

HOUSING & HOSTELS  
TRANSVAAL

1975 - 1976

# Land payout 'is too low'

23.1.75  
STWAK

The Bantu Resettle-  
ment Board has of-  
fered to review expro-  
priation payments to  
Alexandra Township  
Blacks who complain  
they have been offered  
too little compensation  
for their land and  
houses.

Many of the 32 house-  
holders who are the latest  
to have their property ex-  
propriated, have briefed  
an attorney to represent  
them.

The attorney, Mr H  
Munro of Malcolm Lyons  
and Bobroff said today he  
regarded compensation of-  
fered to his clients as far  
too low

The attorneys have had  
sworn valuations made of

the properties involved  
The board's compensation  
offers ranged from 30  
percent to 73 percent of  
these sworn valuations, Mr  
Munro said

Amounts involved  
ranged from R3 000 for a  
property allegedly worth  
R8 000, to R14 000. Mr  
Munro said the board had  
now agreed to review  
these offers.

Alexandra is to become  
an area of hostels and rec-  
reation facilities for  
Blacks, and all the ex-  
propriated householders  
will be moved out when  
alternate accommodation  
is available in Soweto In  
the meantime they will re-  
main in their houses and  
pay rent to the West  
Rand Administration  
Board

RESETTLEMENT.

Housing and Hostels  
Transvaal.

13/12/7

14 ANSWARD 2 Q. column 125 - 126.

14 February 1975.

**Rehousing of residents of Alexandra Township**

\*26 Mr D J DAHING asked the Minister of Bantu Administration and Development

- (1) How many persons living in Alexandra Township (a) were rehoused during 1974 in (i) hostels for males, (ii) hostels for females (iii) family housing in Thembisa or Soweto and (iv) the homelands and (b) are intended to be so rehoused during 1975,
- (2) at what estimated dates will the rehousing be completed of all the inhabitants of Alexandra Township who are to be rehoused
- (3) whether any of the persons rehoused in the homelands to date, are still unemployed, if so (a) how many and (b) what are the reasons for their unemployment,
- (4) what steps have been taken by his Department to find employment or create employment opportunities for such persons

The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION

- (1) (a) (i) Nil  
(ii) Nil  
(iii) 2 230  
(iv) 54  
(b) Not possible to say at this stage because the resettlement depends on the availability of alternative accommodation in Thembisa, Soweto and the homelands
- (2) Depends on the rate at which alternative accommodation can be provided and the availability of the necessary funds
- (3) (a) and (b) The persons settled from Alexandra in the homelands consisted of the families of breadwinners who elected to settle their families there whilst continuing their work in Johannesburg economically inactive people for example, old-aged who do not work any more, a small number of businessmen who commenced undertakings in the homelands and a small number of persons, fit for the labour market who had no permission to be in the prescribed area  
The information is not available in respect of the first mentioned category
- (4) No steps are taken by my Department to find employment or to create employment opportunities specifically for such persons but the normal channels for employment and employment opportunities created in general, are available to them

(1) 127  
~~(2) 323~~  
~~(3) 267~~

HANSARD 2 Q. column 126

14 February 1975.

127

**Hostels in Alexandra township**

\*27 Mr D J DALLING asked the Minister of Bantu Administration and Development

- (1) How many at all (a) males and (b) females are at present housed in hostels in Alexandra township
- (2) what is the present capacity of such hostels

The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION

(1) (a) 2 642

(b) 1 446

(2) Men's Hostels- 2 642  
Women's Hostels 2 727

**COLOURED HOUSING** *COMMERCE*  
*Feb 1975*

(1) 123  
~~(2) 88~~

"The present Coloured population of Johannesburg is about 95 000 persons and 10 000 housing units are needed immediately," said Dr E J Jammie, the Chief Officer of Johannesburg's Coloured and Asian Division, while addressing members of the joint ASSOCOM/JCC Non-European Affairs Committee

Dr Jammie says that a very large proportion of the Coloureds live under unsatisfactory housing conditions and much of the available accommodation in Johannesburg is overcrowded and dilapidated. The Johannesburg City Council and Government had agreed on an annual target of 2 500 to 3 000 housing units to be built during the next few years, but this will mean that the City Council will run out of land available for Coloured housing in Johannesburg within three years

An additional problem is the large influx of Coloureds into Johannesburg as a result of the attractive employment opportunities and higher salary levels offered in the city. It has been estimated that, by the year 2 000, Johannesburg's Coloured population will have risen from the present 95 000 to between 250 000 and 300 000

P. 44

page 43

As far as shortage of land is concerned, Dr Jammie says that nearly all the land available in Coloured Group Area townships is already developed and that an ad-hoc Committee of Enquiry has gone into the matter of the location of future Coloured and Asian townships. In the meantime, the City Council has been allowed to build houses for the Coloured population in co-operation with the Department of Community Development

Dr Jammie says that the unavailability of land for sale in proclaimed townships has made it virtually impossible for those Coloureds who can afford to own their own houses to contribute in a tangible way to the solution of the housing problem. The importance of speeding up housing proclamation is stressed by Dr Jammie. If this can be done, he says, then building can be speeded up, Coloured building entrepreneurs can start building houses, and the Coloured population can to a large extent solve its own housing problems

Question . . . . .  
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Hansard 8 Q Columns 609-10  
25 March 1975

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1 (127)  
~~2 323~~

**Heating in Alexandra hostels**

The DEPUTY MINISTER OF BANTU  
ADMINISTRATION AND EDUCATION  
replied to Question 37 by Mrs H  
Suzman

**Question**

Whether the West Rand Bantu Affairs  
Administration Board has taken any  
steps other than the structural alterations  
referred to by him in his reply to Ques-  
tion No 20 on 20 August 1974, to  
provide heating in the Alexandra hostels  
if so what steps, if not why not

**†Reply:**

Yes, a limited number of paraffin  
heaters were issued during June/July  
1974 to those residents who were pre-  
pared to make use of them and if neces-  
sary, will again be issued during the 1975  
winter period



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Hansard 8

Q Columns 618-19  
26 March 1975

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**Johannesburg Rent Board: Rent increases** X

155 Mrs H SUZMAN asked the Minister of Community Development

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- (1) How many (a) complaints from lessees and (b) applications by lessors for rent increases were lodged with the Johannesburg Rent Board during each month of 1974,
- (2) (a) how many of these complaints and applications, respectively, were disposed of in each month and (b) how many were pending as at 31 December 1974

The MINISTER OF COMMUNITY DEVELOPMENT

(1)	(a)	(b)
January	20	200
February	21	262
March	19	341
April	16	173
May	17	203
June	16	231
July	18	303
August	29	525
September	18	558
October	37	635
November	22	516
December	21	511

(2) (a)	
January	225
February	254
March	313
April	246
May	245
June	255
July	290
August	305
September	290
October	505
November	454
December	359

Separate records of complaints and applications which have been disposed are not kept and all the individual files will have

to be checked in order to supply the information as requested  
This will not be practicable

(b) 1 772.

