTER OF THE BUDGET

(1) No

(a) Falls away

(b) Falls away

(2) No

(3) I dealt with the subject fully in my reply to Question 2

Mr S PACHAI Mr Chairman, arising out of the hon the Minister's reply, would he tell this House the number of communications officers at present in the employ of his Administration?

The MINISTER Mr Chairman, at present there are four persons in the employ of the Administration House of Delegates That excludes the Ministries

Mr S PACHAI Mr Chairman, further arising out of the hon the Minister's reply, I should like him to give us the total number of communications officers employed by all the departments in the Administration, but not excluding the Ministries

The MINISTER Mr Chairman, I said there were four persons, excluding those employed by the Ministries

Mr S PACHAI Mr Chairman, further arising out of the hon the Minister's reply, how many are employed by the Ministries?

The MINISTER Mr Chairman, if the hon member wants a reply to that in writing, I can give it to him The hon the Minister of Housing and of Welfare has one person, as Chairman of the Ministers' Council and Minister of the Budget I have one, a person who has been seconded, and the hon the Minister of Education and Culture has one I am not aware of the hon the Deputy Minister's having one [Interjections]

Mr S PACHAI: Mr Chairman, further arising out of the hon the Minister's reply, I should like to know whether seven communications officers for an administration the size of that of the House of Delegates are sufficient, or whether that number is inadequate?

The MINISTER Mr Chairman, in his component of six persons a Minister usually has one public relations officer I do not think the ministerial staff should be considered to be departmental staff In terms of the needs of the Administration House of Delegates, if one takes the education component, for example, I believe a case can be made for more effective communication with the teaching fraternity, the parents, the PTAs, the unions and the community at large

Mr P NAIDOO If your Ministers are not prepared to communicate, how do you expect the officials to communicate?

The MINISTER Well, perhaps we could call on professionals Politicians are not always professional communicators [Interjections] I have asked around in the other own affairs administrations Their education departments have a liaison component, which we do not have in our Department of Education and Culture at present When one considers that more than R1 billion is now spent on education, surely there is a need for us to communicate more effectively Without being biased in respect of the matter, I think there is certainly room for us to communicate more effectively with all interest groups in the education arena

For written reply

General Affairs

Provision of housing

35 Mr M F CASSIM asked the Minister for National Housing (124)

(1) In respect of the 1992–93 financial year, (a) what total amount was spent by the Government on housing, (b) how many houses were built by the Government and (c) what portion of the said amount was spent on administration,

(2) whether any steps have been taken or are being contemplated to achieve a greater measure of cost-effectiveness in regard to the provision of housing by the Government, if not, why not, if so, what steps? D264E

The MINISTER FOR NATIONAL HOUSING

(1) (a) R1 227 971 265

(b) 12 600 housing units and 82 368 serviced erven (Apart from the provision of housing units and serviced erven, funds were also utilised for bulk services, land purchases, subsidies and community facilities)

(c) Administrative costs with regard to housing cannot be assigned separately to the housing function, because it forms an integral part of a department's/administration's total administrative expenditure Furthermore, it is at present also not possible to quantify administrative costs without properly defining "administration" in the analysis of total cost structures

Within Government structures at the various levels housing is not dealt with as a separate cost centre but as an integrated part of the wider functions of the relevant department For instance, functions relating to housing, works and auxiliary services are often dealt with within a single component, sharing staff, offices, equipment and other resources without them being allocated on cost accounting principles to the respective functions Moreover the cost of housing administration is spread over three levels of government each with its own budget and costs are often indirectly incurred and not taken fully into account when calculating the costs of individual projects

The Task Group (De Loor) of the South African Housing Advisory Council on a comprehensive new housing policy and strategy pointed out this tendency as well as the tremendous fragmentation of the housing function which led to inefficiencies and the under utilisation of scarce funds For this reason the De Loor Task Group recommended a single National Housing Department and that where Government is compelled to undertake housing projects this must be done on business principles with full cost recording and disclosure

(2) Far-reaching proposals to achieve a greater measure of cost-effectiveness in respect of the provision of housing, are contained in the report of the De Loor Task Group which conducted a comprehensive investigation with a view to establishing a new national housing policy and strategy The Report presently serves as an important input for purposes of negotiation between Government and various interested parties including the National Housing Forum It is the considered opinion that the restructured department and the negotiation process will lead to more effective measures and initiatives towards achieving a greater measure of cost-effectiveness with regard to the provision of housing

Own Affairs

Committee of Inquiry under Adv H E Mall, SC: cost

4 Mr M RAJAB asked the Chairman of the Ministers' Council

(a) With reference to the reply to Question No 41 on 21 October 1992, what was the total cost incurred in respect of the committee of inquiry appointed on 19 May 1992 under the chairmanship of Adv H E Mall, SC (the Mall Committee) and (b) how was this cost made up? D40E

The CHAIRMAN OF THE MINISTERS' COUNCIL

(a) The total cost incurred in respect of the Mall Committee was R122 291,47

(b) The cost is made up as follows.

(i) Membership/Registration Fees	R87 518,25
(ii) Subsistence	7 591,30
(iii) Transport	14 052,78
(iv) Recording and Transcribing costs	10 257,48
(v) Advertisement and Public Notices	2 871,66
	R122 291,47

Cases involving Administration: cost of State Attorney/advocates

5 Mr M RAJAB asked the Minister of the Budget

(1) Whether any cases involving the Administration House of Delegates were handled on behalf of the Administration by the Office of the State Attorney in 1992, if so, how many,

(2) whether any advocates were given briefs in respect of any of these cases by the State Attorney, if so, what are their names, in each case,

(3) what was the total amount paid by the Administration to (a) the State Attorney, and (b) each such advocate, in respect of each case so handled? D41E

The MINISTER OF THE BUDGET

(1) During 1992, 10 matters were referred to the State Attorney of which only 4 matters required the appointment of Advocates

(2) (a) Adv P S Smith [Durban]

(b) Adv Jaga [Cape Town]

(c) Adv D A Gordon (SC) assisted by Adv S R Mullins [Durban]

(d) Adv D A Gordon (SC) assisted by Adv P Haasbroek [Durban]

(3) The office of the State Attorney does not charge fees based on an "attorney and client" basis as is the practice by private attorneys, and only recovers from the user Departments, disbursements made by the State Attorneys' offices on such Department's behalf

It is not possible to extract the required information relating to fees paid to individual advocates within the time permitted, as the details required are distributed over several Departments, and each payment to the office of the State Attorney would have to be examined to extract payments to individual advocates

Publication: involvement of Department

Mr M RAJAB asked the Minister of the Budget

(1) Whether his Department is involved in publishing a certain publication, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, (a) what is the (i) nature and (ii) extent of this involvement, (b) what was the cost to his Department of (i) publishing and (ii) distributing this publication in 1991 and 1992, respectively, (c) what are his Department's objectives in the publication thereof and (d) what is the name of this publication,

(2) whether any survey has been conducted to determine whether these objectives are being achieved, if not, why not, if so, with what result,

(3) whether he will make a statement on the matter? D147E

The MINISTER OF THE BUDGET

(1) No (a) (i) and (ii) Fall away

(b) (i) and (ii) Cost of publication and distribution of the publication for the 1990/1991 and 1991/1992 financial years were R112 392,17 and R100 113,30, respectively Publication was stopped after the last issue in December 1991

(c) Falls away

(d) Fiat Lux

(2) Falls away

(3) No

Administration: salaries/salary-related expenditure

35 Mr M RAJAB asked the Minister of the Budget

What percentage of the budget of the Administration House of Delegates was spent on salaries and salary-related expenditure in 1992? D184E

The MINISTER OF THE BUDGET

The amount spent on salaries and salary-related expenditure in the 1992–93 financial year represents 54% of the budget of the Administration House of Delegates

Ministers' Council: entertainment allowance

55 Mr M RAJAB asked the Chairman of the Ministers' Council

(1) Whether members of the Ministers' Council of the House of Delegates receive an entertainment allowance, if not, why not, if so, what, in respect of such allowance, was the amount (a) received

mation is available, (b) when is it contemplated that the upgrading or conversion of the hostels referred to in paragraph (a) (ii) above will be completed and (c) what portion of the amount of R294,6 million allocated for the upgrading or conversion of hostels has been utilized for this purpose to date,

(2) whether he will make a statement on the matter? B892E

The MINISTER FOR NATIONAL HOUSING

(1) (a) (i) (aa) 2

(bb) 2 of which 1 have also been partly upgraded

(ii) (aa) (bb) } 174

(b) The hostels referred to in (1) (a) (ii) above, will be completed on reaching consensus after negotiations between the hostel residents, the residents of the surrounding townships, the owners and all other interest groups The negotiation process is very time-consuming and no estimate regarding dates of completion of these hostels can be given However, at 25 hostels consensus has been reached and construction work is in progress Six of these hostels are being upgraded and nineteen converted

(c) R15,1 million of the amount of R294,6 million, allocated for the upgrading or conversion of hostels, has been utilized for this purpose to date

(2) No

Academic hospitals: posts authorized/filled

394 Mr M J ELLIS asked the Minister for National Health and Welfare

How many (a) doctors', (b) nursing, (c) support staff and (d) administrative posts had been (i) authorized and (ii) filled at each of the academic hospitals in South Africa as at 29 February 1992 and the latest specified date for which information is available, respectively? B918E

The MINISTER FOR NATIONAL HEALTH AND WELFARE

TPA Baragwanath Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	549	417	549	429
(b) Nursing	4 104	3 862	4 104	3 947
(c) Support staff	46	28	46	29
(d) Administrative posts	586	507	587	490

Ga-Rankuwa Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	460	401	512	426
(b) Nursing	1 670	1 462	2 093	2 065
(c) Support staff	33	20	33	21
(d) Administrative posts	270	246	272	251

Hillbrow Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	219	210	217	213
(b) Nursing	977	966	976	930
(c) Support staff	43	27	43	27
(d) Administrative posts	343	323	343	323

H F Verwoerd Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	45	430	450	408
(b) Nursing	2 005	1 740	2 005	1 917
(c) Support staff	74	46	74	48
(d) Administrative posts	602	594	603	594

Johannesburg Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	522	481	523	507
(b) Nursing	1 917	1 639	1 900	1 797
(c) Support staff	70	44	70	45
(d) Administrative posts	726	584	727	710

Kalafong Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	258	246	257	242
(b) Nursing	1 448	1 387	1 446	1 420
(c) Support staff	36	22	36	23
(d) Administrative posts	249	238	250	243

Medunsa Dental Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	171	102	171	98
(b) Nursing	10	10	10	8
(c) Support staff	—	—	—	—
(d) Administrative posts	60	58	60	43

Coronation Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	153	147	153	149
(b) Nursing	761	713	757	743
(c) Support staff	15	9	15	9
(d) Administrative posts	125	117	125	119

J G Strydom Hospital	29/2/1992 *Authorised*	*Filled*	28/2/1993 *Authorised*	*Filled*
(a) Doctors	107	88	107	96
(b) Nursing	891	719	887	818
(c) Support staff	21	13	21	14
(d) Administrative posts	195	185	194	191

CPA Groote Schuur Hospital	29/2/1992 *Authorised*	*Filled*	30/5/1993 *Authorised*	*Filled*
(a) Doctors	740	679	742	728
(b) Nursing	3 609	3 175	3 714	3 199
(c) Support staff	96	80	96	81
(d) Administrative posts	914	834	936	825

Tygerberg Hospital	29/2/1992 *Authorised*	*Filled*	30/5/1993 *Authorised*	*Filled*
(a) Doctors	581	537	580	529
(b) Nursing	3 552	3 342	3 551	3 323
(c) Support staff	55	53	55	53
(d) Administrative posts	756	687	732	687

Health budget

375 Mr M J ELLIS asked the Minister for National Health and Welfare

(a) What total amount has been budgeted for health in South Africa in respect of the latest specified 12-month period for which figures are available and (b) how much of this amount has been earmarked for (i) primary health care, (ii) secondary health care, (iii) tertiary health care and (iv) any other specified division? B871E

The MINISTER FOR NATIONAL HEALTH AND WELFARE

(a) R12 117 130 927,00 and

(b) (i) R3 184 173 349,00,

(ii) R5 615 738 915,00,

(iii) R3 317 218 663,00 and

(iv) totals as per standard items

Personnel expenditure	R6 733 776 932,00
Administration expenditure	R246 981 198,00
Stores and livestock	R1 935 903 108,00
Equipment	R420 235 398,00
Land and buildings	R1 762 220,00
Professional and special services	R768 364 118,00
Transfer payments	R2 245 524 965,00
Miscellaneous expenditure	R94 873 633,00
Recoverable expenses	(R330 290 643,00)
Total	R12 117 130 927,00

Information contained in this reply have been furnished by the Department of National Health and Population Development, the provincial administrations as well as the self-governing territories

Housing shortage for Blacks

388 Mr P G SOAL asked the Minister for National Housing

(1) What is it estimated was the shortage of housing for Blacks in the Republic, excluding the self-governing territories, at the end of 1992,

(2) how many houses were provided in each province in 1992 for such Blacks by (a) the State, (b) local authorities and (c) the private sector,

(3) when is it estimated that this shortage will be eliminated? B890E

The MINISTER FOR NATIONAL HOUSING

(1) The extent of the housing backlog for Blacks in the Republic of South Africa, is not readily available However, the South African Housing Advisory Council stated in its report titled "Housing in South Africa Proposals on a Policy and Strategy" which was released during May 1992, that the total backlog for all population groups including the TBVC States, amounted to 1,3 million housing units However, it is estimated that the current total backlog is approximately 1,4 million housing units

(2) Since 1983, the main form of housing assistance provided by the Government has been to provide sites with rudimentary services to households in the lower income group on a subsidised basis

The backlog in housing in respect of the black community is, therefore, expressed as a backlog in serviced sites, which according to calculations amounted to 1 097 678 sites on 31 March 1993 The management information system of the Department of Local Government and National Housing is linked to the financial year Therefore the rest of the information in this reply reflects the positions at the end of the 1992–93 financial year The backlog in serviced sites in respect of the various provinces is as follows

Province	*Sites*
Cape	211 079
Orange Fee State	144 307
Natal	180 000
Transvaal	562 292
	1 097 678

Transvaal

(a) 29 523 sites by the provincial administration

(b) 21 862 sites

(c) 38 976 houses

Cape Province

(a) 3 270 sites by the provincial administration

(b) 11 249 sites

(c) 2 313 houses

Natal

(a) 1 040 sites by the provincial administration

(b) 5 110 sites

(c) Information is not readily available

Orange Free State

(a) 198 sites by the provincial administration

(b) 9 527 sites

(c) None

(3) The elimination of the backlog is dependent on the reaching of an agreement between the Government, the private sector and the community at large on a new comprehensive national housing policy and strategy In such policy the affordability for the fiscus, maximum participation by the private sector and a firm commitment to responsible participation and meeting their obligations by the broad community will be of crucial importance For purposes of such a policy, extensive negotiations are at present taking place with a broad spectrum of interest groups, including the National Housing Forum

Resettlement of persons/communities

389 Mr P G SOAL asked the Minister for National Housing

Whether any persons or communities have been resettled under section 5 (1) (b) of the Prevention of Illegal Squatting Act, 1951 (Act No 52 of 1951), since 1 January 1991, if so, (a) how many persons or communities, (b) (i) from and (ii) to which areas and (c) who applied for the resettlement in each case? B891E

The MINISTER FOR NATIONAL HOUSING

Transvaal, Natal and Orange Free State

No persons or communities have been resettled under section 5 (1) (b) of the Prevention of Illegal Squatting Act, 1951 (Act No 52 of 1951), since 1 January 1991

Cape Province

Yes, on a voluntary basis in consultation with the communities

Northern Cape

(a) Three families

(b) (i) From unserviced land

(ii) To serviced sites within Mathlomola Town Council's area (Griekwastad)

(c) The Chief Executive Officer of the Mathlomola Town Council (Griekwastad)

Eastern Cape

(a) (i) 214 families

(ii) 3 000 people

(b) (i) (a) From the buffer zone in Sinakho

(b) From Vale Farm, Gonubie

(ii) (a) To serviced sites within Sinakho Town Council's area (Dordrecht)

(b) To serviced sites within Mzamomhle, Gonubie

(c) (i) The Chief Executive Officer of Sinakho Town Council

(ii) Gonubie Municipality

Hostels: upgrading/conversion

392 Mr P G SOAL asked the Minister for National Housing

(1) With reference to the reply to Question No 255 on 25 May 1992, (a) how many hostels (i) had been (aa) upgraded or (bb) converted, and (ii) remained to be (aa) upgraded or (bb) converted, as at the latest specified date for which infor-

Building plans under scrutiny

CT 24/6/93 (124)

Houses for sale to be inspected

By MAGGIE ROWLEY
Property Editor

THE Western Cape Regional Services Council (RSC) is now inspecting all residential properties that come up for sale in its areas for unauthorised building work

If any illegal building work or alterations are found, the conveyancing attorney is notified who will in turn notify the buyer and serve notice on the seller to submit plans for approval, according to Mr Bill Carter, chief building control officer of the RSC

Campaigning

He said the implementation of the new policy was instituted in all RSC areas as of June 1, following a pilot study in Constantia in March

"We have been campaigning for it for sometime and the Constantia study indicated the need for it. We have now also been able to convince the RSC treasurer that it will not delay transfers," he said

Mr Carter said they were alerted to all proposed property sales in their areas as rates clearance had to be sought from them before transfer could go ahead

"We then dispatch an inspector to check the property against the building plans

"If any irregularities are found we will notify the transferring attorneys and attach a value to the work and the fees It is then up to the two parties — the seller and the buyer — to decide who will carry those costs"

Mr Carter said while transfer was not prevented, the purchaser was at least warned

He said the RSC was presently progressing with legal action against some current owners for illegal building work.