For the hon member's information it may be mentioned that with regard to the data in (1) above it must also be taken into account that 13 complaints and 688 applications have been carried over from 1973 and have not been included in these figures. The total number of complaints and applications which therefore require attention during 1974 amounted to 5 413, whereof 3 641 were dealt with

# Plea for Coloured housing loans

Municipal Reporter

JOHANNESBURG City Council is to consider a recommendation that it ask the Government to lend it R5 473 073 for Coloured housing.

Major J. D. Opperman, chairman of the Housing and Technical Services Committee, which is to put the recommendation to the council at the end of the month, said yesterday: "We are battling and desperately trying to build 2 500 to 3 000 homes a year to catch up on the backlog and meet the growth demand."

There are 8 000 to 10 000 Coloureds needing homes at the moment. The R5 473 073 loan will be used to develop a further extension of the Eldorado Park Scheme, Eldorado Park extension 6 (zone five).

The council will also ask the Department of Community Development for a R455 829 loan to build 80 sub-economic houses in the same area.

A further application will be made to the Department of Community Development for R207 039 for economic housing development in Eldorado Park extension 2.

The council will also be asked at its meeting to grant three contracts, worth R3 million, for development of Eldorado Park extension 4 (zone 8).

These contracts will be awarded subject to further additional State Housing loans and the approval of the Department of Community Development.

① 127  
~~88~~



# African housing plea by Progs

RDM  
12/14/75

Staff Reporter  
THE Progressive Party on the East Rand has made an urgent appeal to the East Rand Bantu Administration Board to set up a committee to investigate the serious shortage of housing in some of the African townships in the area.

In a statement yesterday the chairman of the Progressive Party in the Boksburg constituency, Mr Christo Binkos, said he was shocked to hear that people who had put their names on the waiting list for houses in the Boksburg African township of Vosloorus in 1970 were only now receiving attention five years after their original applications.

Mr Binkos said it had come to his attention that large numbers of families were virtually homeless and relying on lodgers' permits to accommodate them in the townships.

In one case a husband and wife with six children were asked to leave the premises which they had been occupying with another family because the people renting the small house felt that they could no longer accommodate over eleven people.

"We appeal to the Government to build as many houses as possible in Vosloorus and the East Rand Bantu Administration Board to investigate the chronic shortage of houses in Vosloorus."

Mr Binkos said the Progressive Party in the East Rand would soon be making applications for permits for a number of its office-bearers to visit Daveyton in Benoni, Vosloorus in Boksburg, KwaThema in Springs, Reiger Park in Boksburg and Natalpruit in Germiston to investigate conditions in order to compile a full report as part of the Progressive Party's national campaign against discrimination to be launched on April 10.

# Housing plan for Soweto urged

RDM  
12/14/75

Staff Reporter  
A CRASH programme, backed by millions of rands of Government funds was needed to solve the critical housing shortage in Soweto, the chairman of the Johannesburg City Council's management committee, Mr J. F. Oberholzer, MPC, said yesterday.

The number of people without housing of their own was now approaching 1 000 000, and unless immediate steps were taken to alleviate the problem "something's going to give."

The Government, Mr Oberholzer claimed, was neglecting the housing needs of the big urban African complexes because it hoped, through lack of housing, to force Africans back to the homelands.

"Unless the Government moves fast to relieve these shocking conditions there will be a vicious backlash from homeless urban Blacks."

Because of the creeping slum conditions in the townships all the social evils associated with the old squatter camp days, including a steep increase in serious crime, were beginning to reappear in Soweto, Mr Oberholzer said.

"We cannot expect African workers and their families to continue to live in these impossible conditions indefinitely."

Mr Oberholzer said for the sake of peace and stability in the major urban areas housing would have to be given top priority.

"You cannot treat people like this and get away with it."

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# Soweto housing list 'to be slashed'

RDM 15/4/75

By  
**PATRICK LAURENCE**  
THE WEST Rand Bantu Administration Board hopes to reduce the "primary" waiting list for houses in greater Soweto by at least half by the end of the year

This point was made yesterday by the director of the board, Mr J. C. de Villiers, at a Press conference called by the board to correct "misleading" newspaper reports and to convey what the board chairman Mr Manie Mulder, described as the "direct truth"

In a plea to Pressmen for "closer cooperation", Mr Mulder said the board was "extremely genuine" in its approach and sought to put across the "facts" of its achievements

Dealing with what he termed "greater Soweto" — traditional or "old" Soweto plus the townships of Meadowlands, Diepkloof and Dobsonville — Mr De Villiers said:

● Nearly 1140 houses have already been completed since the board took over as administrator of Soweto from the Johannesburg City Council in July, 1973.

● Work was proceeding on a further 2300 houses and plans for another 2050 houses were "very far advanced."

Mr De Villiers said "I think we can assume that we will get the money. By the end of the year we will have finished with all but 4000 houses on the (primary) waiting list."

Turning to Africans waiting for houses in Soweto, Mr De Villiers distinguished between "primary" and "secondary" waiting lists; the



**MR J. C. DE VILLIERS**  
... "revolutionary"

primary list included Africans who qualified for houses in terms of the Bantu Urban Areas Act and the secondary list of 9000 related to Africans who were "on their way" to qualifying

In round figures the primary lists totalled some 8000 Africans, hence Mr De Villiers' hope that the list would be halved by the end of the year.

These figures did not include townships outside the Soweto complex, where there were both housing programmes initiated by the board and waiting lists with which it had to cope

Nor did it include hostel accommodation for single men and women. There the intention was both to speed up building programmes and, as far as possible, build smaller and more compact hostel complexes

On the question of whether the board's housing programmes could proceed at a pace sufficient both to eliminate the housing backlog and to meet the demands created by

the increase in Soweto's population, Mr De Villiers struck a cautious note

He conceded: "Whether we get to the happy position of being completely in the clear will depend on revolutionary thinking"

Asked about leasehold tenure — the Prime Minister agreed to consider "sympathetically" some form of leasehold tenure at his meeting with homeland leaders in January — Mr Mulder said: "We have no objection. We have had experience of it and we could handle it."

It was not true to assert, as a Sunday newspaper had done, that businessmen in Soweto risked their trading licences in the townships if they invested money or established new businesses in the homelands, said Mr Mulder.

As the regulations stood, a Soweto businessman was free to establish a new business in a homeland without prejudicing his rights to trade in Soweto in any way, Mr Mulder said

But the same regulations prevented a businessman in a homeland from starting a business in Soweto if he already had one in a homeland, Mr Mulder added

● See Page 9

# African hostels left <sup>RDM</sup> in the <sup>15/4/75</sup> cold

131  
2 127

By MARTIN MAHLABA

HOSTEL inmates in Johannesburg were also hard hit by the massive explosion at the Sasol oil-from-coal plant in Sasolburg yesterday morning.

Inmates of Alexandra Hostel, Wolhuter Men's Hostel and Denver Hostel depend entirely on gas for cooking and last night when they returned from work they found that there was no gas.

Cafes near the hostels did more than usually brisk business as the people crowded there for food.

The superintendent of Alexandra Hostel, Mr. C. Heymans, refused permission for the Press to interview inmates or take pictures.

Plainclothes police were on standby there in case people rioted thinking it was the West Rand Bantu Administration Board that had turned off the gas.

"We have told the people about the gas stoppage and have also had the news broadcast over the radio," he said.

But Mr. Sydney Mashadula, of Alexandra Hostel, did not know why the gas had been turned off. He stormed out of the hostel grounds complaining about the shut off.

"They give us cold water to wash with and now they have turned off the gas knowing full well that we have to use it to cook. We are paying every month for these things," he said.

When I explained why the gas had been turned off, he said he knew nothing about it.

Other residents asked people who sold meales roasted on braziers outside the hostels to cook over their open fires.

Mr. Joe Zulu, of Wolhuter Hostel, said he had been living there for 12 years and this was the first time that he had not been able to cook for himself.

Mr. Samuel Hlatwayo, also at the hostel, said he had been there for eight years and it was the first time that he had to eat food from a restaurant.

"I like cooking my own food. Some of these places are not clean and I do not like to eat there," he said.

Besides Alexandra, the inmates of the other hostels took everything lightly as they were told why the gas had been cut off.

# Cleaner Jukskei on way

STAR 18/4/75

132/5

Pollution of the Jukskei River and Hartbeespoort Dam will be cut when nightsoil collections from Alexandra Township are fed into Johannesburg's sewerage system instead of turned into compost.

At its monthly meeting yesterday, the West Rand Administration Board ag-

reed to end a contract with Mr. B Badler who had used nightsoil collected from the township for compost manufacture.

Mr. Bob Charter, chairman of the Johannesburg City Council's new environmental committee, who is also a member of the board, said this would result in a significant fall in water pollution.

He said there had been complaints about the pipe from the compost works which fed water into the Jukskei River.

★ ★ ★

The board agreed to spend about R700 on modifications to the water heating system at hostels in Alexandra, which have

recently been the cause for complaint.

★ ★ ★

If the Minister of Bantu Administration agrees, the board will take over the running of library services in Soweto from the Johannesburg City Council.

The board intends affiliating the Soweto library service with that provided by the Transvaal Provincial Administration.

ADM 19/4/75

# No corruption here, says housing board

THE WEST RAND Administration Board has devised a "watertight" system against corruption in its housing department, according to several of the board's senior officials.

Their claim came after a tour of Soweto and an investigation into the system of allocating township houses by the Rand Daily Mail.

On the admission of the board's chief director, Mr J. C. de Villiers, 17,000 families are on waiting lists for houses, 8,000 of whom are on the "primary" list and the remainder on the "secondary" list.

It was put to the officials that a list of that length would inevitably contain men desperate enough to bribe their way up the list — and that, sooner or later, they would find a board employee susceptible to their offer. It was further pointed out

that the people of Soweto believed that bribery and corruption was a recurring reality when it came to getting a house.

The officials took both points without offence, but were adamant that it was impossible for bribery and corruption to exist without speedy detection and disciplinary action.

The officials included Mr W. Krause, Mr E. de Villiers, Mr J. Oosthuizen, Mr S. Clayton and Mr O. van Aswegen — all senior men with experience as township managers and therefore of the housing problem.

The system, which they described contains several key points:

- When a man applied for a house he was given a receipt as his proof that application was formally made on a particular date.
- The township manager then completed a housing card, which was sent for fil-

ing at the board's office at New Canada.

● At New Canada the date on the card was recorded in a separate book and the card itself then filed in the waiting list.

● Gradually, as houses became available, the card moved up the list until a house could be allocated to the man whose name the card contained.

● When that position was reached, the card was sent to the township manager in whose area houses were available — who was unlikely to be the manager who had originally sent the card in.

The gist of their argument was that a card could not be moved up the list by a single corrupt official because he would have to have assistance from all the officials along the line — the more so since authorising signatures were required at every point.

The only way in which it

could work was if all relevant officials were getting a "rake-off" — a possibility which they discounted on the grounds that it postulated a whole series of corrupt officials.

The same men emphasised that not only could the card not be moved up without proper authority but changes could not be made to entries on the card without similar authority.

Mr Oosthuizen said: "The chances of corruption are nil. The system is watertight. When somebody finds a loophole, we close it."

Pressed on what he meant by a "loophole", Mr Oosthuizen said: "I was talking about a long time ago — about 1963 when there were dismissals and disciplinary action."

Mr Oltman conceded: "The opportunity for corruption could have existed in areas administered by the Resettlement Board. They didn't keep a waiting list. But that is no longer so."

# Soweto grows by only four houses a day

Staff Reporter

THE rate at which houses are being built in Soweto has dropped from a peak of 60 a day in 1958 to four houses a day, it was learnt yesterday.

Then, as now, Soweto faced a housing shortage. The latest figures show a waiting list of 17 000 families, of which 8 000 are on the primary list.

Officials on the West Rand Administration Board said a gift of R6-million from the late Sir Ernest Oppenheimer was the main reason for the 60-houses-a-day peak.