In one instance an extension had been built over a sewer and the cost of diverting the sewer was R30 000

The new policy has been welcomed by estate agents

Protection

Mr Bill Rawson of Bill Rawson Estates said that in the past many purchasers had bought property only to discover afterwards that it contained unauthorised building work for which the local authority held him, as registered owner, responsible even theough he did not actually build it

"The new policy affords purchasers some protection against this liability, which can be especially costly as the RSC levies a substantial penalty fee in addition to ordinary scrutiny fees for plans of unauthorised work," Mr Rawson said

SA sectional title market takes off

CT 24/6/93 (124)

By MAGGIE ROWLEY
Property Editor

THE country's sectional title market continues to grow by leaps and bounds, registering a 65% year-on-year growth in the first quarter, Deeds Office statistics show

However, Cape Town sectional title transfers for the first three months of this year dropped to 4 029 from 4 423 in the first quarter of 1992

The statistics, analysed by The Estate Agent — the independent newsletter for the real estate industry — show that the number of transfers and new single unit registrations countrywide rose by 65% to 21 119 and 10 006 respectively in the first quarter against the same period last year, while the number of new development registrations were up nearly 44% at 531

The largest regional improvement was Johannesburg where first quarter sectional title transfers soared nearly 450% from 1 849 to 8 297

While the number of sectional title transfers were down, new sectional title projects in Cape Town rose by 51% from 84 to 127 during this period and new sectional title units registered rose 52,3% to 3075 year on year

Upgrading stops at Crossroads

CT 24/6/93 (124)

THE upgrading of Crossroads and development of serviced sites was suspended yesterday and will only be resumed when residents have agreed on the form it should take.

This was endorsed yesterday at an executive meeting of the WP Regional Peace Committee after an ANC proposal to this effect in last week's summit on Crossroads.

Yesterday's meeting, a follow-up to last week's historic forum in Bellville, was also attended by the ANC, CPA, squatter leaders and other organisations.

Decisions and forms in which upgrading and development took place in Crossroads were cited last week as the main reasons why violence continued unabated in the area, where more than 45 people have died since March.

RPC media relations officer Mr Hannes Siebert said a peace summit of all parties would be convened within the next three weeks The chairman of the WP Council of Churches, Dr Sean Govender, will arrange the summit and prepare the agenda

The Network of Independent Monitors says peace monitors have become targets of violence but will continue to work for peace in Crossroads.

Lotus River rates boycott standoff over

Municipal Reporter

(124)

THE rates boycott in Lotus River, Grassy Park and Ottery is over

ARG 25/6/93

Claiming a "victory for the people" the Lotus River, Grassy Park and Ottery Residents' Association (Logra) is to hand over R400 000 in rates to the Western Cape Regional Services Council in return for partial meeting of its demands

Residents and ratepayers have been withholding rates for the past 10 months, paying them into a special account administered by clergy

Residents demanded consultation with Logra about local government matters in the area, disbanding of the management committee, scrapping rates increases and improvements to infrastructure

A series of meetings between Logra, the RSC, the House of Representatives and the Provincial Administration produced agreement there would be no rates increase next year and some roads are to be improved

From bondservants to servants of bonds

(124)

W/Mail 25/6-1/7/93

The close-knit Bo-Kaap community survived both slavery and apartheid. Now it is being threatened by a different form of bondage: the dictates of the free market. By **FERIAL HAFFAJEE**

THE scrapping of the Group Areas Act has been a mixed blessing for the residents of Bo-Kaap, once the only group area for Malays

It has made the Cape Town suburb, with its magnificent views, proximity to town and quaint charm, attractive to white buyers and the existing community fears the influx of newcomers will destroy the social fabric of the area.

Ironically, the residents — descendants of 19th century Muslim slaves — are calling for the kind of protection once available under apartheid laws, including a "market within a market" which would allow estate agents to sell only to Muslim buyers

Anxiety about the loss of their cultural identity has sparked a campaign for the declaration of the area as a cultural heritage site, while young members of the community have started collecting oral histories from their elders to preserve the past.

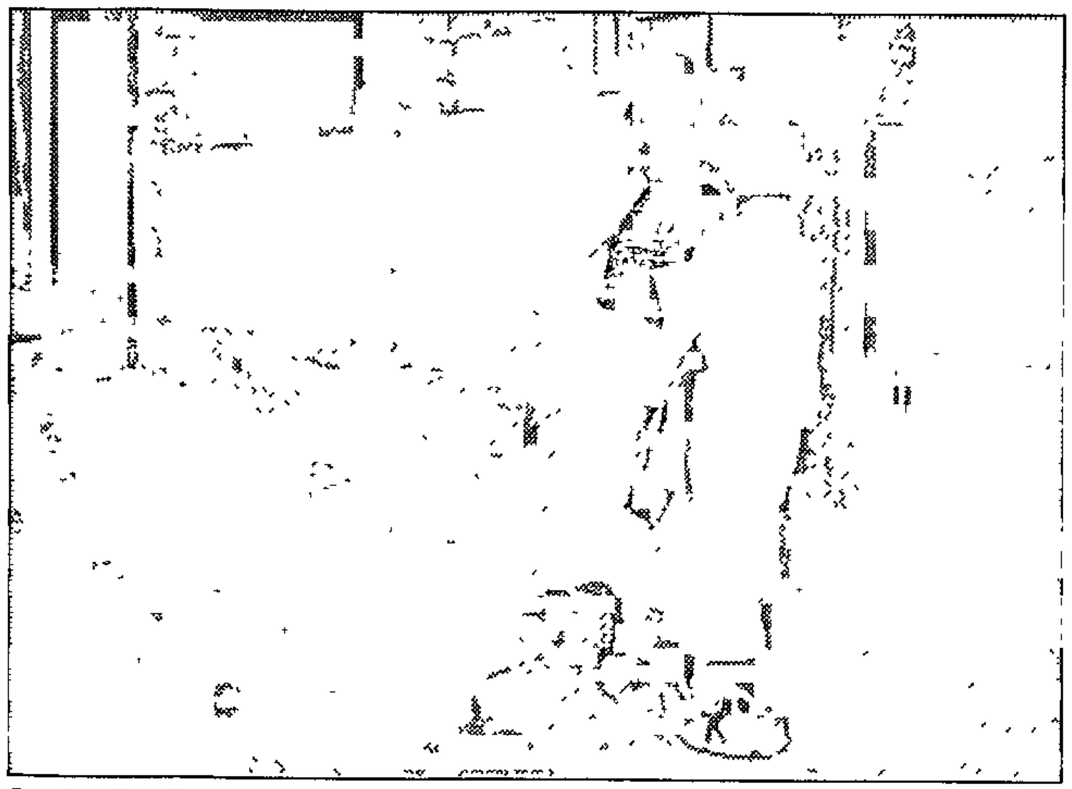
The Bo-Kaap community defines itself in its practices and traditions by religion Muezzins call residents to prayer five times a day from the nine different mosques. Children hurry to *madressa* (Muslim school) and the women wear traditional scarves, even while they hang over their fences chatting to their neighbours.

A walk along Bo-Kaap's streets almost transports one to another country, another era.

Its detachment is more than cultural a wall on Buitengracht Street separates the neighbourhood from the rest of Cape Town.

Steep, narrow cobbled streets lead from the lower end of Bo-Kaap to the top end, where the houses offer a bird's-eye view of the docks and ocean Because it is tiny — covering a total one and a half square kilometres — the flat-roofed houses nestle side by side in long rows. Each house is painted a different colour, and all have high stoeps with family names engraved in concrete on the outside walls.

Many inhabitants are builders and artisans who learnt their trade from fathers, grandfathers and great-grandfathers, and they have maintained a particular type of architecture down the generations



Creole mix ... Residents want to protect the unique blend of East and West
Photo: ERIC MILLER

Achmat "Apachi" Davids calls it a "creole mix of Victorian, Georgian and Cape Dutch architecture".

Davids, who is Bo-Kaap's unofficial historian, argues that the area should be protected as a heritage site for more than just its unique physical appearance "Bo-Kaap is an indigenous and real blend of East and West," he says

Many of the ancestors of the Bo-Kaap residents were slaves brought to the Cape from Malaysia. They moved to the area when they were emancipated, bringing with them their customs

On New Year's Eve each year, flamboyantly dressed Malay choirs walk down Wale Street, singing and stopping for tea and cake at different homes Families line the street, enjoying a midnight picnic as they wait for the new year and the choirs.

This tradition dates back to the time when groups of freed slaves used to sing at the homes of newly emancipated slaves, to welcome them into the community, on the first day of December each year

The cutting of *rampies* (orange blossom leaves) to celebrate the birth of the prophet Mahomed and the lighting of candles on the 27th night of Ramadaan are other practices the slaves brought with them. Naming ceremonies, during which babies are carried on trays surrounded by flowers, still happen regularly

These traditions are not Islamic in origin, but were instead influenced by Hindu practices which slaves brought with them from Asia

Because the homes are generally small, the residents spend a lot of time outside Children play hopscotch and soccer in the streets and most members of the community know each other well Says a young woman who has lived in Bo-Kaap all her life: "They know if you're a stranger, if you're not from here "

Extended families often live together, and residents tend to encourage marriages within the community

But the impact of change is being felt acutely Ebrahim Arnold, one of the residents campaigning for the preservation of the area, is adamant that estate agents should only be allowed to sell the homes to Muslims

Arnold says his new neighbours "drink on their stoep" and play loud music He fears that young people will turn the various townhouses sprouting in the area into communes "It doesn't matter to them if they're married or not."

Do his views support a return to group areas? No, he insists. Everyone is welcome in the area if they respect the majority mores.

"There have always been Christians here, but they did not drink in the open in front of us Muslim culprits who smuggle drugs are also not welcome," he says

Bill Rawson Estates is doing a hard-sell in the area, phoning residents to tell them that their property "is worth a lot of money" and regularly distributing leaflets.

Estate agent Ganief Salie, who lives in Bo-Kaap, says that Malays form the highest proportion of buyers.

He adds that Bo-Kaap families who have lived there for generations do not want to sell their homes. "It is the rented houses that are being put on the market, and they are often not in a good condition"

Salie confirms that "yuppies" are buying townhouses in the area. Most new buyers are keen on the homes in upper Bo-Kaap, he says. "The better the view, the higher the price "

Muslim buyers cannot expect to be given preferential treatment, he insists, adding that market principles dictate that the highest price buys the goods.

Consensus among the residents is that they cannot stop the tide of change.

Says Davids: "I have no objection to people living together, but I do take exception to whites buying up the prime spots."

Cape Times, Frida

Residents end boycott

(124) CT 25/6/93

Municipal Reporter

RESIDENTS of Lotus River, Grassy Park and Ottery decided at a mass meeting this week to hand over the R400 000 they have accumulated in a special account during their rates boycott

Mr Philip Bam, media spokesman for the Lotus River Grassy Park Residents Association (Logra), said yesterday that in a draft agreement reached between Logra and the Regional Services Council and CPA, the Grassy Park community would not have a rates increase for 1993/4

RSC and CPA budgets would provide for half-width roads in Grassy Park to be expanded to full-width and unmade roads to be tarred

Mr Bam said that about 250 people at the meeting on Wednesday had agreed unanimously to ratify the draft agreement They felt enough of their demands had now been met

Moving in — by January

ARG 26/6/93

■ In its effort to meet the demand for land for squatters, the Cape Provincial Administration's plan to resettle the people of Somerset West informal settlements is firmly on track (124)

☐ **THE OLD** The days of collecting water and laboriously getting it home will be over when the Waterkloof squatters move to their serviced sites at the new settlement near the Strand

DI CAELERS
Weekend Argus Reporter

PLANS to upgrade the squatter communities of Waterkloof and Die Bos, near Somerset West, will see nearly 2 000 families moving to new, serviced sites early next year

Development which was delayed recently first due to unrest and then by heavy rains which hampered construction, is now back on track although the occupation date is expected to be delayed

Mr Alie Killian, associate of project co-ordinators Hill Kaplan Scott, visited the new site near the Strand with Weekend Argus and said the people would start moving in by the end of next January at the latest

The move is being conducted with the full support of the communities involved and the new development is a labour-based community project which sees the squatters being trained and employed in the construction process

'We are teaching them block-making and then they are employed to build their own toilets That way we will be leaving some skills behind in the community, Mr Killian said

Meanwhile, the squatters are being kept abreast of developments through an information centre which has been set up in the Waterkloof community

The centre opened in May to keep the communities informed as regards the progress of the development and all aspects relating to the move and the allocation of the serviced sites," said Mr Faan Naude, regional director of the Cape Provincial Administration's community services, Western Cape

He said the people themselves would decide on the actual site allocations and a subcommittee would be formed to handle the move Those on the committee would include representatives of the municipalities of the Strand, Somerset West and Lwandle, as well as the CPA, Western Cape United Squatters' Association and the project co-ordinators

Development of the new 64 ha site west of Lwandle and south of the N2, which has still to be named, is being conducted in two phases The first comprises 1 039 sites and the second 800 sites, with an average size of 175 square metres

Half the stormwater drains, water and sewere pipes have been installed for the first phase and tenders for the second phase have closed

The layout plan, says Mr Naude, provides for community, business and church sites along with the residential sites which means land has been set aside for a community hall and several creches.

"A community liaison officer has been appointed to help the communities establish a social infrastructure and his function will be to determine the needs and priorities of these communities

"In this way, requirements will be addressed at grassroots level," he said

Pictures: LEON MULLER

☐ **BUILDING BLOCKS** Patrick Tshetu, left, and Aubrey Nobathna, squatters from the Waterkloof settlement near Somerset West, have been trained to make blocks to build the toilets at the new serviced sites

Battle lines over office block plan

By GLENDA NEVILL (124)

RONDEBOSCH residents are up in arms over proposals for an office development that they say is "inappropriate" and not in keeping with the area's traditionally residential style

The strip of land earmarked for the development lies parallel to the railway line and runs from the station to Rouwkoop Road It is owned by the SA Railway Commuter Corporation, which intends to transfer the property to the Linton Partnership who want to build a 3 800-square metre office development S/Times (Cape metro)

A residential component has been added to the plans — but this has been done as "an attempted palliative to objecting residents", the ANC's Claremont branch has claimed in a statement

Residents have listed four reasons for their objections They say the area is a historic residential neighbourhood and "a high-rise, high-bulk" development would be "inappropriate and undesirable".

More traffic 27/6/93.

They also note that the area has a large educational component and that there is a large volume of school and university traffic The office development would create more traffic, which could make the area more hazardous, they say

Residents say that in spite of a petition signed by 140 home-owners and a public meeting at which "an overwhelming majority" voted against the development, the SA Railway Commuter Corporation has not lived up to its claim that it is committed to public participation in decisions that affect communities.