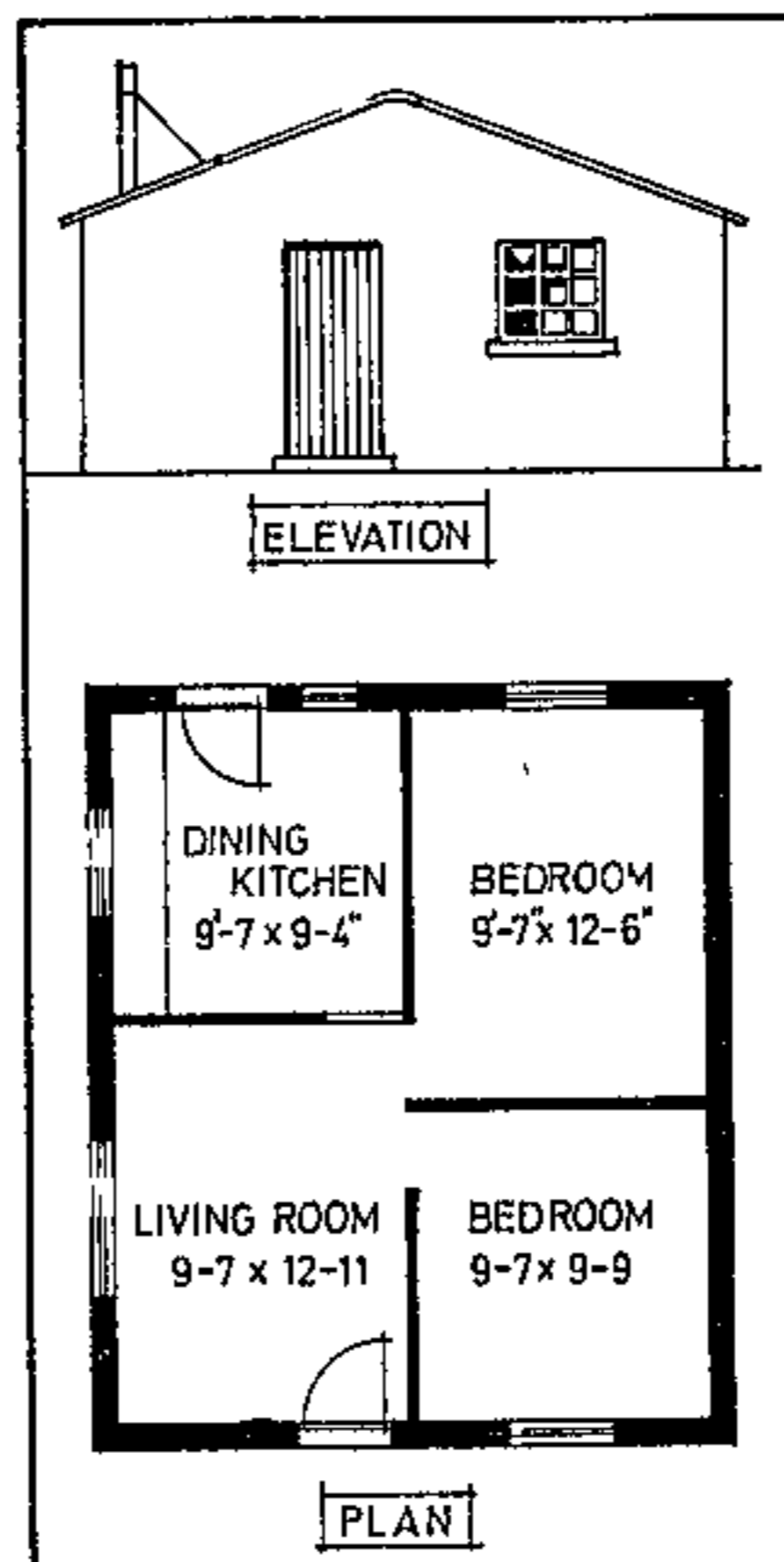
## PEAK

The officials included Mr Bill Krause, development officer of housing, Mr Eddie de Villiers, public relations officer, and Mrs Marie Held, statistical officer. All had served under the old Non-European Affairs Department of the Johannesburg City Council.

The peak was achieved during the old site-and-service scheme and the officials felt the drive of former Prime Minister Hendrik Verwoerd to clear slums was a secondary factor.

Last year the board built 1 100 houses, barely over three-a-day if Sundays are included as a working day.

During the last year of city council control of Sowe-



SOWETO HOUSE  
... standard plan

to the total was 1 070, or 40 less than those built by the board in 1974, according to Mr Krause.

The board hopes to speed up its building programme with a target of just under 4 000 houses by the end of the year, halving the primary waiting list.

With a population growth rate of 2,4 per cent a year the housing demand in Soweto increases by between 2 000 and 2 500 families a year, Mrs Held said.

Apart from the problem of finance — the board obtains

loans from the Department of Community Development for its housing programmes — a second obstacle is looming ahead: space.

If all the land available to the board is used, there will be room only for a further 15 000 houses, Mr Krause estimated.

This will still leave 2 000 families on the waiting list. Mr Krause said it left the board with two theoretical options, either to somehow acquire more land or to switch to high-density housing such as flats or cluster housing.

He had reported the situation to the Soweto Urban Bantu Council and was waiting for its advice.

## DRAW

Once he had the UBC recommendations, he would draw up a report for the board and the Department of Bantu Administration, which must approve all housing schemes.

At the moment the board is committed to building what officials describe as 51/6, the standard four-roomed Soweto house.

Costing R1 200, the 51/6 has an asbestos roof, concrete floors, brick walls, and a movable chimney to give the owner a choice of room to be used as a kitchen.

It has an outside waterborne lavatory, but has neither a bathroom nor internal doors.

# Fewer widows evicted

Staff Reporter

EVICTION of widows and divorcees from houses in Soweto is now more the exception than the rule, according to figures given to the Rand Daily Mail.

Under the existing regulations African women cannot become registered tenants except by approval of the Chief Bantu Affairs Commissioner.

When their husbands died

or deserted them, they were dependent on the compassion of the Chief Bantu Affairs Commissioner and the diligence of the local township manager in making special application for them.

But whatever the truth in the past, figures for Senqoane East Complex with a total of about 8 000 families tell a different tale.

From 1969 to January 1975 some 945 applications were made to the Bantu Af-

fairs Commissioner for "disqualified" people to remain in their houses, many of them widows and divorcees.

Of these applications, nearly 790 were approved and less than 135 refused. About 20 are still pending.

Commenting on the figures, Mrs Sheena Duncan, of the Black Sash, conceded that there appeared to be a welcome change in official policy.

127  
323  
~~244~~

# Soweto crisis can act 'as flashpoint'

RDM  
23/4/75

By

**PATRICK LAURENCE**  
MRS HELEN SUZMAN, MP, yesterday warned that South Africa ignored the housing crisis in Soweto at its peril.

Commenting on the admitted waiting list of 17 000 families, Mrs Suzman said: "Daily doses of acute discomfort put people into a highly hostile mood where anything can act as a flashpoint."

Her warning came after calculations showing that the West Rand Administration Board, which took over responsibility for Soweto in mid-1976, built fewer than two houses a day during the first 21 months of its existence.

But Mr J. C. de Vilhiers, the board's chief director, described the building rate as "not too bad" when all relevant factors were taken into account.

These included:

- Slum clearance programmes in Pimville;
- Creation of entirely new technical and finance departments for the board to carry out its work;
- Subtraction of week-



**MRS SUZMAN**  
... tough warning

ends and public holidays from the calculation showing fewer than two houses a day.

● Problems of raising money quickly.

According to board officials, the building rate had risen to four houses a day since the end of March and the hoped-for target was completion of a further 4 000 houses by the end of the year.

But Mrs Suzman said: "The housing programme is not even beginning to catch up. It is going to be catastrophic."

Two factors complicated the situation further the

natural increase of people who swelled the housing list by 2 000 to 2 500 families a year, and the unknown number of illegal immigrants to Soweto who inevitably aggravated the housing shortage.

Mrs Suzman added: "You need a crash programme. You have got to confront it as if you were dealing with a major emergency"

Mr Will Carr, former director of the Johannesburg City Council Non-European Affairs Department, endorsed Mrs Suzman's call for a new deal. He was at the helm during a crash programme — made possible by a R6-million loan by the mining houses — in the late 1950s

The take-off point for any solution to the recurring housing problem in Soweto was recognition of the permanency of the urban African.

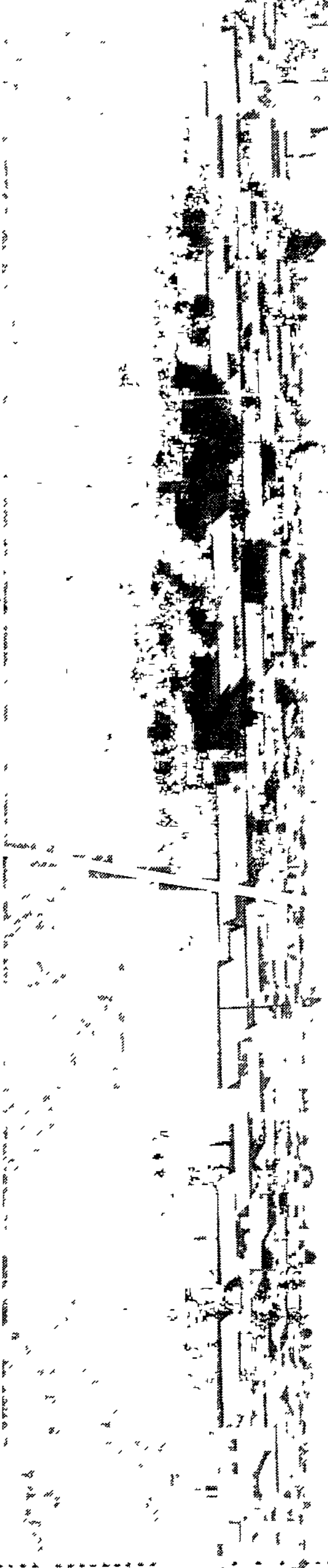
Apart from that, there should be a definite annual allocation of funds from the central Government which took account of both the backlog and the annual increase in population.

In addition "The City Council should again make an ad hoc loan available for housing as an interim measure," said Mr Carr.



"White City" Jabavu Three families live in it One each in the two-roomed block on either flank and one in the three-roomed centre portion

A cluster of 51/6s — the standard Soweto house. It has four rooms, but no internal doors or bathroom. The West Rand Board hopes to build a further 4 000 51/6s before the end of the year



# Soweto bursts its seams

SOWETO, home of at least one-million people, is in the midst of a housing crisis which goes largely unnoticed among the people of its opulent twin city, Johannesburg.

Of the many dreams and anxieties of the people of Soweto none is more potent than the passionate but frustrated desire of more than 80 000 people for houses, even the drab and uniform 51/6 — the standard Soweto house.

Officials of the West Rand Administration Board, who shoulder the awesome task of administering Soweto, admit to a waiting list of 17 000 families. But if allowance is made for illegal immigrants, it is certainly larger.

The people of Johannesburg remain largely indifferent to the housing crisis in Soweto, but continued apathy on their part could be perilous for them and their loved ones, warns Mrs Helen Suzman, MP.

"Daily doses of acute discomfort put people into a highly hostile mood where anything can act as a flash-point," she says solemnly. For the cynics who see Mrs Suzman as a politician exaggerating for the sake of publicity, there is the echo of her words from the mouths of community leaders in Soweto itself.

Mr Henry Tshabalala, former member of the Soweto Urban Bantu Council (UBC), talks of the last remnants of restraint among Soweto's lodgers. For the most part lodgers are people on the waiting list who have had to beg, cajole and bribe

The board itself, from chairman Mr Manie Mauder and only a super sceptic would question its sincerity. But is sincerity enough? During the first 21 months of its control of Soweto the board built houses at a rate of less than two a day — well under the tempo required to meet the demands of Soweto's natural growth rate of 2.4 per cent, let alone reduce the waiting list.

The board's chief director, Mr J. C. de Villiers, pleads extenuating circumstances and preters to talk about future plans, in particular the hope of completing nearly 4 000 houses by the end of the year.

But even if the board fulfils that target the crisis will be far from under control. It would still leave 13 000 families on the present official waiting list and in the meantime a further 2 000 families will have swollen it still further.

But there is another dimension to the crisis, one calculated to puncture the hopes of even a super-optimist. Soweto is running out of space to accommodate the much-needed houses.

Mr Bill Krause, the board's development officer for housing, estimates that the land left for use, either immediately or in the near future, will provide room for only another 15 000 houses — 2 000 short of the current waiting list.

As he sees it, that leaves the board with two theoretical options: either to buy more land or to settle for

At least 80 000 people in Soweto are on the waiting list for houses. The list increases by at least 10 000 people every year. There are grave doubts whether sufficient houses can be built under present policies — and grave warnings of the consequences. **PATRICK LAURENCE and MIKE NDLAZI** report

To decide for high-density housing is easier said than done. It, too, requires policy decisions on what kind of high-density housing. It is a deceptively simple question, in reality it is complicated and calculated to clog the bureaucratic machine — particularly if there is full consultation with Soweto's leaders.

"Assuming the board owns the land, about 13 months will elapse between submission of application to establish a residential area and approval and advice that funds have been allocated," Mr Krause says.

He adds, "The assumption is that everything runs smoothly." More than a year for a fairly straightforward scheme — and that only for the paper-work. Not a brick laid.

But, in fairness, it must be added that for actual construction the board works on a "belt system" — foundations are laid for a series of houses, then floors, walls and roofs — and the houses spring up quickly.

Even so, the whole process is lengthy when the urgency of the situation is remembered — and that for standard-type Soweto houses. Throw in the "revolutionary thinking" on high-density housing and the point about time is crystal clear.

Having taken a broad telescopic view to survey the overall situation, move in for a closer look.

Drop in on Mr and Mrs Alfred Khumalo in Sun Valley, Pinville. Their house, a better type by Soweto standards, has four rooms and a scullery-cum-kitchen. The Khumalo's live there with their three children, six grandchildren and an Ugogo (grandmother). Twelve people. There is no bathroom.

Visit Mr George Ramisi and his wife and four children in Pinville Zone 1. Better off than most, they have four rooms — and an elderly aunt whom they must care for in terms of African kinship values. Seven people.

Call on Mr Amos Nkwane and his wife Ellen in their two-roomed house in Jabavu. They have no children, but kinship law obliges them to offer a bed in the kitchen (one of the two rooms) to

Mrs Nkwane's sister. Three people.

It is among families like these that Soweto's lodgers must seek a roof over their heads. Officially there are well over 50 000 lodgers. The unofficial total is anyone's guess.

Mrs Mary Held, the board's statistical officer, says frankly, "There is no record of illegal people." Put simply, Soweto's already over-crowded houses must somehow find room for those without houses, legal and illegal, and tack the housing problem away in the silence of night when anger weaves its ugly webs.

The board is working on latest population figures for Soweto, but its mid-1974 estimate is 771 000 people. Of these some 41 000 live in single-sex hostels or "bar racks." That leaves 730 000 people to be accommodated in Soweto's 100 535 houses.

Simple arithmetic makes that more than seven people per house. But the overcrowding is really worse. The 1970 census put the population of Soweto at 800 000, but that was more than four years ago.

Allowing for the population increase over those years and the addition of three new townships which were not counted as part of Soweto then, Mrs Held concedes that the actual population may be 250 000 more than the board's estimate.

Another bit of arithmetic puts the average number of people in each house at nearly 10 — and some of the houses have two rooms only.

Drawing on studies of animals under congested conditions, sociologists are full of warning of the consequences for human beings: perversions, infanticide, uncontrolled and undirected aggression.

The implications for Soweto are as obvious as they are ominous — and reinforce the warnings of those who do not heed the glib assurances about a contented population and a safe future.

Wherein lies the solution? Mrs Suzman puts it bluntly. "The current housing programme is not even beginning to catch up with the backlog. You need a crash programme. You have got to confront it as if you were dealing with an emergency."

Her crash programme has an inevitable rider — the board's ultimate master, the Prime Minister, must make funds available to the National Housing Commission for an immediate and unprecedented house-building operation.