The ANC has called for a moratorium on the transfer of state land until all transfers can be discussed at a "properly representative forum"

Clifton land dispute in Meiring's lap

S/Times [C/Metro] 27/6/93

(124)

By NAZEEM HOWA

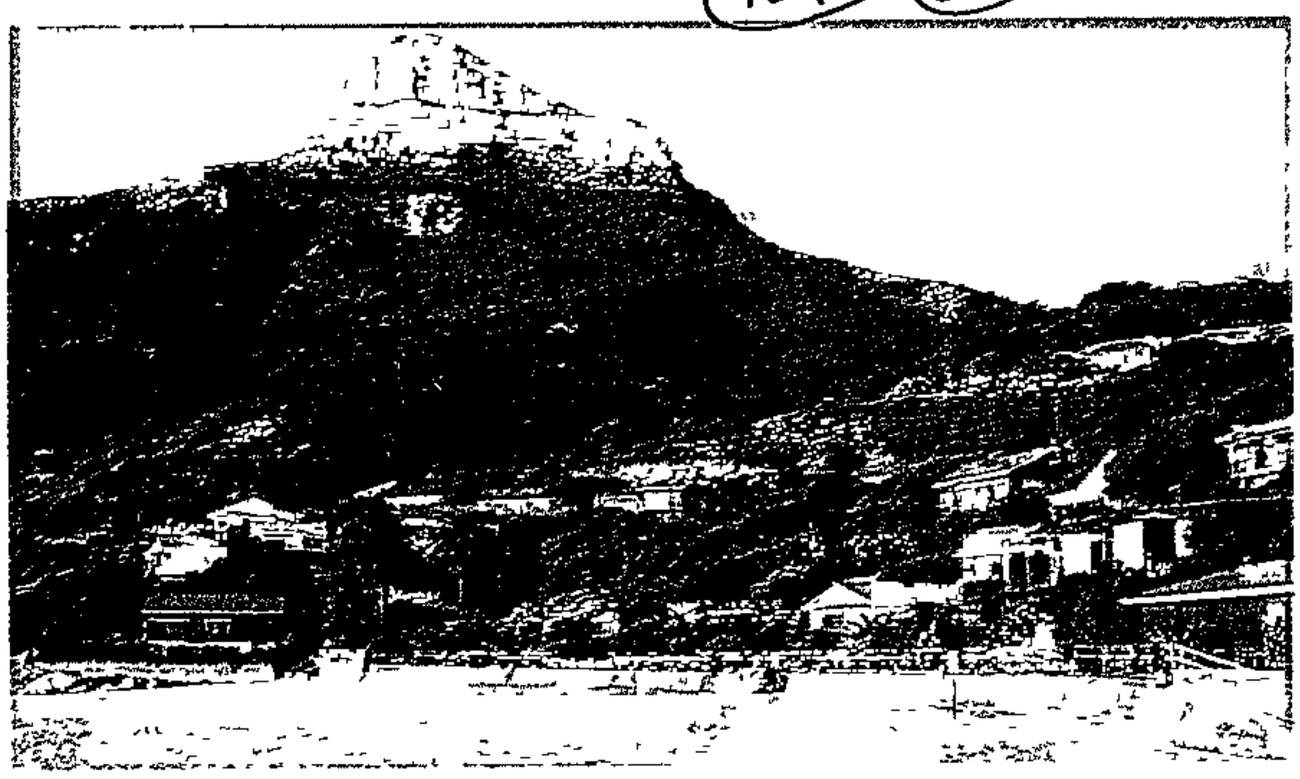
INCREASING pressure is being brought to bear on Cape Administrator Kobus Meiring to step in to resolve the long-simmering dispute over the sale of the land on which the Clifton bungalows stand

In recent weeks both the African National Congress and the Cape Town City Council have met Mr Meiring separately in a bid to bring a quick end to the years-long battle

At the heart of the dispute is the seven-year-long attempt by owners of the Clifton bungalows — built on council land — to buy the land

According to well-placed sources, city council representatives met Mr Meiring recently to discuss an amendment to the Aministrator's recent circular that stipulated that no public land could be sold without thorough consultation with all the major players in the region

Sources say several ANC regional executive members have also met Mr Meiring to convey their unhappiness about the way the Clifton sales are being handled in contravention of the Administrator's ruling



DISPUTED SITE The controversial houses Picture **JACK LESTRADE**

The city council's public relations officer, Mr Ted Doman, confirmed that the council had met Mr Meiring about the bungalows but said he could not give details of the meeting

A recent report that legal advice to council has cleared the way for sales to proceed has elicited a storm of protest from the ANC

Said ANC deputy regional secretary Willie Hofmeyr: "The Western Cape Economic Development Forum, of which the city council is a member, has made it clear that tourism is going to be a major source of income for the region

"It is therefore not clear to us why there is this extraordinary haste to get rid of such a valuable public asset"

Several bungalow owners have already signed deeds of sale and paid deposits to the city council for the land

These agreements were entered into in recent months even though a memorandum dated March 19, 1993, from the City Administration department to the Executive Committee said there was no legal obligation on council to "dispose of the land to the lessees or any other party at the 1986 price or any other price"

The dispute is likely to heighten tensions between the council and the ANC

The ANC has expressed concern about decisions on the Clifton properties being taken behind closed doors

"As we move towards a new dispensation it is essential that the entire process be transparent"

According to well-placed sources, the matter is to be discussed on the council's confidential agenda on Tuesday

GASH projects boost market

(124) CT 28/6/93

Property Editor

THREE new GASH [illegible] small [illegible] development [illegible] the We [illegible] that the re [illegible] still [illegible] in [illegible] of the residential [illegible]

At NBS [illegible] Park development in the upmarket [illegible] area of Goodwood [illegible] freehold houses launched for sale by NBS Devco in their [illegible] Park development in Tygerdal near Goodwood were [illegible] buyers in the first two days of the project's launch.

Developing [illegible] unprecedented response in current times, [illegible] regional director [illegible] Bowman said the houses had all been bought as a plan [illegible]

"The [illegible] buyers are inclined to be more cautious at the moment. The [illegible] however [illegible] able to [illegible] style and [illegible] quality from our [illegible] house at Platteklooi Glen which [illegible] by more than 200 separate groups of people at the weekend [illegible] about Jacaranda Park," he said.

Bowman said the [illegible] were an all time record for his company which in the five years of developing the 750 unit Platteklooi Glen had sold on average 12 houses a month through agents Vega Property Group.

Jacaranda Park is part of a new R30m development programme being undertaken by NBS Devco. The other project is Aintree Mews, a security cluster development in Milnerton which also successfully launched last week and the first phase was virtually sold out.

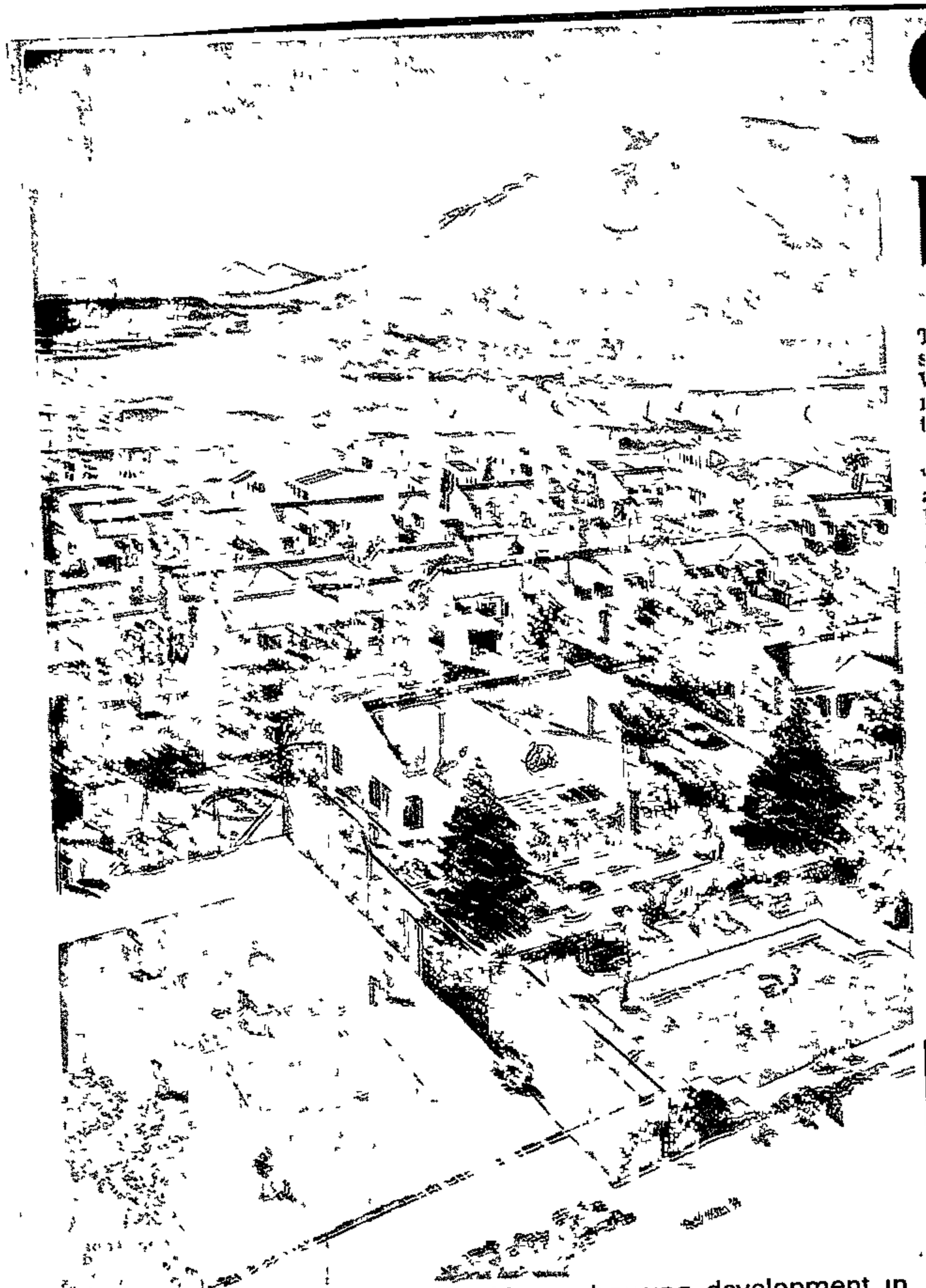
At the other side of the city, Rabie Property Developers have reported record sales at their new San Marina development which is within Marina Da Gama.

Launch sales

Dave Harris, Rabie marketing manager, said 43 of the 55 units in phase one had been sold within the first few weeks of the launch and they were now set to launch phase two of the ultimate 250 unit development.

Two and three bedroomed houses of between 55m² and 60m were selling from R98 000 but demand was also coming for larger houses which would be built in the second phase selling at about R[illegible]000, he said.

San Marina, which will offer 24 hour security, will have its own central clubhouse, swimming pool, tennis courts and children's park.



A perspective of the new San Marina housing development in Marina Da Gama

Cape Times, Tuesda

Civic sit-in over electricity

TS (124) CT 29/6/93

Municipal Reporter

ABOUT 50 members of the Bonteheuwel Civic Association occupied their local rent office off Bluegum Avenue for about two hours yesterday in protest against electricity disconnections and threatened evictions

Secretary Mr André Adams said a set of demands had been sent through to the council's executive committee (exco) One of these was that exco members should come out in person to speak to the occupiers

Later he called to say the sit-in action had been called off because the exco had agreed to meet a delegation from Bonteheuwel Civic on July 8

A request that disconnections be suspended in the meanwhile was turned down, he said

Deputy city administrator Mr Alan Dolby said the demand that a special exco meeting be held was unreasonable

City rates hikes vary

CT 2/7/93 (124)

Staff Reporter

RATEPAYERS in some "local areas" which do not have their own councils and fall within the Cape Regional Services Council (RSC) boundaries face up to 23% in rates increases while others will remain zero-rated, the Cape RSC has announced

The RSC budget for local areas shows that ratepayers in some former "Own Affairs" areas will face a hike in rates, while other local areas such as Bishop Lavis and Grassy Park will not face any increases

The RSC determines the capital and operational expenditure of local areas and the expected expenditure is weighed against the expected income from taxes based on all property evaluations and existing rates, a spokesman for the Cape Provincial Administration, (CPA) said yesterday

Some of the percentage increases faced by ratepayers Atlantis residential 0, Belhar 7,5, Bishop Lavis 0, Blackheath 15 or 10 depending on the type of property, Cravenby 0, Colorado 0, Elsie's River 5, Faure 12,5, Grassy Park 0, Hout Bay harbour 0, rest of Hout Bay 10, Klapmuts South 0, KLapmuts North 10, Kylemore 0, Lansdowne 12, Macassar 5, Matroosfontein 5, Melrose/Blue Downs 4,5, Ocean View 5, Scottsdene 5, Wetton 23, and Zeekoevlei 13,5

Homes for aged a priority — minister

Political Staff (124) ARG 21/7/93

OLD-AGE homes for coloured people are to be built in Lotus River, the Strand and Mitchell's Plain in an attempt to address the lack of housing for the aged, said coloured Housing Minister Gerald Morkel

Opening Mandolin Square Place in Retreat yesterday, he said old-age homes would also be built in Oudtshoorn, George, Dysselsdorp and Mossel Bay

"This type of housing is one of the priorities of my department"

Mr Morkel said the complex represented a new thrust in the provision of housing for the elderly

"We owe our senior citizens a decent environment where they can enjoy retirement"

Social and physical security would be provided at Mandolin Square, which was built at a cost of R2 million to accommodate 64 residents

'Nongwe's broken promises sparked violence'

South 3/7 – 7/7/93

By Sabata Ngcai

CONTROVERSIAL squatter leader Mr Jeffrey Nongwe is responsible for the violence in Crossroads, claims one of his former committee members.

Mr Amos Nyhakatyha, who broke away from Nongwe's committee in February, said trouble began when Nongwe could not fulfil his promise to build houses.

When Nongwe took over the squatter leadership from Johnson Ngxobongwana in 1990, he persuaded people from Section One to move to Lower Crossroads in order to prepare land for housing

He allegedly promised that the people would pay rent of 75 cents a month when houses were built

The houses would be ready by the end of 1990.

Nongwe allegedly told people to "put a tyre around my neck" if he did not fulfil his promise

But by the end of 1991 no houses had been built. In October 1992, Nongwe told residents from Sections Two and Three to move to Lower Crossroads.

Residents insisted they were not prepared to move until the houses promised to Section One residents were built.

Reminding him of his "promise", they demanded to put a tyre around his neck.

Residents discovered that a contract signed by Nongwe and the Cape Provincial Administration was for servicing the sites only.

It is claimed Nongwe demanded a seven rand a month levy from each of the 80 000 squatter residents since the beginning of 1992.

In January this year, after Nongwe returned from holiday in Transkei, he tried to find out from his men if the Section Two and Three residents still resisted moving

Nongwe allegedly told his headmen at the January meeting that the residents would be forced to move

This resulted in some committee members breaking away from his "cabinet".

JEFFREY NONGWE

Nongwe could not be reached for comment by the time of going to press

More than 40 people have died, hundreds injured, and shacks destroyed since February this year.

"As long as Nongwe, the SADF and the police are still in Crossroads, there will never be peace," Nyhakatyha said.

Police spokesperson Colonel Raymond Dowd dismissed the statement as "untrue"

"If it wasn't the presence of the SADF in Crossroads there would be more violence," he said.

'Road map to democracy'

South 3/7 – 7/7/93

By Christelle Terreblanche and Sapa

CONSTITUTIONAL negotiating came into its own yesterday when "sufficient consensus" was reached by multiparty negotiators to go ahead with drawing up of an interim constitution for elections.

Fears of another breakdown in talks early on Wednesday were allayed after several bilateral meetings in which major obstacles were overcome.

The deal saw the ANC and the NP concede that both strong regional and national government will feature in the interim constitution, which will continue to bind an elected constitutuent assembly that writes a permanent constitution for South Africa.

Details of the regional powers still need to be thrashed out.

"The road map to democracy has been adopted. Wonderful," Sapa quoted ANC secretary-general Cyril Ramaphosa as saying.

The minister of Constitutional Development, Roelf Meyer, added "Today was probably one of the most important days in the negotiation process so far".

Experts from the technical committees were wary to comment shortly after the compromise, but said it certainly meant major advances had been made.

The compromise brokered on Wednesday means that the boundaries, powers, functions, duties and structures of regions will be finalised by the unelected multiparty forum during the current round of negotiations

These will then be binding on an elected constitution-making body.

Sources say there will not be a separate national constitution and regional constitutions. Principles for both will be entrenched in a single "list" drawn up by the negotiating council

The technical committee on constitutional affairs will draw up the interim constitution and hand it to the negotiating council for debate before being endorsed.

'Ovambo are here to stay'

South 3/7 – 7/7/93 (124)

WHAT does the hill-side settlement of Imizamo Yethu in Hout Bay and the northern plains of Namibia have in common? Both are homes of Ovambo communities

Although many Ovambo have lived and worked in Hout Bay for over a decade, some have still not been able to get work permits

Those with permits are employed in Hout Bay harbour by companies like Irvin and Johnson, while those who haven't are employed on privately-owned boats at exploitative wages

Department of Home Affairs spokesperson Mr Neil du Bois says that all Ovambo it "catches without work-permits, will be sent back to Namibia"

This approach is justified in terms of the law, but it ignores the fact that these Ovambo are not simply illegal immigrants

Mr Charlmagne Mguga, Hout Bay ANC Youth League member, says his organisation believes the Ovambo are an integral part of the community

"There are about 150 Ovambo living here with us Most of them were a part of the community even before we moved up here," Mguga says

"They were involved in our struggle to get this land In December 1990, one of the Ovambo was killed in a struggle with the police around the land issue

"How then can Home Affairs say that these people are not part of our community?