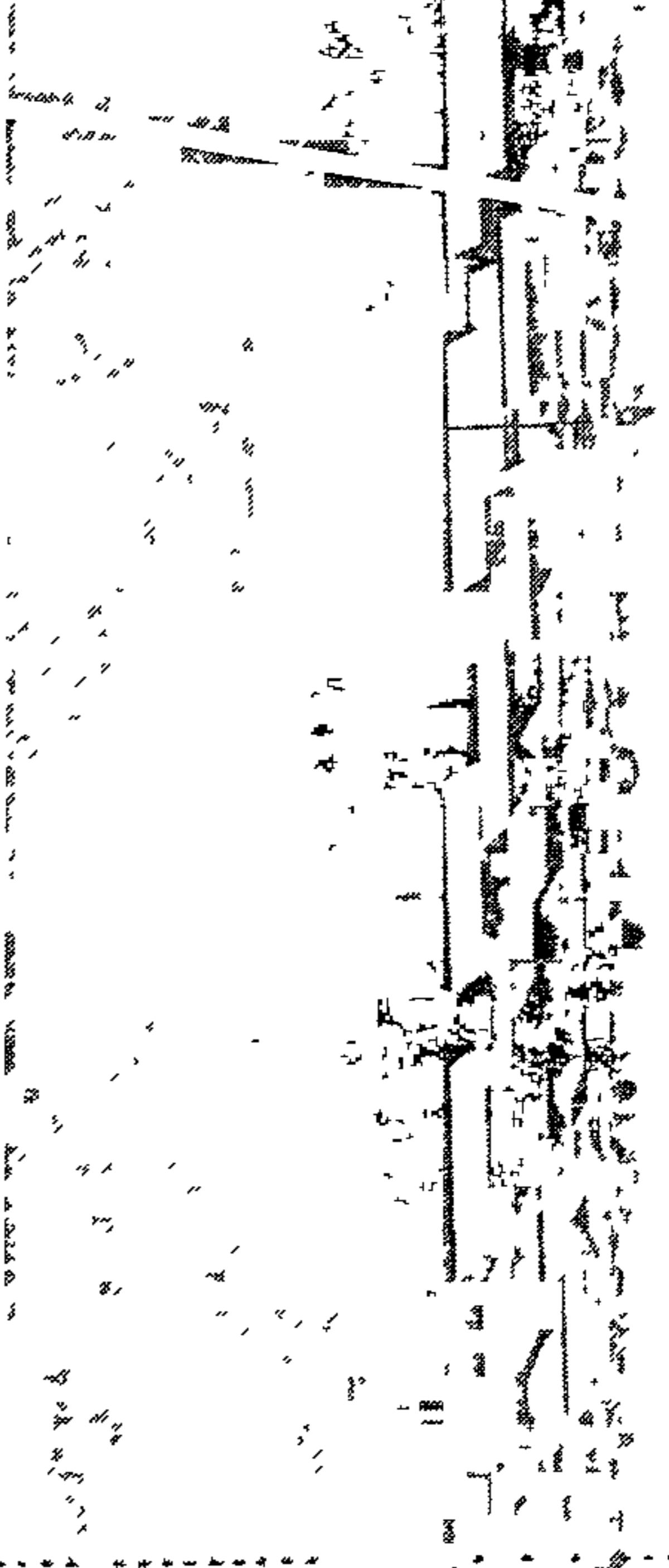
Mr Carr makes two key points in his recommendations: the permanency of the urban African must be recognised as irreversible and funds must be made available on a generous basis — not as a trickle through the tight fists of bureaucrats balancing budgets.

Mr Mtonzi looks further ahead and calls for the restoration of freehold and leasehold tenure rights for urban Africans — and, of course, more land.

Land around Soweto is under meales, but "in our crisis we do not need meales but houses," he adds.

Whatever the solution, there is one inescapable truth for the people of Johannesburg what happens in Soweto will affect them. The two cities are twins and their destinies are inextricably linked.

Millions are Anton Rupert once said of people of neighbouring African states: "If they don't eat, we won't sleep."



A man works at improving a typical Soweto house. The improvement will make living more comfortable, but under present policy the tenant cannot own either the house or the stand



Soweto residents want to be fully consulted on a new housing project and make it "their own."

Otherwise, they warn, the scheme will mean nothing.

But they are also excited about the "better living" project, drawn up by the Soweto Home Improvement Action Group in Johannesburg, and published in The Star this week.

It envisages cluster housing, parks and a communal centre

It will be implemented in collaboration with the Government and aims in the long term at floating a fund from which Africans can obtain low-interest loans for homes and home improvement.

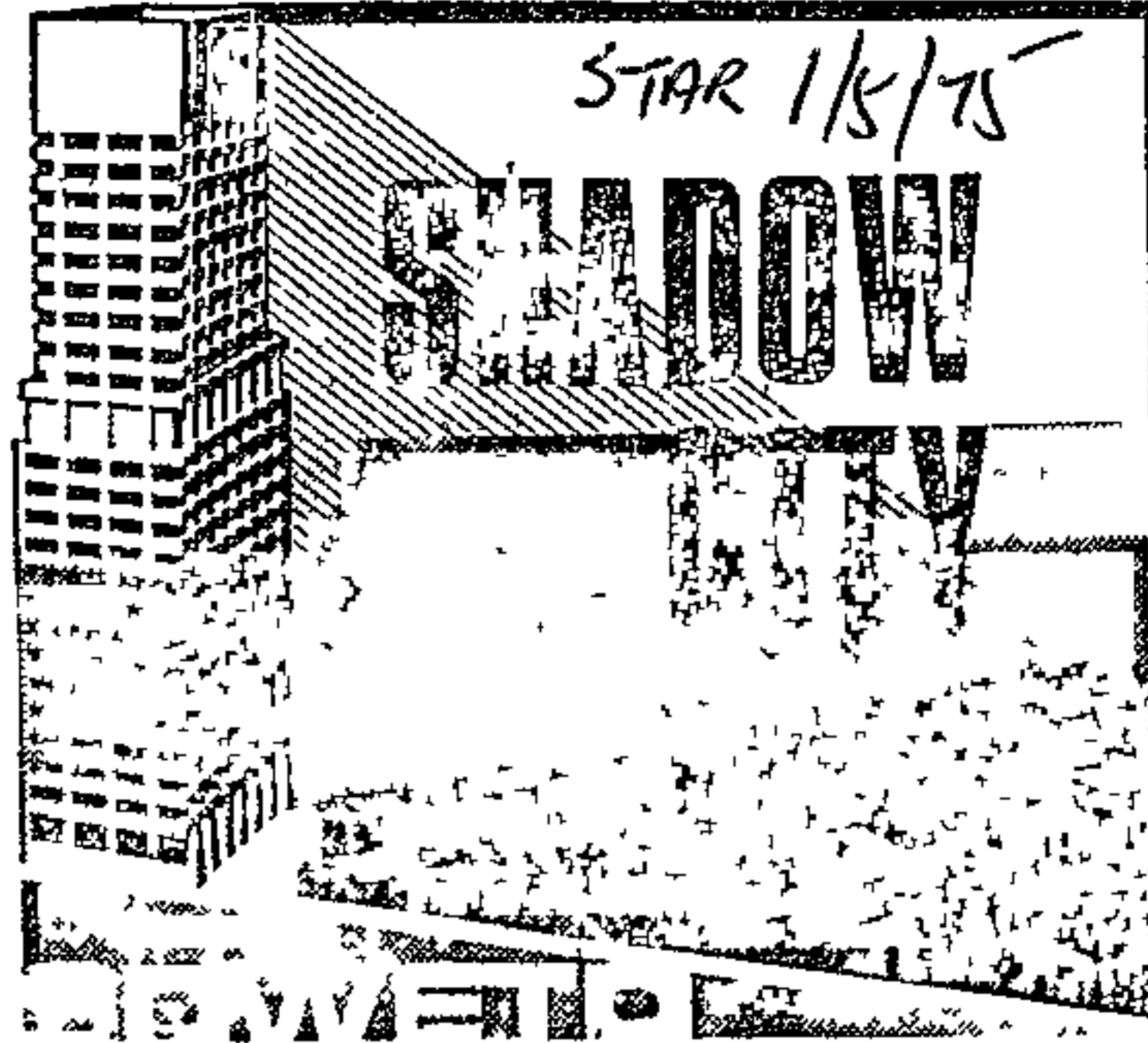
Mr P S Pikoli, chairman of the Dube Vigilantes, said the scheme would give dignity to the community