"In those days many of the Ovambo stayed on the boats, but since we got land here they want to be able to have homes too Most have local wives or girlfriends and want to be able to buy plots and settle down

"When they were living on the boats and working here, Home Affairs didn't seem to mind them, it's only since they've started to settle in that the trouble started

"It's crazy, even those with work permits and South African ID books are having difficulties buying plots and houses in Imizamo Yethu — the camp administrator refuses them permission, saying they don't belong here"

Mguga refuted Home Affairs' argument that Ovambo were depriving South Africans of work by accepting lower salaries

"It's not a question of them depriving others of work, but rather of them being exploited," he said

"We are starting to mobilise to try and improve their working conditions"

Despite pressure from Home Affairs, the Ovambo are becoming more involved in the community

"At a recent ANC meeting a number of Ovambo were elected onto the executive committee Finally they can voice their opinions in the broader community," Mguga comments

Many Ovambo have more humble objectives than leadership positions in the ANC All they want is to be left to live their lives at Imizamo Yethu

Mr Festus Ndili arrived in 1987 He works as a fisherman and has a work permit

"I have two children in Namibia, but am not married Maybe one day I will get married here Whatever happens, I don't ever want to leave This is my home now," Ndili says

Mr Ntsikelelo Idifali has been in Hout Bay since 1990

"We are happy here as there is work. In Namibia, because they are restructuring the economy, it is difficult to find work.

"People come here looking for work and stay illegally because if they apply for passports and work-permits they are arrested

"It seems to us that it is far easier to get a work permit if you're white, look at how many Eastern Europeans are coming to South Africa We have as much right to be here as they do"

"Oupa" is an 87-year-old Damara who has lived in South Africa since 1946

"I know all the people here, I don't know Ovambo or Xhosa, I just know people," he said

"You can't say they're Ovambo and send them away, they're part of our community We have here Xhosa, Zulu, coloured and Ovambo We've worked hard over the years to create a peaceful community and we don't want Home Affairs, or anyone, to try and disrupt it."

BY SHANNON NEILL

LOCALS: Ovambo residents (from Left) Namo Xholisa, Ntsikelelo and Michael Mfazwe

Houses falling apart — residents

(124) ARG 3/7/93

■ Delft residents claim their new low-cost homes are shoddily built, with collapsing ceilings and cracking walls, and that authorities are not acting on complaints But a Delft Project representative said this week all reported defects were attended to

LIBBY PEACOCK
Weekend Argus Reporter

Pictures HANNES THIART
Weekend Argus

☐ **DAMAGE:** Mrs Hadia Stemmet and her son Ebrahim with their collapsed ceiling

☐ **COMING LOOSE:** Mr Riedewaan Hendricks has lived in his new house for slightly more than a year, but the corniche in his daughter's bedroom is already coming loose

RESIDENTS of Delft, the House of Representatives' low-cost mass housing project near D F Malan airport, are outraged at the way their newly built houses are "falling apart"

Weekend Argus visited the development and spoke to several residents, who claimed that the problems were caused by shoddy workmanship

Homeowner Mrs Hadia Stemmet showed how the ceiling in one bedroom had collapsed the previous night

'Chunks of concrete fell on the children, hurting them and dirtying everything '

She claimed the roof had been leaking for a long time and buckets had to be put out to collect the water

The R30 000 house is 18 months old

"This has been happening since the word go," said an irate Mrs Stemmet

The internal walls were also damp and there were holes in the kitchen walls

"My mats have been ruined by the water too"

Mrs Stemmet said she had been complaining to the Delft managers about the problems for more than a year but nothing had been done

In several other houses Weekend Argus saw extremely damp and discoloured ceilings as well as cracks in the walls

Mr Hassiem Jacobs a member of the Delft neighbourhood watch, said representatives of Delft were 'ducking and diving

The problems were even worse after last week's rain

The people say we have been dumped here to get on by ourselves

Mr Johan Burger in charge of the Delft Project office, said the project co-ordinators were getting 'quite a few" complaints

These were always acted on, but builders sometimes took a long time to address defects

' We demand compliance with the building regulations, but mistakes can sometimes slip in"

Mr Burger said he knew of an incident where a ceiling had given in

The houses at Delft were small, but they had been designed in such a way that it was possible to add on and many people in the community were doing that

The Delft managers liaised with Delft community organisations on a monthly basis, he said

' Of course, we feel it is not right that residents should have damp walls and ceilings, but we try to do what we can '

Illegal occupation sparks violence fears

S/Times [C/Metro] 4/7/93

By MICHEL MULLER

TENANTS are illegally occupying at least 1 200 serviced sites in Khayelitsha's Town Three and Village Five, leading to fears that the area could become a flashpoint for violence "if and when" the rightful owners claim their land.

Authorities are powerless to act because the plots are held under freehold title and the owners cannot be traced to press charges or take possession of their land

"Only 3 000 of the 4 200 sites are occupied by the people they were allocated to," said Mr Jolyon Nuttall, communications director at the Independent Development Trust (IDT), which sponsored the R31,5m project

There were reports, Mr Nuttall said, that individuals had allegedly sold the illegally occupied sites

He said the IDT was looking at strategies "to minimise the damage caused by mischievous characters"

He described the illegal occupation of the sites as "a manifestation of tensions between squatter leaders and part of their power struggle".

Mr Steyn du Plessis, consultant to the IDT, predicted that the area — called Macassar — could become a flashpoint "if and when" the rightful owners wanted to claim their sites

A survey was being done in Macassar, "but it looks to me as if someone who does not own the sites is going around selling them," Mr du Plessis said

Mr du Plessis said it was "not entirely impossible" that the missing owners could in fact constitute a list of false names

"But applicants had to have proof of identification and sign the documentation," he said

The transfers were also registered at the Deeds Office

Mr Nuttall said the IDT funded the joint development between the Western Cape United Squatters Association (Wecusa) and a consortium of four developers after the Cape Provincial Administration had identified the land.

The IDT paid the developers a capital subsidy of R7 500 a site on behalf of the owners at the start of the project early in 1992

Mr Gerrit Ras, acting Town Clerk of the Lingelethu West Town Council, said the allocation and selection of sites and applicants had been undertaken "entirely by Wecusa through its agreement with the CPA and the IDT".

Wecusa spokesmen declined to comment "over the phone".

Sea Point rates rise last straw for widows

CT 6/7/93 (124)

By TWEET GAINSBOROUGH-WARING

THE municipal rate increase in the Sea Point area could force some long-time home owners to sell their houses

Councillor Chris Joubert has already received 20 letters from concerned ratepayers

"Some residents in Fresnaye, who have lived there for 30 or 40 years, are not going to be able to absorb the increase," he said

Deputy city treasurer Mr Ron Grace, when asked which areas were the most hard-hit, said Cape Town was divided into "map areas" and that Sea Point made up two of these

In these areas the increases ranged from 51% to 147% for residential and from 25% to 70% for non-residential "Because the increases are subject to revaluations of properties they can vary from house to house

Pensions

"Unfortunately most people think the council is getting a massive increase, whereas it is in fact only getting a 10,5% across-the-board increase

"The variations in increases have levelled the playing fields in that those who are facing increases have over past years been paying too little and vice versa," he said

Mr Joubert said those most affected were widows with fixed incomes and those on state pensions

However, it was not all gloom and doom as there were certain circumstances which could merit a rates reduction He gave examples, such as Telkom erecting a 10-metre tower in front of a property, or a malodorous sewer outlet, or an excessive number of parked vehicles making a home inaccessible during the peak season

His advice to home owners was to check details of their property and valuation Should they wish to take the matter further each local councillors had a list of conforming standards under which an application for a reduction in rates could be made

'Don't panic over new rates'

(124) CT 9/7/93

Municipal Reporter

PROPERTY owners throughout the Cape Town municipality are to get "don't panic" notices in the post about the same time their new — and in some cases massively higher — rates bills arrive

Deputy city treasurer Mr Ron Grace confirmed yesterday that the new annual rates accounts, adjusted for not only the 10,5% annual increase but also for the once-a-decade revaluation, will be generated by computer on July 19.

Monthly bills will be generated immediately afterwards, and both lots should be in the post by July 25 — along with an official notice for each property, plus an explanation

Although ratepayers have been alerted to the revaluation by advertisements, some may still be shocked at how much higher their own individual new bills are than the old ones

In some cases, rates bills will shoot up by over 100%, although in other cases they will decline

They will be asked to wait until the valuation roll is open for objections, from July 26

'Privatisation caused violence'

(124) Staff Reporter (275)

PRIVATISATION of Crossroads housing projects had resulted in fewer, costlier houses being built — and violent tension between squatters, the Goldstone Commission heard yesterday

In evidence Cape Provincial Administration (CPA) Crossroads administrator Mr Philip du Toit concurred with the committee chairman, former attorney-general Mr Niel Rossouw, that this was the case

Mr Du Toit denied that squatter leader Mr Jeffrey Nongwe or the Western Cape United Squatters' Association had received "kickbacks" from the CPA or private developers for facilitating the removal of residents to Lower Crossroads in order for sections to be upgraded

He said the current violence was waged between Mr Nongwe and his opponents but that mostly Section 2 houses had been destroyed, where nearly all the residents had defied Mr Nongwe

Fm 9/7/93 (124)

to prevent any authority attempting to rezone the land for anything other than a nature area.

However, Absa does not have development rights for the 270 residential units and in making application for them it would need to seek an amendment to the guide plan which governs the Cape Peninsula Protected Natural Environment

The proposed development is on one of only seven climbing dune systems in SA and no environmental impact study on the effects of the development has been conducted by Absa In the 20-odd years that erf 3366 has been in the hands of banks — first TrustBank then Bankorp and now Absa — no management has taken place of the dunes to prevent the encroachment of alien vegetation which, in turn, has interfered with the process of feeding sand from these dunes to the neighbouring beaches, including that of Sandy Bay.

Ironically, Absa is using this altered equilibrium to plead its case for development of the dunes Its source is a CSIR study on development in general in Sandy Bay, written in January 1991, two years before Absa's proposal The report states its own limitations: "Although the sediment path is no longer functioning in the natural manner a new equilibrium is being achieved However, to determine it with any certainty, a detailed sediment audit of Sandy Bay is necessary"

There are 10 groups objecting to development on the saddle between Karbonkelberg and Klein Leeukoppie They are united under the banner of the Hout Bay Coalition and consist of, among others, the Botanical Society, The Fairest Cape Association, The Hout Bay Ratepayers' Association, The Karbonkelberg Action Group, Leeukoppie Estate (Sol Kerzner's Cape home), Llandudno Ratepayers' Association, and The Wildlife Society

In order to head off the development they have suggested that the developers engage in a land swap with the government Hout Bay Coalition co-ordinator Eric Mair says he wants to meet the Administrator of the Cape.

The next option, they say, is outright purchase of the land Moves are now being made to place a value on it. Two weeks ago the coalition appointed its own valuer following Absa attaching a value of R23m to its property Absa says it only mentioned the figure in response to questions put to it at its most recent meeting with affected parties on June 14 But clearly its value is based on the perception that development rights could be attained

Mair, who is also the estate manager of Sol Kerzner's Leeukoppie home next to the proposed development, says according to the Department of Agriculture at the University of Stellenbosch, good farm land would sell for R350/ha "If that price were to be used, the value of this 266 ha property would be R95 000 at most."

Many of Absa's opponents are hoping Kerzner will be their white knight. But Kerzner is remaining non-committal about his plans Like Mair, he believes the mooted value of R23m is preposterous "R23m for what?" he said last week "They have no development rights of any sort"

Absa admits that in terms of the land's present rural zoning all it could apply for is to subdivide the property into about 12 plots of a minimum size of 21,5 ha each, on which two dwellings could be erected on each plot But even that would necessitate an amendment to the guide plan

Just what action will Kerzner take? "I will do anything within reason to prevent the development from being permitted," he says "But in any event I would hope that the authorities do not allow the destruction of one of the most beautiful sand dune systems in the Cape"

In the interim, The Wildlife Society has called for a moratorium on all rezoning and development applications for the Peninsula Mountain Chain and in areas identified as being of scenic importance until such time as consultants appointed by Dr Douglas Hey's Cape Peninsula Protected Natural Environment management advisory committee have completed their investigations and the results have been studied

Says Mair: "The coalition agrees that it is prudent to allow the authorities time to ascertain what the whole area needs for future prosperity, before individual developers are allowed to rezone important environmental and recreational assets" Hey's report should be completed in March ■

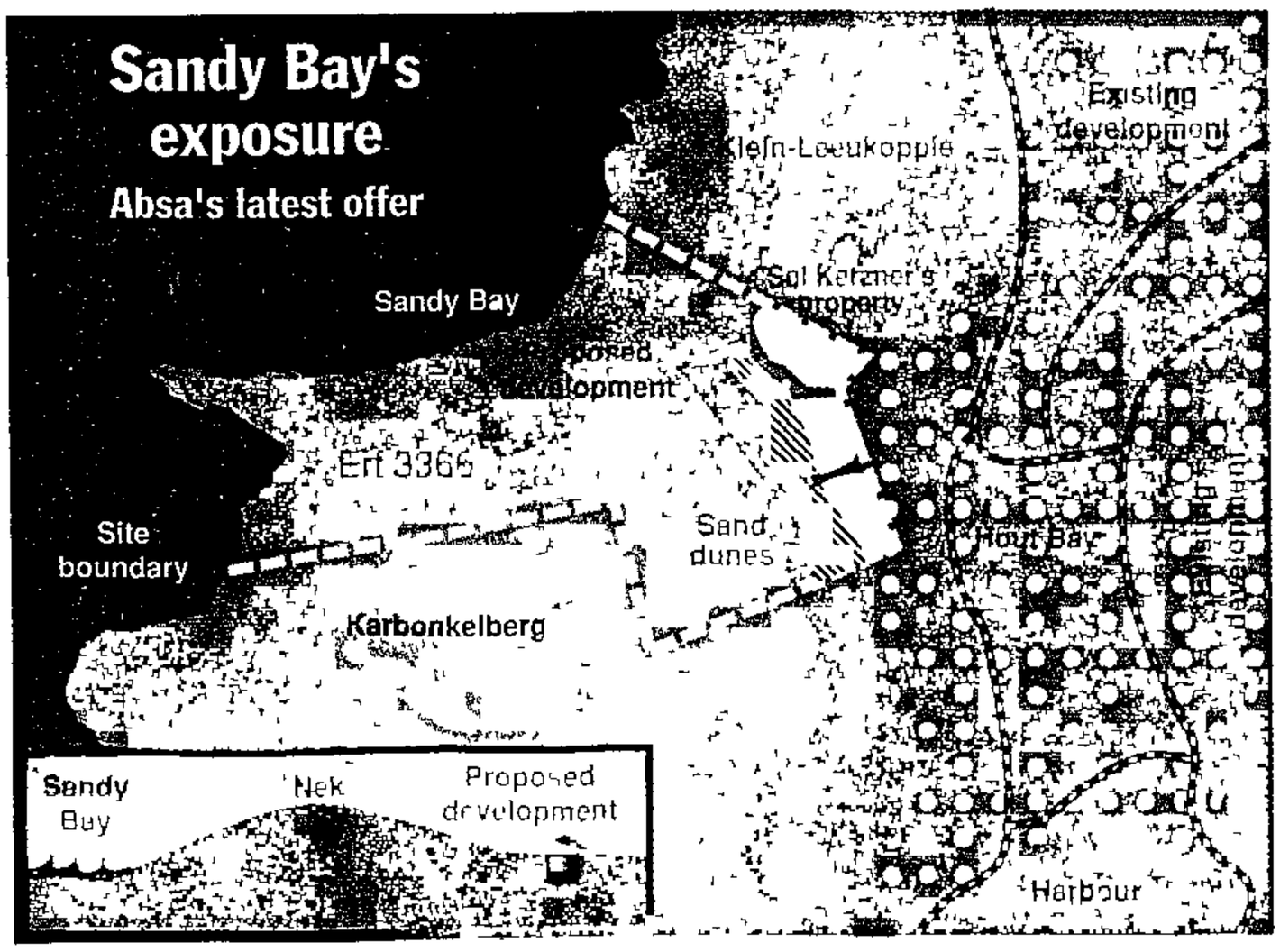
SANDY BAY (124)

On shifting sands

Fm 9/7/93

Absa's most recent proposal to develop 270 residential plots (20% of site area) on its Hout Bay hillside property which extends down to Sandy Bay, seems modest — even generous — considering Absa is willing to cede the rest of erf 3 366 Hout Bay to the authorities for it to be managed as a nature reserve. Its proposal also provides for better public access to Sandy Bay

What Absa fails to note is that should the proposed nature reserve ever be rezoned to allow development, then as a condition of its offer, it will automatically repossess the land. Absa claims this reversionary clause is



Business giants in self-help housing

(124) ARG 10/7/93

JEAN LE MAY
Weekend Argus Reporter

AN ambitious scheme which could provide billions of rands a year for low-cost self-help housing will be launched soon by Capetonians Mr Gerhard Krumbock and Mr Issy Goldberg

The idea behind the scheme, Operation New Vision, is that the life insurance industry, major corporations and financial institutions will be asked to make available sums equal to, say, five percent of their liquid assets to a fund to be administered by a panel of top business executives

Mr Krumbock and Mr Goldberg are confident that the government will seriously consider underwriting the fund

The money will be used to provide a building infrastructure which will produce up to 250 000 self-help houses a year and train hundreds of thousands of people in building and allied skills

Mr Krumbock said "A home in a township which is warm and dry in winter and cool in summer must inevitably be thought superior to plastic sheeting over a bush in a squatter camp"

They said they agreed with Mr John Maree, chairman of

To page 3

New vision will help house the homeless

From page 1

Nedcor, who said recently that "big business had to look beyond its shareholders, make a contribution to the upliftment of the less privileged and help mend the tattered fabric of South African society"

Mr Krumbock and Mr Goldberg said they had canvassed the idea with the top people in many of the biggest businesses in the country

It had been enthusiastically received, they said, provided the government agreed to underwrite repayment

"Within a month we will announce the names of people to serve on the panel of trustees The list will read like a 'Who's Who' of South Africa's business community," said Mr Krumbock

(124) ARG 10/7/93

"These chairmen and chief executives appreciate that their own premiums will be the safeguard for their shareholders' and policy-holders' assets"

Bricks, cement, timber, roofing and furnishings would be provided at a special discount

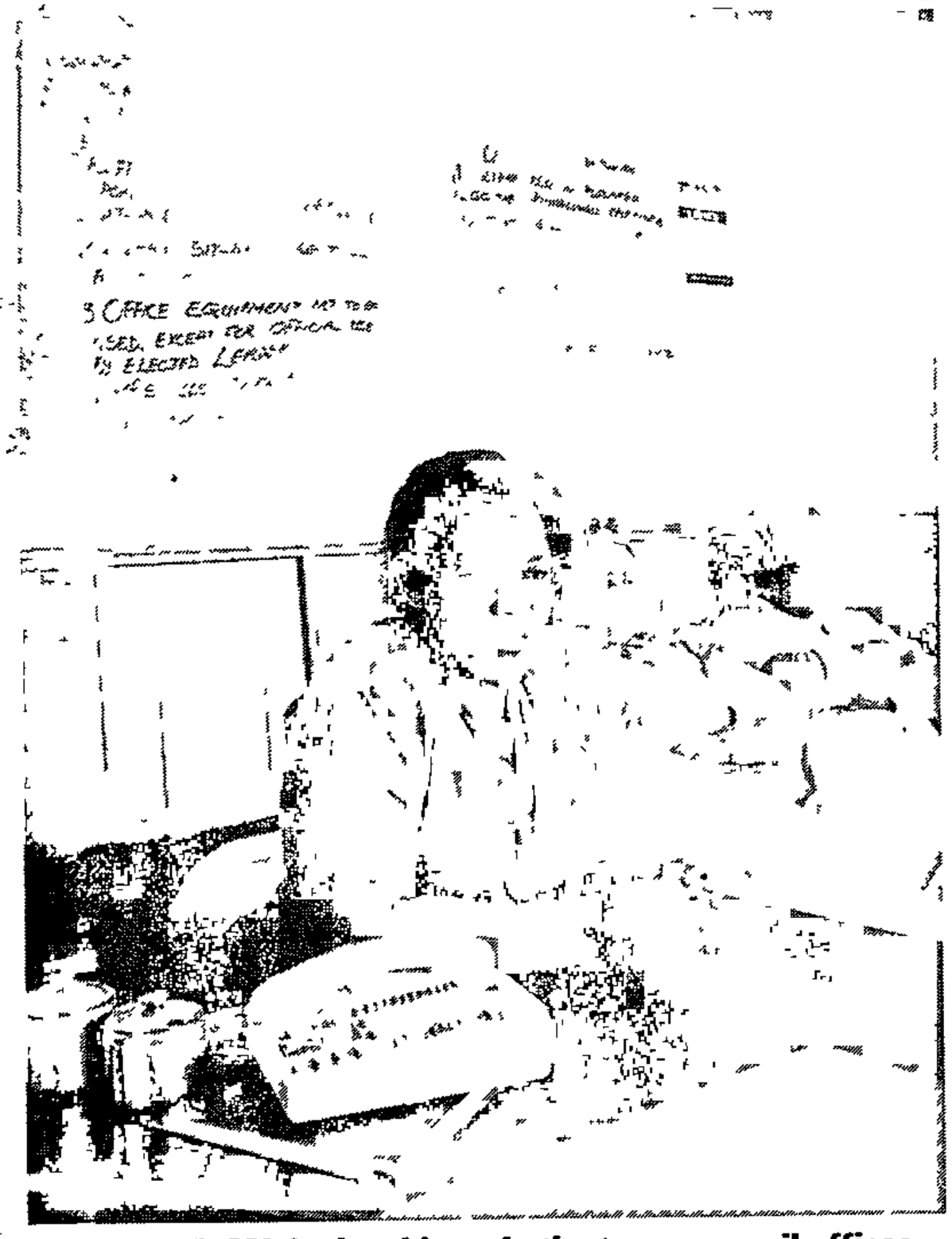
"With self-help building in spate, the number of jobs could escalate to hundreds of thousands, apart from a spin-off of increased sales throughout the building and furnishing industries," said Mr Krumbock

Operation New Vision would not undermine organisations like the Independent Development Trust, the Urban Foundation or the National Economic Forum, said Mr Goldberg

Mfuleni residents sit tight

South 10/7 14/7/93 (124)

By Sabata Ngcai



OCCUPIERS: Mfuleni residents in the town council offices. They have pledged to remain until councillors resign.
Photo Yunus Mohamed

MFULENI residents are determined to continue occupying town council offices even though the stand-off has dragged on for over six weeks

However, residents occupying the offices are not wasting time while the feud with councillors continues. They are using the opportunity to "educate the masses" by showing "struggle videos" on a television set

Residents occupied Mfuleni Town Council offices from May 22 demanding the resignation of all councillors, the scrapping of the Interim Measures Act and an interim metropolitan council

The Cape Provincial Administration (CPA) has repeatedly refused to sack the councillors as it did to Ikapa and Lingelethu West Town Councils because there was "no prima facie evidence of corruption"

The CPA said Lingelethu West and Ikapa were toppled by demonstrations because there were "strong reasons" for the administration to pressurise councillors to resign

Mfuleni Joint Committee (MJC) spokesperson Oliver Nqubelani said the people were determined to stay in the offices as long as the councillors refused to resign

"Enthusiasm is still very high," said Nqubelani.

"There are more people coming in, despite the fact that people have been here for 47 days," he said

Nqubelani said the offices had become a home with stoves and refrigerators He said they got food donations from businessmen which were cooked by residents for the occupiers

Nqubelani said there was no set procedure as to whether people should stay there on shifts.

"People stay there, and those who want to go home during the day do so."

He said there were television sets brought by the people and MJC leaders organised video cassettes "to educate people about the struggle"

Various community and political organisations are also using the offices to hold their meetings and workshops

The MJC will hold a referendum on Saturday "to show the authorities that their demands come from people and not from the leadership", Nqubelani said

Not guilty, says Nongwe

Jeffrey Nongwe is fighting off accusations that he is responsible for the violence in Crossroads. **SABATA NGCAI** spoke to him:

TRANSKEI-BORN migrant labourer Mr Jeffrey Mdase Nongwe says he is not the "monster" he claims the media has made him out to be in the violence-torn Crossroads squatter camp.

He says he has been put to "unfair trial and judgement" by the press and found guilty.

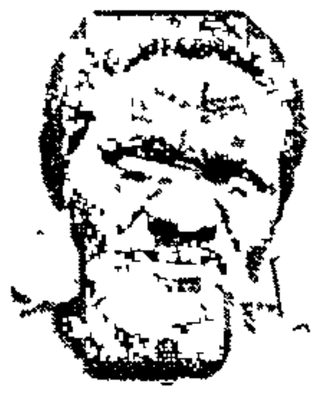
Nongwe says the media have run "untrue" reports about him "without getting my side of the story".

He is emphatic about his innocence: "The South African National Civics Organisation (Sanco) is responsible for violence in Crossroads," he said angrily.

This has been denied by Sanco.

Nongwe agrees the root of the conflict is a power struggle between Sanco and his organisation, the Western Cape United Squatters Association (Wecusa).

"Squatter land is a central issue and Sanco wants to give it to its own people," charged Nongwe.



Jeffrey Nongwe

He denies he had promised houses to Section One residents before they moved to Lower Crossroads last year.

"I persuaded the Section One residents to move to open the way for upgrading so that they could return to build their shacks on serviced land," Nongwe said.

Residents from Sections Two and Three, whom Nongwe also ordered to move to Lower Crossroads, refused to move until houses for Section One people were built.

"They misunderstood me when I said the government had promised to build houses for the residents when money was available."

He denies that he opposes the formation of the South African Communist Party in Crossroads.

He says he is an ANC-alligned Crossroads leader, and the SACP forms part of the tripartite alliance along with the ANC and Cosatu.

"Our committee had even gone to the extent of sending one member, Melford Gwayi, to organise people for the SACP."

Nongwe says he is pessimistic that the Peace Committee and the Goldstone Commission can solve the crisis in Crossroads because "they have failed to come to Crossroads to do a full investigation into the violence".

He said the Peace Committee took sides in the Crossroads violence. And throwing up his arms in exasperation, Nongwe denied he had asked for a R7 levy from residents last year.

"Ever since I stopped working in 1989, I have sold vegetables and old clothes to make a living."

"I challenge anyone who says he has been paying money to me to come forward."

He says he will not step down until "the people who elected me to the squatter leadership say so".

Nongwe says the headman system operating in the squatter areas will never be destroyed because "it was introduced by the people".

He says Sanco intends to destroy "the history of our children" by pushing into the squatter camps.

"The headmen system is our heritage," he adds, wiping his sweating face.

He denies that the system is used by the squatter leaders to amass wealth and build a power base for themselves.

"This is traditional. Our people are used to headmen and chiefs at home, so why not here?"

Nongwe came to work in Cape Town in 1941.

He settled in the Langa hostels, moving to Crossroads in 1975.

He became a headman and in 1989 was elected chairperson of headmen.

By this time his former rival, the now disgraced Johnson Ngxobongwana, was mayor of the camp.

When Ngxobongwana was ousted in 1989, Nongwe was the most powerful man in the area. In 1990 the ANC branch was launched in Crossroads and Nongwe became its chairperson.

He was also a committee member of the 500 000-strong Wecusa until he was elected its chairperson in 1992.

Nongwe seldom leaves his five-roomed shack. There are always guards outside to protect him. They look unarmed but no one can be sure. One of his doors bear bullet holes which Nongwe said were from the war to oust Ngxobongwana.

A poster of Nelson Mandela and one calling for democratic elections hang on his lounge wall.

Nongwe is also a church leader in the New Zion Christian Church, conducting services in a large hall attached to his shack.

He is the only shack dweller with a telephone and he says it helps him to call the police when he is attacked.

Cape councils to declare 'boerestaat'?

SOWETO 10/7 — 14/7/93

By Christelle Terreblanche

"EITHER they are with us and help restructure Cape Town, or they claim ownership of an area and declare a boerestaat in the middle of the Cape Town metropole."

This is the opinion of Mr John Neels, Sanco (South African National Civic Organisation) vice chairperson in the Western Cape, who has a high profile in local government negotiations in the area.

He was reacting to rumblings of resistance from the northern suburbs in the wake of the latest proposals for long-term local government restructuring.

"We will not accept amalgamation with greater Cape Town," says Mr Dave Wilken, town clerk of Goodwood. "Nobody can take away what is ours."

Pinelands mayor Mr Basil Cullen says: "We will lose our identity in a greater Cape Town, since this was the first Garden City in the country."

These councils, along with Kraaifontein and Strand, say they will lend their "co-operation" and assistance to townships and share services with them. But they will only amalgamate with townships if legislation forces them to. They will also resist being incorporated in the metropolitan structure for Cape Town.

Durbanville, Bellville, Stellenbosch and Parow have already indicated that they too would prefer not to be part of a Cape Town Metropole, but that they would be prepared to do their utmost to help build up the underprivileged areas.

JOHN NEELS

However, over the past 10 years none of the white authorities in the region has adhered to an agreement to donate 10 percent of their net earnings to the social upliftment of neighbouring townships

Neels says that whatever happens, the changes will be negotiated with the local representatives and not decided for them. "If they declare UDI they will have to see for themselves that they cannot survive."

His opinion is echoed by Dr Allan Boesak, ANC Western Cape Chairperson. "If they want to break away to protect their privileges and don't contribute to the building of disenfranchised communities, there will be reaction," Boesak says

Mr Clive Keegan, Cape Town's deputy mayor, was one of the first to put forward a long-term vision of a metropolitan government He based this proposal on strong evidence that the larger unit is, in the long run, the only one economically capable of ensuring the restructuring of its sprawling underdeveloped areas.

However, all the representatives of northern suburbs and towns whom SOUTH was able to speak to indicated they would rather unite into a Tygerberg Metropole

Keegan sticks to his guns saying the Tygerberg area, including many Cape Flats townships, is not economically viable on its own. "It is inextricably linked to Cape Town, economically, spatially and functionally." (124)

The debts and economic needs of townships are so severe that, according to research, no local amalgamation would see the councils' books out of the red.

Tygerberg mayors and town councils are said to have "closed ranks" now and are working out a viability plan of their own. They reject research showing that there is mass duplication of services in greater Cape Town's 65-odd councils and that this amounts to serious mismanagement of resources.

It is uncertain whether the greatest resistance is against the loss of mayoral privileges, or the amount of white taxpayers' money needed to build township infrastructure and service bases.

The interim legislation, currently being drafted after consensus in the Local Government Negotiation Forum, will be tabled in September and put the amalgamation of local councils into law

● Cape local government set for a shake-up — page 7.

Du Noon 'profits must be probed'

SI Times CC Metro 1/7/93

(124)

By AYESHA ISMAIL

A CALL has been made for an urgent public inquiry into the proposed Du Noon development after it was revealed that land owners whose properties were expropriated by the Cape Provincial Administration (CPA) have reaped profits running into hundreds of thousands of rands

In at least one case, a 12,78 hectare property that forms part of the proposed site has been expropriated for over R900 000 more than the owners paid for it just over two years ago

The property, known as The Quarry, in the Milnerton municipal area, changed hands for R13 465 on June 25, 1991

It was expropriated for R890 000 earlier this month, a deeds search by Cape Metro has revealed

Yesterday Democratic Party Member of Parliament Robin Carlisle called for an urgent public inquiry into the expropriation of land as part of the Du Noon site

The CPA this week declined to comment on how they had arrived at the amounts paid for land in the area, saying that the subject of Du Noon was sub judice

The resettlement of squatters from the Marconi Beam site — which is adjacent to the Milnerton Race Course — to Du Noon has been put on hold in terms of a Supreme Court order. The matter has been set down for hearing in the Supreme Court in November

This was made an order of court after ratepayers and farmers, who are opposed to squatters being settled at Du Noon, brought an application against the Administrator of the Cape, Mr Koubs Meiring, and the Milnerton Municipality earlier this month.

Attempts to contact the owners of The Quarry, Ready Mix Materials Pty Ltd, were unsuccessful yesterday

In terms of the expropriation order Ready Mix are to receive R890 000, plus an additional R41 700, apparently for relocation costs — a profit of R918 235 in just 25 months

Expropriated

The expropriation of Ready Mix's property — along with several other properties also expropriated at the same time — took place on July 1

Transfer of the properties has not taken place yet, but according to informed sources the "agreement between the CPA and the owners on the expropriation amount was binding"

Mr Carlisle said that in light of the profits that would be made "it is clear that the Ready Mix transaction, and indeed all others involved in the Du Noon development, must be publicly investigated as a matter of urgency".

He called on Mr Meiring, to ensure that such an enquiry be "thorough and totally transparent"

"In the light of these latest developments the public needs to know what the total cost was of acquiring land for the Du Noon development," Mr Carlisle said

Council won't take calls

Municipal Reporter

SO many queries and objections are expected when ratepayers receive bills reflecting new municipal valuations later this month that Cape Town City Council officials will not be able to give explanations by telephone

Instead, the council is inviting ratepayers to call on officials in person in the Large Exhibition Hall from the 26th of this month, which is about the time that the new rates bills will start arriving in the post

According to an explanatory pamphlet that is to be sent out at the same time as rates bills, details of all property valuations will be available in the Exhibition Hall from 8am to 4pm on weekdays, and from 8am to 11am on Saturdays, for an entire month

Ratepayers are advised in the pamphlet how to lodge objections against a valuation (124) CT 12/7/93

Township plan raises farmers' hackles

Own Correspondent

EAST LONDON — Farmers in Beacon Bay said yesterday they would fight plans for a R46m township development in their area

The 800ha township in Beacon Bay, east of East London, is planned by the Amatola Regional Services Council to accommodate 60 000 people (124)

The council's proposal was submitted to mediator Adrian van der Walt as a solution to the plight of squatters living on Erf 5216 near Beacon Bay B/Day

Landowners' representative Peter Warren said Beacon Bay landowners were "totally opposed" to the council's proposals — dubbed the Beacon Bay North Urban Development

He said many people had invested large sums of money and in some instances their whole life savings in developing their properties 14/7/93

"Land values in the Beacon Bay area will plummet," Warren said

He said residents would object to the council's proposals in the "strongest possible" manner

Council CEO Chris van den Berg said the council would soon invite interested parties to comment on the project

East London mayor Carl Burger said the city council had voted unanimously to support the proposal

Chamber launches bold housing initiative

(124) CT 14/7/93

By MAGGIE ROWLEY
Property Editor

THE Cape Chamber of Industries has launched a major campaign to encourage 850 member companies to help provide housing for their employees.