"As it is, Soweto now looks like a concentration camp, which is causing frustration. There is no privacy."

He felt that future planning should include schools, recreation grounds and shopping centres.

Mrs Ellen Kuzwayo, secretary-general of the YMCA, said

"There have been so many promises in the



past, and so few have come true. It would be wonderful if this one worked

"But I emphasise that the people themselves should be considered and consulted otherwise it would look like a handout from Whites like charity

"Apart from the pilot scheme, our people should be helped to do things for themselves. Then this work could be meaningful," said Mrs Kuzwayo

She was thrilled to hear that the action group aims at loans for Blacks

"We have been envious of Whites working on the same staffs as us. They have enjoyed loans to build or improve their homes while we are not entitled to help"

Mr R Maponya, a

Soweto businessman, said that the Africans had a great need for this type of scheme

"Now, with financial backing available, it will mean that big families will be able to extend and improve their accommodation," he said

"The scheme will definitely change the face of Soweto.

"I would, however, suggest that thought also be given to the erection of flats for newly wed couples and those who do not want to live in hostels"

He also urged that Blacks be consulted and involved in plans concerning them so that they could say: "We like the scheme, it is ours"

(1) 127  
~~3~~ 323

# Green light for Soweto housing plan

RDM  
7/5/75

By PATRICK LAURENCE

A TEAM OF architects have offered to help the West Rand Administration Board meet the challenge of housing in Soweto, the board's chairman, Mr Marie Mulder, disclosed yesterday.

The new Deputy Minister of Bantu Administration, Mr Willem Cruywagen, has already given the go-ahead to an experimental project between the board and the architects.

Mr Cruywagen was appointed to the cabinet during the last reshuffle, but illness prevented him from assuming duties until last week. Administration of African townships by "Bantu administration boards" is one of his major responsibilities.

Mr Mulder declined to elaborate in detail on the experimental project but did talk briefly about "parallel development" — with the board concentrating on erection of new houses and the architects on improvements to old houses.

The standard 51/6 Soweto house is without built-in cupboards, internal flush lavatories and washbasins — all items mentioned by Mr Mulder as falling within the scope of improvements under consideration.

In another potentially important statement, Mr Mulder set his teeth against high-rise buildings as an answer to the Soweto housing shortage.

After referring to high-rise building schemes which he had seen in Harlem in the United States, Mr Mulder said: "Buildings in Soweto will not go higher than three storeys if I have any say."

It was quite apparent from his remarks that his thoughts were running along the lines of cluster housing, a solution favoured by many architects to congestion in urban areas throughout the world.

He went on to comment on a report in the Johannesburg Nationalist newspaper, Die Vaderland, that the Government was thinking of scrapping section 10 rights under the Native Urban Areas Act.

Section 10 guarantees the rights of "qualified" Africans to remain in prescribed urban areas in White-con-

trolled South Africa

According to the report official thinking was veering in the direction of abolishing those rights and regarding all urban Africans as citizens of, and immigrants from, the different African "homelands" without claim to permanence in "White" South Africa.

Mr Mulder said "We have not been consulted. If there are thoughts in that direction, we are not in the know."

His board would continue to function and plan on the assumption that section 10 rights would remain on the statute book. These plans included extended powers for the Soweto Urban Bantu Council under section 14 of the Urban Bantu Councils Act.

Mr Mulder, who is the brother of the Minister of the Interior, Dr Connie Mulder, added "If there was any plan to change policy, I think I would be the first administration board chairman to know of it."

The West Rand Administration Board's plans for greater powers for township councils under its jurisdiction was not prompted by a policy directive from Pre-

toria

"But they may have had that in mind in Pretoria. They are thinking about closer co-operation and liaison with the councils."

As chairman of the largest administration board in South Africa, Mr Mulder is directly responsible for the welfare of at least one-million Africans — but it is not a thought which causes him dread and anxiety.

"I grew up with Blacks in Natal. I go into Soweto morning, noon and night to attend functions. Sometimes it is just the driver and I. But never for one moment have I felt anxious or afraid. There is much goodwill."

His objective for the future is that every "qualified" African family in Soweto and its sister townships should be accommodated on a family basis.

Contentment for urban Africans would come when they could make themselves "indispensable" through development of the skills of brain and hand to make up for loss of land and cattle, he said.

"But you can only have that when you have a home of your own."

By STAN WINER

A "Homes for Sex" scandal is being investigated by Johannesburg City Council following allegations made against housing officials by women in the Coloured townships.

The claim that houses are being offered in exchange for sex is one of several alleged malpractices under investigation.

### Health hazard

Mr Johann Meyer, chief legal adviser to the council, confirmed this week he has been instructed by the clerk of the council to investigate complaints by members of the Coloured Management Committee.

And Mr Ralph Peffer, the committee's elected representative for Riverlea, who two years ago initiated calls for an official investigation into the allocation of Coloured homes, said the allegations under investigation are that:

- Women have been asked to make love with housing inspectors in exchange for a home for their families.

- Bribery and corruption among some Coloured housing officials are rife because of the critical housing shortage.

- Families of up to 21 members live in tiny two-roomed houses and remain on housing waiting lists for many years, while much smaller families are allocated large homes immediately after applying.