Guenter Koch, chairman of the Chamber's Housing Committee, said they were investigating different options to assist employers provide workers with affordable housing

The greatest need appeared to be for rented accommodation — either because workers did not wish to or were presently unable to afford their own homes

Through innovative schemes, rentals could be converted to bond repayments when and if the employee was in a position to meet bond obligations

He said the response from the financial institutions had been positive because payment either in the form of rents or bond repayments would be guaranteed by the companies who would be required to undertake monthly deductions from employees to pay the institutions

Employers would be required to provide a contribution to the initial financing of projects which would be sited as close as possible to industrial areas where employees worked.

"Employers will be asked to provide a loan contribution towards each employee of about R6 000 which, through arrangement with the trade unions, they can hold pension or provident fund contributions as collateral.

"The mechanics are still being investigated but financial institutions have indicated they would be prepared to finance the construction of projects receiving initially a rental income and later down the line bond repayments on these properties.

"If an employee was to leave the company, the house reverts to the company or the financial institution and can then be sold or rented to another employee," he said.

Koch said the CCI was currently canvassing members to find out what their employees housing needs are and more than 40 companies had so far responded to the survey and many others had indicated they would before the extended closing date at the end of July

"We will then give a presentation to each company on options available."

Koch said it was industrialists and businessmen who could and had to find ways to find new answers to the immense housing problem, particularly concerning the black population.

"While industry itself cannot do this single handedly it can at least make a dent on the growing housing need by assisting employees in securing accommodation.

"We are inclined to keep on talking about capitalism or the free market system as if those concepts have any meaning to those whom we try to rally behind our thinking in the new South Africa

"Capitalistic orientated indsutry would be well advised to take some appropriate actions before the new breed of politicians are bound to tell us to run industrial and economic affairs their way

"Through helping employees secure affordable accommodation we will be showing that 'capitalist employers' do have a social conscience and are caring about the welfare of low income employees."

Koch said trade unions had been consulted and would have to be consulted by employer bodies to ensure the support of workers to any initiative

The CCI, he said, would play a co-ordinating and facilitating role in getting schemes off the ground and running.

New Mossel Bay peace bid

REG 15/7/93

JOHN VILJOEN
Staff Reporter

(124)

CONCERTED efforts are being made today to bring peace to the Da Gamaskop township at Mossel Bay, the scene this week of one death and more than 200 arrests

Police and civic and African National Congress leaders met Dr Andries Odendaal of the Peace Secretariat yesterday in an effort to bring calm to the area and another meeting is planned for today

The ANC Western Cape assistant secretary, Mr Willie Hofmeyr, said the regional organising department head, Mr Cameron Dugmore, was in Mossel Bay to help the peace effort

Da Gamaskop residents, who have been ignoring rates and electricity bills, plan to march at noon today in support of their demands, which include the scrapping of rent arrears and the start of "one city, one council" talks

Mr Garth Kuilder, 28, died on Tuesday from shotgun wounds in the head after police opened fire on protesters allegedly trying to petrol-bomb the township's police station

The violence followed police action ending a sit-in by 300 protesters in the township housing office The office was later destroyed as well as a municipal store and two municipal vehicles

Da Gamaskop police station commander Captain Clive Kaptein said the situation was calm this morning

Last night a petrol bomb was thrown at the police station It did not cause any damage

A petrol bomb thrown at the post office broke a window but burnt out without causing serious damage, Captain Kaptein said

Mossel Bay: Police kill man looting hotel

(124) CT 16/7/93

Staff Reporter

POLICE shot and killed a man after he and two others were caught looting liquor from a deserted hotel in the riot-torn De Gama's Kop township near Mossel Bay yesterday, police said

This is the second death in the area in three days since riots erupted on Tuesday night after electricity to 94 houses in the area was cut off because of an accounts boycott

Police spokeswoman Sergeant Virna Louw said two members of the internal stability unit patrolling the township saw three men running out of the Diaz Hotel in Blaze Street with a case of liquor.

The men refused to stop and a policeman fired a round of birdshot which hit Mr Wilfred du Plessis, 24, in the neck, killing him instantly The other two men escaped

Police said the Diaz Hotel appeared to be the main target of looters during the riots

Police also said that residents of De Gama's Kop marched peacefully to the Da Gama's Kop police station, where they handed two memorandums to station commander Captain C R Kaptein

One memorandum, addressed to the town clerk, demanded free political activity, the resignation of the management committee, the scrapping of electricitry arrears and the reconnection of electricity supplies

A memorandum to the police called for the internal stability unit to be withdrawn from Mossel Bay and to be confined to barracks Failing this, residents would would demand the closure of the Da Gama's Kop police station,

Police said about 15 men stoned the Diaz Hotel at 3am yesterday

'False promises' over houses in Crossroads

(124) CT 16/7/93

Staff Reporter

FALSE promises about housing and serviced sites by squatter leaders have contributed to violence in Crossroads, the Goldstone Commission was told yesterday

A development consultant in the area and former head of housing policy Urban Foundation, Mr Colin Appleton, said squatter leaders had promised residents proper housing, which they could not provide

Mr Appleton, policy head of the Serviced Land Project (SLP), said it was important that broader ways of consultation were considered

He said the Western Cape United Squatters' Association (Wecusa), to which Crossroads strongman Mr Jeffrey Nongwe belongs, had in the past wanted to run the show with development.

Former area chief, Mr Johnson Ngxobongwana, had promised people houses "and set expectations on the type of houses", he said

"But most residents couldn't afford the houses when they were ready, and they had to be sold to people from 'outside', which angered residents"

Mr Appleton criticised the CPA for "not taking into cognisance" the changing political situation when it continued development with Wecusa which had then quit the SLP

Wecusa had left the SLP because they were not prepared to deal with "outsiders like the SA National Civic Organisation since Crossroads concerned squatters only".

This view was narrow, he said, because one had to take into consideration satellite squatter areas around Crossroads and people from backyard shacks and hostels

The hearing continues today.

News in brief

Sowetan 16/7/93

Sanco takes over offices

ABOUT 150 members of the SA National Civics Organisation yesterday occupied the offices of the town clerk at the tiny town of Klipplaat near Jansenville in the Karoo.

Klipplaat town clerk Mr Fanie Gerber said Sanco members took over his office at 9am.

A small group of policemen were monitoring the situation.

Sanco said from Port Elizabeth their members at Klipplaat had occupied the offices in protest against the town council not meeting several demands, which include the scrapping of rent arrears.

(124)

Civic 'broke law 50 times'

(124)

CT 16/7/93

Staff Reporters

A CIVIC association has admitted to deliberately breaking the law on about 50 occasions by reconnecting electricity supplies which the council had cut off due to the non-payment of bills.

At a public meeting in Bonteheuwel last night, organised by the Bonteheuwel Civic Association and attended by about 90 people, residents strongly supported the policy of illegally reconnecting electricity supplies

A dispute between the council and a number of Bonteheuwel residents over disconnections has been raging for the past month

A spokesman for the civic, who asked not to be named, yesterday said "Our association takes responsibility for the reconnections But we do ask that consumers pay whatever they can towards the cost of electricity

'Illegally reconnected electricity'

after reconnection "

He said meters still registered electricity consumption after being they were reconnected by the civic

According to council sources, anyone caught illegaly reconnecting an electricity supply could be liable for a R150 fine

The civic spokesman said leaders of a group who were unhappy about the council's handling of the electricity service had met with the council's executive committee recently, but it had acceded to none of their demands

"The possibility of scrapping arrears has been thrown around in the national negotiating forum This council could be gone in a couple of months Why doesn't it come to some arrangement?" he said

Mr Dolcé Perks, the council's acting public relations officer, would not comment on the matter directly

But he said if people refused to pay their bills, the electricity network would collapse He added that the service already has arrears of over R30m

However, a Bonteheuwel resident said "A lot of us are jobless but the letters of demand just keep on coming from the council saying you must pay What do they expect us to do — steal?"

Civic secretary Mr Andre Adams urged people not to reconnect their electricity unilaterally

He said people should come to the advice office with their records and if it was necessary steps would be taken to reconnect their electricity

Civics cuddle up to management committees

South 17/7 – 21/7/93

By Christelle Terreblanche

FORMERLY foes from the UDF and Management Committees are rumoured to have buried the hatchet, and are working together for their political survival.

This perception has been entrenched by the appearance of a Management Committee chairperson, Mr Leslie Langenhoven, as representative of Cahac (Cape Housing Action Committee) at a recent District Six Steering Committee meeting.

(124)

Langenhoven confirmed to SOUTH that the Hazendal Civic Association, of which he is chairperson, recently affiliated to Cahac. He was then elected to the executive of the Cahac Steering Committee. But he is still chairperson of the Athlone Management Committee and an executive member of the Cape region of the Labour Party (LP).

Mr Joe Marks, chairperson of Cahac, who left the ANC to join the Democratic Party (DP), confirmed that Langenhoven's civic is one of 37 new Cahac affiliates. "I must stress that we remain politically non-aligned and members of any party or civic can join if they subscribe to our non-racial, democratic constitution," says Marks.

Marks and Langenhoven were arch enemies during the eighties when the UDF campaigned relentlessly against management committees and the tricameral parliament system as well as the LP.

Management Committee Association members also feel left out of the talks about a new local dispensation. They realise that white local authorities will no longer prop them up, while the white bodies are fighting to maintain their structures and positions in a future dispensation.

Both Marks and Langenhoven have denied that Cahac is developing into a front for the survival of local structures. They said management committee members can only join Cahac through their local civic bodies.

Man killed in Mossel Bay riot

(124)

JOHN VILJOEN, Staff Reporter

A MAN died and 194 people were arrested in a Mossel Bay township in a day of arson, stonings and attacks on police

The turmoil in Da Gama's Kop was sparked by a breakdown in negotiations to end an electricity and rates boycott

The man, aged about 28 but so far unidentified, died last night when police opened fire on residents besieging the police station

Tension has been building since June 23 when the Mossel Bay municipality informed the Mossel Bay Crisis Civic Association that power would be cut unless outstanding bills were paid by July 7

On Monday six municipal electricians were sent to Da Gama's Kop under Internal Stability Unit escort to disconnect power to defaulters' homes.

After 94 homes had been disconnected a group of about 150 people gathered and police withdrew the electricians, fearing for their safety, said Da Gama's Kop station commander Captain Clive Kaptein.

About 300 people occupied the township housing office and refused to leave until a meeting with the municipality was arranged.

The meeting was held yesterday morning but ended in failure.

During the afternoon Da Gama's Kop residents stoned members of the police Internal Stability Unit who were preparing for action against the housing office sit-in

Police used rubber bullets, teargas and shock grenades to disperse the mob and made 194 arrests while clearing the building

Anger rife in Mossel Bay

ARG 17/7/93

(124)

VUYO BAVUMA
Weekend Argus Reporter

MOSSEL BAY — An uneasy calm has settled over Mossel Bay's trouble-torn D'Almeida township after this week's rampage that left two dead and more than 100 injured

Gutted municipal offices, stones and burnt tyres barricading the township streets yesterday bore grim testimony to the angry mood of residents who said they could not pay municipal bills — now totalling R135 000 — because of general hardship

Town clerk Mr Willem van Heerden said more D'Almeida defaulters could expect to have services suspended if they failed to pay

During Tuesday's eruption protesters set alight municipal vehicles, stoned an hotel and hurled rocks at a funeral parlour in attacks that have resulted in damage estimated at more than R1 million

The two men who were shot dead were Mr Wilfred du Plessis and Mr Howard 'Gaf' Kuilder

According to police, Mr Kuilder was shot when he and others tried to attack the police station and Mr Du Plessis was shot when he tried to loot the hotel

The men were supposed to be buried today, but their funerals have been postponed because their families want to consult pathologists

Mr Charlton Levenden, 20, said he was with Mr Kuilder on a street corner when a teargas canister was fired from a Casspir

"We ran away but later regrouped to see where the Casspir had gone

"Gaf (Mr Kuilder) was looking towards the Casspir and several shots were fired from the direction of the vehicle Gaf fell on his knees and clutched his forehead. I picked him up and noticed that he had a swollen wound on his forehead"

Mr Linden Baker, vice-chairman of the local African National Congress branch, described how Mr Du Plessis died Mr Baker said Mr Du Plessis was standing in front of the Diaz Hotel when "one of the policemen from inside the hotel opened fire, hitting Wilfred in the stomach. More shots were fired and the people ran for their safety."

Amid the mourning residents vowed to intensify the week-long consumer boycott of white-owned shops in Mossel Bay

Chairman of the Mossel Bay Crisis Civic Association Mr Lewis Louw said the source of the dispute was the municipality's decision to cut off the electricity supply to 94 houses However, some residents reconnected their electricity

On Monday hundreds of residents occupied the municipal offices next to the police station

■ See page 3.

WE WANT THE KEYS . . . An ANC/Sanco delegation, who feel the SADF base at Site C, Khayelitsha serves no useful purpose in the community, tell Commandant G J Oberholzer (left). On the other side of the table is delegation spokesman Mr Vusumzi Sonjica (with beret). Picture BENNY GOOL

Ex-AWB man in Sanco sit-in

PORT ELIZABETH — A former AWB member led a South African National Civics Organisation (Sanco) sit-in yesterday at the offices of the town clerk at Klipplaat in the Karoo

As a result, a a meeting will be held between the town council and Sanco to try and solve the town's problems about unity

Mr Hans Human, now an ANC member, led the sit-in of about 150 unhappy residents and said it would continue until certain demands were met.

One of these is that the town clerk and the white councillors resign, and that the running of the town be transferred to the recently established Broad Forum (124)

Others include the scrapping of arrears and the transfer of houses to residents

"We really want unity in the town, we need investments here and we can only get that if our situation is stable," Mr Human said

Mossel Bay residents battle police

South 17/7 - 21/7/93

By Rehana Rossouw

SOUTH Cape residents took to the streets this week in battles with the police after 135 people were arrested during a peaceful protest against electricity cuts in Mossel Bay.

A mentally retarded man, Mr Gert Kulder, 25, was shot dead in the violence on Tuesday and damage estimated at thousands of rands was caused when the housing office in Mossel Bay was gutted in a fire and official vehicles were stoned.

The ANC condemned the police actions and demanded an independent investigation into the incident

On Wednesday, the situation in D'Almeida township was still tense as residents burned barricades and toyi-toyed in the streets while police cordoned off the area.

The violence began on Tuesday afternoon after police arrested 135 people. The people had been occupying the Da Gamaskop municipal offices since Monday to protest against the cutting of the electricity supply to 94 houses after an accounts boycott. (124)

After the arrests residents stoned police vehicles and burnt a vehicle at the housing office.

Damage was caused to the Diaz Hotel in Da Gamaskop when residents attempted to storm the premises.

The Diaz Shopping Centre was also damaged when a shop was set alight late on Tuesday evening.

In Albertinia, 60km from Mossel Bay, a police vehicle was stoned after the local municipality cut the electricity supply to three homes, including that of the local ANC chairperson.

ANC spokesperson Mr Willie Hofmeyr claimed the police told a delegation that the occupiers would be allowed to leave voluntarily, failing which they would be arrested.

"However, before the delegation had even reached the municipal offices to report back, the police opened fire on the people outside."

"Up until this moment, both the occupation and the crowd outside had been entirely peaceful. We believe the security forces must take full blame for the violence that ensued."

A South Cape police spokesperson said birdshot, rubber bullets and a stun grenade was used against the demonstrators. Five policemen sustained minor injuries.

Swimming in sewage

South 17/7-21/7/93

By Sabata Ngcai

SHACKS in the Samora Machel squatter camp in Philippi are awash in stinking water.

The torrential rain and floods have caused untold misery to thousands of squatters in the Cape

Mrs Angeline Kondlo said she left her shack on Saturday evening after she gave up trying to stop the water from flooding her home.

"The roof caved in and I had to flee from my shack in the pouring rain," she said. "I am left with nothing, no food, no money, no clothes and no blankets." (124)

An overwhelming stench pervades the Samora Machel site With no sewage facilities, the rainwater has carried faeces into the shacks.

Many residents have already fled the area with whatever possessions they could salvage. Children have fallen into the stinking water Some of them have been drinking it, unaware of the sewage content.

Samora Machel residents were concerned they might get ill.

Residents complained that their belongings were stolen while they were sleeping in "refugee camps"

By Wednesday men were busy trying to remove the shacks to erect them on drier ground.

Mrs Mayalo Nobhadla described her family's nightmare· "Water started rolling inside the shack while my children and I were still sitting around the fire on Friday evening

"We were forced to stand on our bed when the flood-waters came but then the bed collapsed. We had no choice but to run away to relatives."

Mr George Naku appealed to all people who could help

"I am only left with clothes on my body," he said.

WATER EVERYWHERE: Desperate Mrs Angeline Kondlo drains flood-water out of her shack in Philippi
Photo Yunus Mohamed

S/Times. CC (Metro)

Protest against Du Noon

18/7/93

BETWEEN 200 and 300 people yesterday joined a march organised by the Concerned Ratepayers and Voters of Tableview known as Cravot to protest against the proposed re-settlement of the Marconi Beam squatters in Milnerton at the Du Noon site

Neither the mayor of Milnerton Danie Krynauw nor any of the town councillors was avilable to accept the petition which was handed to Malmesbury MP Gert Kotze (124)

Mr Kotze, who said he had opposed the Du Noon development from the start, promised to hand the petition to the state president, the administrator, and the Milnerton town council

Braving the wet weather marchers demanded an immediate referendum on the issue — Sapa

10 years on, homes scheme has helped over 18 000 families

(124)

ARG 19/7/88

□ Cape's self-help building project huge success

Staff Reporter

A DECADE ago, three people were given loans by the government to build their own houses in Grassy Park, launching a concept which paved the way to the biggest organised, self-help housing project in the world

Mr Abdullah Jonas, Ms Mauveena Jansen and Mr Achmat Basadien were given loans of R12 000 each in 1983 to cover the price of serviced plots and basic building materials

Since then, 18 000 families have built their own homes with loans totalling R300 million

Mr John Hopkins, deputy director of housing in the House of Representatives described the concept as a "phenomenal success"

"How else can you do it?" asked Mr Jonas, who was helped by a few workers and a cousin to build his spacious three-bedroomed house in Flower Close

"We were the guinea pigs and we had no training The most difficult thing to build were the foundations After that, it was just a matter of going up," he said

Ms Jansen, mother of three daughters, paid a builder and labourers R7 000 to construct her three-bedroomed house in Paddock Street

Now, the house is worth R100 000

"I went into it not knowing a thing about building, but started phoning around People told me I would have to move on site with a caravan to supervise I was lucky to find an honest and reliable builder," she said

The celebrate 10 years of self-help housing, Mr Hopkins and Mr Norman Carpenter of the Western Cape Regional Services Council gave the Grassy Park "pioneers" three yellowwood and milkwood trees for their gardens

Mr Hopkins said the Belhar self-help scheme of 2 000 houses was the biggest organised, self-help project in the world

The scheme is available to families whose breadwinners earn less than R1 200 monthly They can apply for loans from R25 000 to R30 000

Praise for CCI's drive for housing

(124) CT 9/7/93

Property Perspectives

by MAGGIE ROWLEY

THE initiative taken by the Cape Chamber of Industries (CCI) to encourage its member companies to help provide housing for their employees is to be applauded

The housing committee of the CCI, which was launched last year, has spent the past eight or so months investigating various options of how this can be done at little or no expense to employer bodies.

The system being proposed is aimed at freeing up finance from financial institutions who have put a blanket on lending to low income earners in recent years after being badly bitten by bond boycotts and non-payment of bonds

What will be required from employers is a commitment to ensuring the agreement between financial institutions and their employees are fulfilled by way of monthly deductions from pay packets to meet bond or rent payments

This is being planned in full consultation with employer bodies particularly the trade unions

Employers are also to be asked to provide a small contribution for each employee in the region of about R6 000 for which they can hold pension or provident fund contributions as collateral

Guenter Kock, chairman of the CCI housing committee which is playing a facilitative role in getting this scheme off the ground, said the greatest need at present appeared to be for rented accommodation

He pointed out that not everyone could afford to buy or wished to purchase property at this stage but was in dire need of affordable accommodation

The aim of the CCI housing initiative is to provide employees with the option of rental or purchasable housing stock

"Initially some may prefer to pay rent and later down the line when they can afford to convert this to a bond repayment"

He said the financial institutions were prepared to provide finance on this basis as they would be assured of repayments either in the form of rents or bonds

The scheme is aimed at low income earners whose monthly income does not exceed R1 200 with the aim of providing housing of around R30 000 with a repay ticket of about R450 a month

Koch said employers and employer organisations were best suited to address the housing problem on behalf of their employees in that they generally had effective management and negotiation skills to represent employees as well as access to top management of financial undertakings so that they could negotiate schemes on behalf of their employees

In addition they had vested interests in their workers, in uplifting morale and productivity and in "pre-empting socialistic ideas and practices to be forced on them later"

"And they have the pay packets in their hands to fulfill agreed to commitments between financial institutions and employees"

Sites for mass housing projects would be identified close as possible to areas of work, namely the industrial townships

Member companies are currently being canvassed as to their employee's housing needs The deadline for the survey is the end of the month

"We will then be doing individual presentations to each company that has responded"

Kock said industry and commerce had to take the entrepreneurial initiative to find new answers to the immense housing problem facing the country

"While we cannot solve the entire crisis we can at least aid our own employees and in so doing make a contribution to not only their welfare but the country as a whole"

He said the first schemes would hopefully be launched by the end of this year

Rates bills will be going out this week

Municipal Reporter

CAPE TOWN property owners will be in a position to object to the new municipal valuations next week, the council says

The first new bills under the new system are to be drawn up by a computer from today, and all should be posted by the end of this week

On Monday, July 26, the valuation roll will be open during office hours and on Saturday mornings for inspection, and officials will be on hand to explain how it all works (124) CT 19/7/93

The venue for inspecting details of the revaluations and for consulting officials about individual cases has been changed from the Large Exhibition Hall to the Concourse Cafeteria in the Civic Centre

Those who pay rates annually will be able to pay monthly if they apply before mid-September

District Six family evicted

(124) CT 20/7/93

More rent defaulters may have to leave

Municipal Reporter

A FAMILY of five was evicted yesterday from Springfield Terrace, the Headstart organisation's upgrading project in Lower District Six, for not paying their rent

Another three families who are in arrears also face eviction from the terrace, just below Eastern Boulevard

Most of the flats in Springfield Terrace, regarded as a trial run for the redevelopment of District Six, were bought or are for sale

Headstart made a rent offer to the 22 families who lived in the original Springfield Terrace block, which was demolished to make way for the new development The four families are among these

Mr Keith Bryer, a spokesman for Headstart, said yesterday the offer was "amazingly generous", at less than R100 a month, although there was also a levy

Headstart did not wish to concern itself further with the tenants who were being evicted, he said

Mr Mogamat Karriem, from A block, was evicted by the sheriff at lunch-time Surrounded by his possessions, he said he had no option but to move in again

He said neither he nor his wife Kashifa were working They had to pay a levy of R76,67 a month plus rent, resulting in a monthly total of R150

"I am a painter Now and then I get a casual job I have nowhere to go, and I am worried my family may be broken up " He has three children aged 13, 12 and six

Mr Karriem said he grew up in Queens Street and his wife was born and grew up in Roger Street.

He said he was shot in the stomach a few months ago, and this was partly why he was not working

"We like these flats We were not used to hot water and inside toilets," he said

Mrs Anne Pekeur, from nearby G Block, who also lived in the original terrace, said she was given notice to leave her new flat by Friday

She had hoped to make arrangements to pay her R1 700 debt off at R250 a week, "but they don't want to accept it", she said

CT 21/7/93

City property prices 'fall'

CAPE TOWN properties sold through Multiple Listing Services (MLS) showed one of the largest average price falls to the year ending in June compared to the rest of the country

The average price of homes in South Africa dipped by 5,4%, according to MLS figures

MLS chairman Mr Bruce Wilson said yesterday these figures reflected economic and political pressures

● House prices dip — Page 13 (124)

ARG 23/7/93 (124)

Rotting mountain now nearly '3 weeks high'

EDWARD MOLOINYANE
Staff Reporter

A STINKING, rotting mountain of refuse is piling up outside the Ikapa Town Council offices in Guguletu, where a workers' strike and sit-in over back-pay enters its third week today.

The dispute, involving about 700 workers, has paralysed municipal services in Guguletu, Nyanga, Langa and New Crossroads. Disgruntled employees have been collecting refuse from the townships and dumping it on council premises

The row follows the council's failure to back-pay all workers after Ikapa was upgraded to a Grade 9 municipality Employees say their status rose with the upgrading and the council undertook to adjust their pay scales

But only a few workers, including the white staff, were paid last month, sparking the bitter wrangle. The white staff left under police protection and have not been to work since

Workers have also been sitting in at the council offices and this week at the Provincial Administration's Goodwood offices.

Yesterday workers said Administrator Kobus Meiring had agreed to meet a worker delegation on July 28 after refusing a previous request. This was confirmed today by CPA spokesman Mr Krige Visser, who said Mr Meiring was overseas at present.

A member of the shop steward committee said morale among employees was high but problems were emerging.

"The tanks at the depots are running out of fuel and this will obviously hamper our refuse collection service."

Oh brother, what confusion!

(124) ARG 23/7/93

☐ Wrong 'owner' warned: House collapses

CLIVE SAWYER
Municipal Reporter

CITY council building inspectors warned more than a year ago that the Woodstock house which collapsed last weekend was about to fall down — but officials wrote to the wrong "owner".

Three tenants had a narrow escape when the walls of the house fell in on Saturday.

Other houses in the block were also likely to collapse, residents said

A letter was sent in April last year to Mr Hoosein Gaibie of Salt River warning him that the house, on the corner of Gympie and Cornwall streets, was dilapidated — the roof was rusted, floors were rotten and sagging and walls cracked.

But the house did not belong to Mr Gaibie, not *that* Mr Gaibie.

The house is the property of Mr Yusuf Gaibie, also of Salt River — Mr Hoosein Gaibie's brother, in fact.

As it happened, Mr Hoosein Gaibie owned houses in Cornwall Street in need of repair — and repair them he did.

What led to the confusion was that the council quoted incorrect plot numbers in its correspondence with Mr Hoosein Gaibie.

In May, the property letting agents Federal Trust Association replied on Mr Gaibie's behalf that the company had been appointed to call for tenders for repairs. The council heard nothing after that.

Federal Trust Association said the company had agreed last year to administer the properties, but had not been able to finalise an agreement with the owner.

"We have had nothing to do with the houses since November," a spokesman said.

A council spokesman said the company, replying to the correspondence, continued to use the incorrect plot numbers.

ALL FALL DOWN: Tenant Mr Johannes Simons in the Woodstock house which collapsed last weekend.

Mr Hoosein Gaibie said repairs to his houses in Cornwall Street were completed by March this year.

But he did not own the Gympie Street house which collapsed at the weekend.

Mr Yusuf Gaibie said he had had a letter from the council — yesterday. But not before.

The collapsed house and his other properties in Gympie Street were to be "completely renovated".

Helping the blind 'to read'

TOMORROW'S street collection is for Tape Aids for the Blind, fundraising number 06 600024 000 0.

Valuation roll can be inspected

(124) ARG 23/7/93

Municipal Reporter

RATEPAYERS will be able to inspect the new valuation roll at the Civic Centre from Monday until August 26 Officials will answer queries.

Property owners have until August 27 to object to valuations.

"Dissatisfaction with the amount of rates to be paid or an inability to pay do not constitute grounds for objection," said a council spokesman

Ratepayers who want to pay rates monthly instead of annually must apply by September 15 to the City Treasurer, Box 655, Cape Town Envelopes should be marked "Application to pay rates monthly"

Rates rebates are available for men over 65 and women over 60, provided applicants earn no more than R1 100 a month and own only one property valued at no more than R160 000.

SANDY BAY FM 23/7/93. (124)

In writing please

The scaling down by Absa of its controversial development proposals for its Hout Bay property, which stretches from Hout Bay's hillside to Sandy Bay, is a partial victory for opponents of development

Previously it proposed developing 270 residential stands on 20% of the 266 ha site (*Property* July 9), which meant the development would encroach on Hout Bay's sand dunes The remainder of the site, including Sandy Bay, was to be set aside for a nature reserve

Its latest proposal, put to interested parties at a meeting on July 19, is to develop only 10% of the site — about 140 stands — *below* the Hout Bay dunes In addition, Absa has guaranteed that the remainder of the site will be preserved and managed as a natural area and integrated with the overall plan for the South Peninsula mountain chain, which is to be tabled in March

Opponents, united under the banner of the

FM 23/7/93 (124)

Hout Bay Coalition, say the victory is only "partial" until such time as whatever rezoning takes place applies only to the portion affected by the revised development proposal, that the remainder of the property is committed to a trust or some other institution for administration as a proclaimed nature reserve, that a management plan for the area is drawn up with the assistance of experts and urgently implemented, and, once the proposal is put to the people of the area for general approval at a public meeting

According to Absa's consultant, Planning Partnership, Absa will take full financial responsibility for the future management of the proposed nature reserve ■

Valuation roll can be inspected

(124) ARG 23/7/93

Municipal Reporter

RATEPAYERS will be able to inspect the new valuation roll at the Civic Centre from Monday until August 26 Officials will answer queries

Property owners have until August 27 to object to valuations

"Dissatisfaction with the amount of rates to be paid or an inability to pay do not constitute grounds for objection," said a council spokesman

Ratepayers who want to pay rates monthly instead of annually must apply by September 15 to the City Treasurer, Box 655, Cape Town. Envelopes should be marked "Application to pay rates monthly"

Rates rebates are available for men over 65 and women over 60, provided applicants earn no more than R1 100 a month and own only one property valued at no more than R160 000

'Housing used to gain ANC power'

HENRI du PLESSIS
Staff Reporter

HOUSING was but one of the excuses used by leaders in Crossroads as they fought for power within the African National Congress, a witness told a committee of the Goldstone Commission investigating the violence in the township today

Mr Conrad Sandile, director of development and housing of the Western Cape United Squatter Association (Wcusa), said a major power struggle was on the go in all the squatter areas in the Cape as the Western Cape Civic Association, the South African National Civic Organisation of the Western Cape and Wcusa fought for control ARG 23/7/93

He said they needed the control to jockey for better positions in future local government and in the ANC itself

Mr Sandile said a perception that houses would be built in Section One at Crossroads was created by "certain people" in the Unathi brick house section of the settlement (124)

Asked by committee chairman Mr Niel Rossouw whether Mr Jeffrey Nongwe had started this rumour, he said Mr Nongwe knew there was no money for houses

The idea was to move people out of Section One, develop the area into serviced sites and move them back He denied that any rentals had been discussed or that there were any

(Turn to page 5)

Housing battleground

ARG 23/7/93 (124)

(From page 1)

plans for houses to be built

Mr Sandile said Mr Nongwe, chairman of Wcusa, was his boss He said violence was planned and executed mostly by the Western Cape Civic Association because they wanted to take over political control of the squatter areas

One of the ways they did this was to recruit youths to fight the local leadership

The fight for control not only meant local power, but the civic structure's membership was pivotal in the ANC

The faction in Unathi, who had a relationship with the faction in the Boys Town section of Crossroads, wanted a plan to move squatters from Section Two to fail

The plan was similar to that for Section One — to move people out, develop the area and move them back The Unathi faction would gain from the failure of the plan by driving out the Nongwe leadership

The perpetrators of the violence carried it out ruthlessly, he said

The fighting between the organisations was fighting among different ANC factions for power in the ANC itself.

He said he was not against moving people to upgrade an area, but he was against the speed with which the Cape Provincial Administration wanted things done

He claimed the CPA pressured leadership of Wcusa, using "foul play" to make lower educated people agree to their plans There was an understandable reluctance among residents to break down their shacks and leave because they had lived there a long time and they did not believe the promises of development after so many pledges had proved unreliable in the past, he said

Council sit-ins spread further

By Sabata Ngcai and Lovejoy Kweza

SIT-INS and occupations have rocked the Cape region in recent weeks There are now three protracted protests of this type in township council offices

Disgruntled Ikapa Town Council (ITC) employees, in the third week of their sit-in, have vowed to continue until they are addressed by the administrator of the Cape, Mr Kobus Meiring

The workers began a sit-in on July 5 after they could not get money due to them from the ITC.

The workers are engaged in a bitter wrangle with their employers over money they were supposed to get when the town council was upgraded in 1989 from grade 8 to grade 9 The upgrading entitled workers to increased salaries.

The CPA had not prepared a press statement by the time SOUTH to the press

OCCUPATION: Ikapa Town Council employees are occupying the council's offices until their demands are met South 24/7 - 28/7/93 Photo Yunus Mohamed

Apart from occupying offices at the CPA's Goodwood offices, ITC employees are also protesting by collecting refuse from the township and dumping it inside the council premises

The workers are adamant they will only leave the offices if Meiring comes to address them

"If he comes with something positive we are prepared to listen to him," said shop steward Mr Sidima Godlo. (124)

● Meanwhile a sit-in by Mitilem residents at their Town Council offices has entered its ninth week

The residents still insist they will not leave the offices until all the councillors have resigned.

However, the council's legal representative Mr Barry Oberholzer said the six councillors would only resign when a new non-racial local authority was in place and elections held for a new councillors

● Councillors in Hermanus are the latest targets of protests with residents of the Zwelihle township occupying the municipal offices demanding the resignation of the councillors

According to Mr Thozamile Makalima of the Hermanus ANC branch, residents have been occupying the municipal offices since last Thursday.

They are demanding the immediate resignation of councillors, levelling of the roads, leasehold housing given to people renting houses, and a drainage system on the new township sites

"We will not leave the premises until our demands are met," Makalima said.

He said Zwelihle residents have been making these demands since February 1990 but the CPA has not responded.

On Monday a Hermanus AWB member who went to the municipal offices to pay his rent reported to the police that one of the protesters at the offices had a weapon

The police investigated but only discovered a wooden AK-47 According to Makalima the police and the AWB member demanded that the protesters vacate the premises but the protesters refused to budge

"We told them the premises belonged to the community," Makalima said.

"The police have been here several times since the occupation started," he said

Police spokesperson Captain John Sterrenberg said a municipal vehicle was damaged on Sunday when 200 people gathered in front of the municipal offices

Makalima denied the protesters were responsible

District 6 evictions — again

South 24/7 – 28/7/93

By Barbara-Ann Boswell

THE eviction of three families their homes in District Six this week was a sad sequel to apartheid's forced removals But other residents of the housing scheme welcomed the eviction

Over the past week, the Karriem, Arendse and Pekeur families faced eviction from Springfield terraces in lower District Six All three families complained they were being evicted by Headstart Development, a division of BP, because they could not pay their rent and levies on time

They said they are original residents of District Six They were settled in the new homes in 1990 and claim they were promised they would never be evicted

On Monday Mr Faldie Karriem, his wife Kashiefa and their three children were evicted. Karriem lost his job last year after being shot

"I've been living in this place for 26 years since I was 12 years old. I have nowhere to go", he said

Residents gathered around Karriem's flat while his furniture was carried out by court messengers

Another resident, Mrs Nadeema Arendse, has been served with an eviction notice because her rent was in arrears However, she has copies of receipts showing monthly payments to a company called Seeff.

HOMELESS: An evicted resident (right) watches as court messengers remove his furniture
Photo Yunus Mohamed

"My husband and I have two children and my sister's three children are also living with us Now we've moved in with my cousin and her husband, who also have two children. My children have to sleep on the floor in a passage and there is no privacy," she said.

Ms Anna Pekeur, mother of two teenage sons, also faces eviction. She was unemployed for months, and when she regained her job she went to the Headstart offices.

"I told them that I was prepared to pay R250 a month to settle my arrears That way it would be done in two months, but they refused " Pekeur also has nowhere to go

According to Headstart, residents were never promised that they would not be evicted. (124)

When the flats were completed, residents were given three options They could buy a flat, lease a flat for two years, or move out of the area with R10 000 compensation given by Headstart

Headstart showed SOUTH evidence that, in addition to not paying their rent, the families who had been evicted displayed "anti-social" behaviour which upset other residents and made Springfield Terraces unsafe

"Anti-social behaviour has got to be controlled," said Mr Keith Bryer, a spokesperson for Headstart "If it isn't, the majority of God-fearing, honest and industrious people are going to continue to suffer from the depredation of anti-social elements "

Residents at Springfield Terraces who spoke to SOUTH corroborated Headstart's reports of anti-social behaviour.

'Cahac has lost touch with people's needs'

MY VIEW

South 24/7 - 28/7/93

Wilfred Rhodes former Cape Areas Housing Committee chairperson

THE WAY THE IDEALS and the goals of the Cape Areas Housing Action Committee (Cahac) are being misrepresented and undermined by its present leadership forces me to respond.

I refer particularly to the report in SOUTH on July 17 with the headline "Civics cuddle up to management committees". The report exposes the fact that a management committee chairperson is representing Cahac on the District Six Steering Committee.

In my view, Cahac was founded for the specific purpose of mobilising people in oppressed communities and empowering them to make decisions on matters affecting their lives. (124)

In Cahac we used the issue of housing — which was the greatest and still is the greatest crisis affecting this country — to mobilise people on issues directly affecting them.

People were shown that the politicians of the South African regime were not concerned about addressing their needs at a material level. They provided poor housing with no infrastructure for a decent life

When we drafted Cahac's founding principles in 1980 one of the most important principles was the right of every person to decent housing A second principle was that rates, rents and service charges should be what people can afford

The third principle was that people should be consulted on those issues which affected their lives.

Lastly, we believed that all these principles could only be attained when people had direct representation in a non-racial, democratic local and central government Cahac therefore rejected any dummy and racist representation like management committees and community councils.

Only organisations which subscribed to these principles could affiliate to Cahac. It was quite clear at the time that management committees and community councils were excluded.

When I read in SOUTH that people who serve on management committees are now being allowed to become affiliates or members of Cahac, my immediate thought was that this is a complete transgression of Cahac's founding principles

'I doubt that the people who are purporting to represent Cahac on other structures have any right to be there'

Even though we believe all residents have the right to become members of Cahac through their affiliates, they must abide by our principles first

As far as I know, those guiding principles have not changed I doubt that the people who are purporting to represent Cahac on other structures have any right to be there.

I also doubt that they have a mandate from affiliate structures to represent them. Cahac has not held a properly constituted meeting for more than a year

I am the acting secretary of the Kensington/Factreton Residents Association We are still supposed to be a Cahac affiliate, but we are never notified of any Cahac general meetings.

The last annual general meeting that I am aware of took place in August 1991 There was discussion about the launch of a national civic structure which signalled the dissolution of Cahac

Because the regional united civic launch was delayed, it was decided in October 1991 to resuscitate Cahac and to meet again in six months time to assess what its position was. I don't know if the assessment has taken place.

No-one is sure how many affiliates Cahac has The leadership talks of 37 new affiliates but does not name them. I only know of five residents' and civic organisations which were affiliated before 1991 which still regard themselves as belonging to Cahac.

The leadership of Cahac must realise they are destroying the trust and confidence people had in the organisation They must not be allowed to abuse the structure for their own power games and to give them credibility they did not earn at all. It was practices like these that Cahac set out to destroy

Although some people in Cahac may be disillusioned by a particular political organisation they must be told that two wrongs don't make a right

I personally cannot accept the fact that a few individuals can destroy the vision we had because they feel slighted by a political organisation.

They cannot continue to abuse people in their communities to further their own aims. They may not realise how it will affect future generations if the present leadership is allowed to get away with undemocratic practises.

There is still a role for Cahac There is not yet direct representation for the oppressed in local and central government

We must take back our organisation and in the process heal the unfortunate positions some people in the leadership have adopted. We must make them understand that they can never toy with the will and desires of the people.

Altantis gets rates reprieve

CT 24/7/93 (124)

Staff Reporter

LEGAL action against 4 000 Atlantis residents in arrears with rates, electricity and water payments has been stayed because the government was giving "special attention" to the hard-hit area, the Regional Services Council confirmed yesterday

The announcement came as the local Democratic Party branch threatened to institute its own legal proceedings against the RSC if it continued to issue summonses to defaulters.

The number of summonses represent more than half of the 7 000 houses in Atlantis and would cost the RSC R240 000 in legal fees.

Mr Jeff Leonard, chairman of the DP branch, said yesterday that at a meeting the Atlantis Monitoring Forum had with the RSC last year it was decided to issue summonses against residents who owed more than R1 000 for rates

"They have now issued summonses against people in arrears of R250 and more," he said

'Strong plea'

It was agreed the RSC could issue summonses against people for rates on condition that the unemployed and pensioners be given a "breather", and legal action be stayed until the Transitional Local Council came into being in October

"We made a strong plea this morning to RSC chairman Mr P J Loubser that they not serve further summonses because 4 000 summonses at a court fee of R10 each amounts to R40 000. The messenger of the court's fee is R50 per summons so we are talking about R240 000."

Mr Leonard said suspending the issuing of summoness was not enough; the RSC needs to withdraw the summonses in view of a cabinet committee meeting on Atlantis to be held on Tuesday.

He claimed that at a meeting yesterday Mr Loubser asked him not to speak to the press because it could prejudice the cabinet meeting and threatened the DP branch would have to take the consequences of any "harsh" action the RSC may take.

In a statement Mr Loubser said a local authority was legally obliged to institute proceedings within 12 months of outstanding rates But he said the RSC wouldn't take any further legal action to obtain sentence pending the government's decision.

'Scandalous' private sector spending focus

(124) CT 24/7/93

By MAGGIE ROWLEY
Property Editor

THE amount of money the private sector was ploughing into office blocks which would remain largely empty was nothing short of "scandalous" in the face of the severe housing shortage, mayor of Cape Town, Frank van der Velde said.

Addressing the 1993 forum of the Society of Chartered Planners Engineers and Surveyors (APES) on development opportunities in the Western Cape this week, he said while it made sense to put money into bricks and mortar rather than leaving it in the bank it could not be justified when the shortage of housing in the Western Cape topped 100 000 units.

"Institutions have had their fingers burnt in the low cost housing arena but maybe the process has been wrong.

"Maybe what is needed is a partnership between the private sector and the state with the former providing the capital and state funds being used to underwrite this exposure to reduce risks. It is possible that the stokvel system could form the interface."

He said one of the pressing problems was the method of allocation of land which if not handled correctly could, and in some instances had already, fuelled violence.

The business community was paralysed by fear of the future and this paralysis needed addressing.

"A new government will find it difficult to deliver after such a long labour, particularly if the country can't be in a position of a growing economy."

Only 2% of economic active population falls within the entrepreneurial and management sector in South Africa against 7% in OECD countries while unskilled workers formed 53% of SA's economically active population — double that of OECD countries.

Addressing the forum, Wesgro executive director David Bridgeman said main areas of future growth for the Western Cape economy lay in supplying the world markets and West Africa.

After dropping off steeply between 1960 and 1980 due to macro economic policies then being pursued which systematically disadvantaged the region, the Western Cape's contribution to the country's GDP had increased significantly to the current 13%.

Future growth

Sources of future growth lay in redistribution — growth on the back of housing and electrification projects — and growth in local markets. However a threshold would be reached in the local market and not much growth could be anticipated through redistribution over the next three years.

While Johannesburg's geographic position made it ideally suited to pursue the goal of SA becoming the gateway to southern Africa, Cape Town as a port was well positioned to capitalise on growth opportunities in West Africa and the rest of the world.

Valuations bomb falls

(124) ARG 24/7/93

■ Thousands of new property valuations went out to ratepayers this week — with some geared to soar in line with increased market values.

CLIVE SAWYER
Municipal Reporter

CITY council staff are preparing for an avalanche of inquiries about the new valuation roll.

The roll will be open for inspection during office hours at the Civic Centre concourse cafeteria from Monday until August 26 Staff might remain after hours if there is demand

The R4 million revaluation exercise was aimed at correcting discrepancies between valuations and property values, because the roll in use was out of date Valuations are linked to July 1990 market values

Valuations for 162 000 properties were posted this week Each valuation is based on a sample valuation of a nearby property

Officials will advise ratepayers who object to their valuations But objections can be based only on incorrect comparisons to sample valuations

It was not possible to object to sample valuations because these had been finalised already

More than 3 000 people visited the Civic Centre to examine these samples when they were drawn up more than a year ago, and council staff are expecting droves of people to examine individual valuations

City planner Mr Neville Riley said grounds for objections included notarial deeds that restricted property uses, or structural faults that might not have been taken into account when valuations were done

There was no standard depreciation factor Each individual case was calculated according to what it would cost to restore a building to its prime state

Where rezonings, departures and removal of restrictions had been granted — all of which would increase a property's value — this had been taken into account

There was no standard form for objections and ratepayers would have to write letters outlining their objections, he said

The cafeteria has been decked out with piles of books containing copies of the roll, as well as a battery of computers

Ratepayers will be able to find out what site their valuation is related to

If property owners are not able to go to the Civic Centre, friends or relatives will be able to check on their behalf

Already council staff have been fielding more than 200 calls a day inquiring about valuations

City treasurer Mr Eddie Landsberg said the reduced rate factor should be taken into account lest ratepayers panic

The rate factor on residential properties has dropped about five times from 5,822c in the rand to 1,136. Commercial rates have dropped from 7,868c in the rand to 1,747.

Mr Riley said a husband or wife could object on each other's behalf, irrespective of who owned a property Power of attorney would be needed if anybody else was to object

Mr Landsberg said the increased valuations — which in some Atlantic and southern suburbs have soared — would not bring additional income to the city

The revaluation was aimed at spreading the rates load fairly, rather than reaping extra cash.

But income to the city would increase This was because of new buildings and the annual rates increase voted by the council in the annual budget

Mr Landsberg said rebates were available for the over-60s, provided their properties were valued at R160 000 or less and they earned less than R1 100 a month

Treasury staff would try to accommodate people who had difficulty paying their new rates where there were genuine cases of hardship, but late payments would incur interest charges, he said

to prove to women he is "trade" and he becomes obsessed with the rapist, Dr Verney said convicted rapists

OUT IN THE COLD . . . Mr Isaac Smith and his wife Christelle sit outside their house with their belongings after being evicted for "non-payment" of their bond by NBS officials. Picture HAROLD KING

NBS evicts Blue Downs families

Staff Reporter

FIVE Blue Downs families were yesterday evicted from their houses and some of their property allegedly confiscated for non-payment of their bonds

The evictions were carried out by the Natal Building Society (NBS) which had granted loans to the residents

All evicted families have vowed to go back to their houses irrespective of consequences

According to the families and witnesses, two big trucks of the messenger of the court, three police vans and a van belonging to a security company came in the rain around 8am and started ordering people from their houses

Local ANC chairman and spokesman Mr Dan Fletcher said the evictions were an execution of a writ the NBS received from the Supreme Court two months ago, after the court ruled against the residents' request for an interdict to stop evictions

Following the court ruling, residents and the local civic organisation approached the NBS and managed to arrange for families to stay in their houses on a rent basis

Mr Fletcher said the NBS had put pressure on residents to leave by demanding that they pay rent by the 15th instead of the end of the month

Asked why bonds had not been repaid, he said repayments had jumped from the initial R650 to R1 100 within a year and people could not longer afford them CT 28/7/93 (124)

An NBS manager yesterday confirmed the evictions but refused to comment

Nude body found

Power failures in Kleinvlei

CT 28/7/93

Staff Reporter

KLEINVLEI homes were without electricty last night for the second consecutive night.

Residents were angry because they believed the power was cut to allow repairs as it failed in the early evening on both nights (124)

An Eskom spokesman said there was a fault in the main cable and high early evening demand caused a cut in the power supply The problem should be solved by this evening, he said

Eleven families face being ejected

(124)

CT 29/7/93

Supreme Court Reporter

ELEVEN Electric City, Blue Downs, residents are to be ejected from their homes following summary judgments obtained against them in the Supreme Court yesterday by NBS Bank.

Mr Michael Williams, the NBS's arrears department manager, said the residents had ignored notices to vacate the houses

The residents did not have a bone fide defence to the action and notices to defend the actions were solely for the purposes of delay.

Mr Justice W E Cooper entered summary judgment against Mr D Stoffels of Lourie Way, Mr W Arendse of Palmiet Street, a Mr Taylor of Stratford Avenue, a Mr Venter of Stratford Avenue, Mr D Coetzee of Spurwing Drive, Mr B Pieterse of Hadena Street, Mr J Jonkers of Spurwing Avenue, Mr J Juries of Hornbill Way, Mr M McKenzie of Spurwing Drive, Mr D October of Palmiet Street and Mr C Leibrandt of Spurwing Drive

The residents must pay the court costs

Evictions 'a last resort'

(124)

THE NBS Bank said yesterday evicting tenants who failed to pay their rent was "a last resort"

NBS was reacting to reports on its eviction of four Blue Downs families on Monday.

A spokesman said all the homes were owned by the NBS, which had repurchased the houses following the non-payment of the bond instalments by the borrowers

"Since repossession of the houses — some more than a year ago — only one payment of a nominal negotiated rental had been received.

"The bank had no alternative but to remove the tenants." CT 29/7/93

Power restored at Kleinvlei

124

Staff Reporter

MORE than 1 000 Kleinvlei homes had no electricity for the third consecutive night last night because of a fault in the main power cable

The cable was repaired about 8.30pm and power was restored

An Eskom spokesman apologised for the delay, but said that because the ground was wet holes dug around the cable filled with water quickly, making repair work impossible CT 29/7/93

Eventually machinery was brought in to lift the cable out of the ground to be repaired

One consumer charged

WHILE 1 752 illegal reconnections of electricity supplies have come to the notice of the Cape Town City Council in the past six months, just one consumer — from Bonteheuwel — has been prosecuted. (124) CT 30/7/93

This was disclosed yesterday by Mr Louis Kreiner, the chairman of the executive committee, in response to Mr Arthur Wienburg

Steps are being taken to ensure the effective disconnection of supplies which had been reconnected, Mr Kreiner said