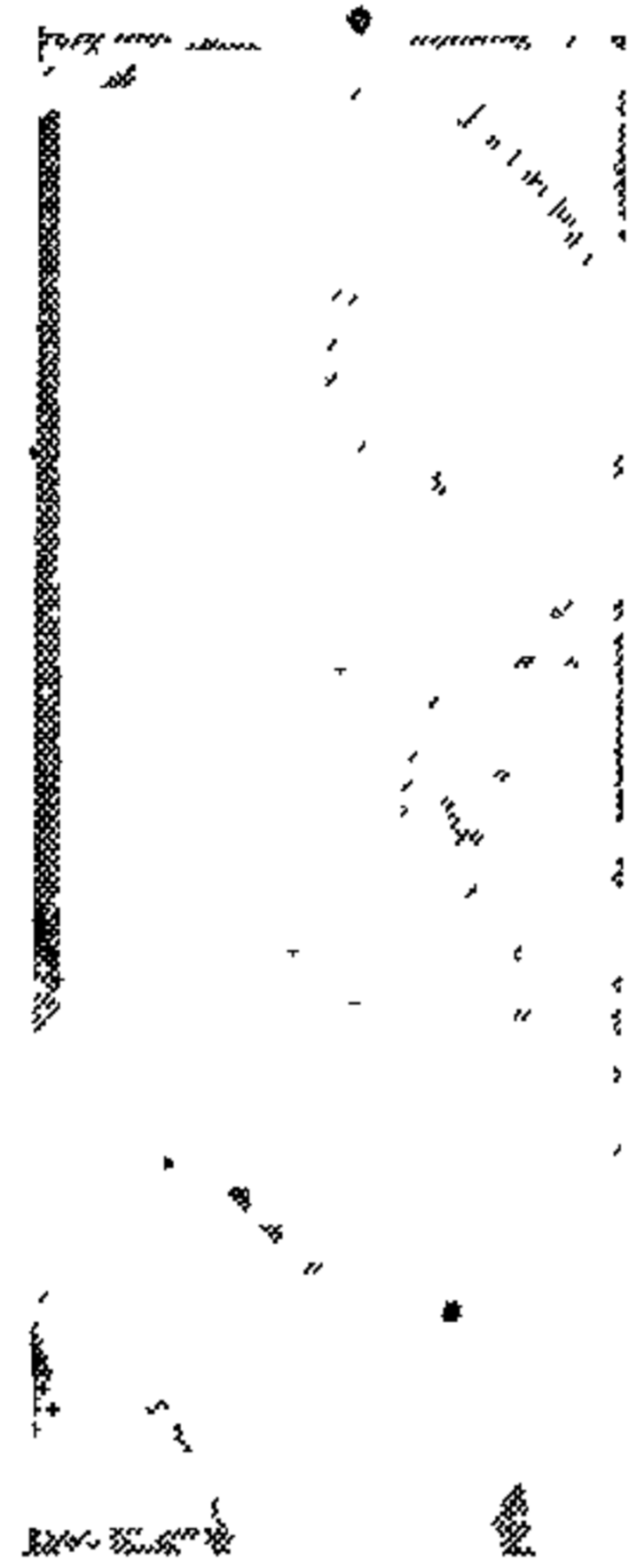
- Some Coloured flats and houses are so badly built that they are a tuberculosis hazard

Mr Peffer showed me affidavits which he has collected from several women who allege that suggestions were made to them by housing officials who offered them houses in exchange for sex.

"One of the women concerned actually became pregnant and has since had a baby fathered by a housing official," Mr Peffer said.

"This system is turning our women into prostitutes."

Mr Peffer said Dr Emile Jamine, chief officer of the Coloured and Asiatic division of Johannesburg Muni-



Mr Ralph Peffer  
... affidavits

cipality, has admitted the division has no fixed system for the allocation of homes. Each case is treated on merit.

"Yet there are instances where people who have applied for homes as much as seven years ago, have not been allocated homes. Others, who are not even on the much-quoted 4 000-odd waiting

# 'HOMES FOR SEX' CLAIM SPARKS INQUIRY

*Sun Trib  
11/5/75  
(127)*

list, have been allocated homes.

"How were their cases, in this extremely loose non-system, treated on merit, and what were these merits?" Mr Peffer has asked the council.

Mr Peffer has submitted documentary evidence of irregularities to the clerk of the council. It is the basis of the council's investigation.

An interim report is expected within the next week, said Mr Meyer.

### Pattern

Mr Peffer said that in collecting his evidence "a pattern has developed over the past few months where people who have appealed to me for help as a last resort have found themselves in serious disfavour with council officials.

"I have discovered 25 cases where people who had problems with permits, housing applications and rent arrears and had assessment form problems were unable to obtain help from the council's local officers and consequently appealed to me for help.

"They subsequently found themselves harassed and victimised in many subtle ways. Some were even told by council officials that they would receive no help as long as they associate with me."

Describing conditions under which Johannesburg's Coloured community are housed, Mr Peffer referred to Section 3 (A) of the Slums Act No 53 of 1934.

"The responsibility to ensure the provision of suitable housing for its inhabitants of the district rests squarely on the shoulders of the local authority. If this is to be taken at face value, then not only has the Johannesburg City Council failed in respect of Riverlea to fulfil this role, but has in numerous instances willfully contravened the Slums Act.

"The Coloured townships are a cancer, a pre-planned spiritual gas-chamber that threatens to turn a whole generation of youth into a seething and restless group of rootless people whose chief objective would be survival like an animal."

# Plan to ban Blacks leads to town row

By JIM KIDSON

ALBERTON on the East Rand is going "White-by-night," and hundreds of housewives are angry about it.

Petitions signed by several hundred protesting residents will be handed today to the MPC for Alberton, Dr S. D. Latsky for the attention of the Minister of Labour and MP for Alberton, Mr Marais Viljoen.

Yesterday, an Alberton town councillor, Mr D. H. Harris, said it was expected that Alberton would be completely "White-by-night" within two years.

At the moment, hostels to accommodate African women are being built in the township of Thokoza.

Mr Harris said yesterday that hundreds of Alberton residents had telephoned him objecting to the proposed move.

He said he had received a number of petitions with about 700 signatures, which would be handed to Dr Latsky today.

He said other councillors

had also received complaints about the move to prohibit living-in servants. He said the plan had never been raised in the Nationalist-dominated council.

An Alberton resident, Mrs Margaret Laurence, told me this week that domestic servants were "licensed to live on White properties". The licences were renewed annually.

Last month, she said, residents received notice that permits would not be renewed at the end of the year.

Many residents then approached the Bantu Administration Department, where their objections were met with the answer that many women were "pouring" into the town from the homelands to seek work.

Mrs Laurence said African women were unable to find accommodation in the hostels at present.

Mrs Laurence and other residents, met Mr Harris this week. He undertook to hand petitions signed by residents in his ward to Dr Latsky.

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HANSARD 16 Q 1067-68

30 MAY 1975

**Decontrolling of blocks of flats in Killarney  
area of Johannesburg**

\*7 Mrs H SUZMAN asked the Minister of Community Development

Whether there were any applications for decontrolling blocks of flats in the Killarney area of Johannesburg during the period 1 January 1974 to 30 April 1975, if so, (a) what are the names of the blocks of flats and (b) what was the result of each application

The MINISTER OF COMMUNITY DEVELOPMENT

Yes

(a) Killarney Hills  
Rapallo Court  
Seven Oaks  
Interlaken  
Killarney Wilds  
Killarney Park  
Wilds Crest  
Hatherley Hall  
Chartwell

(b) The applications for Killarney Hills and Killarney Park to be exempted from rent control were approved. The applications in respect of Killarney Wilds and Wilds Crest are still receiving attention, whereas the

applications in respect of Rapallo Court, Seven Oaks, Interlaken, Hatherley Hall and Chartwell were refused

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HANSARD

16 Q 1071 - 72

30 MAY 1975

Hostels for men in Alexandra

127

\*14 Mr R J LORIMER asked the Minister of Bantu Administration and Development

(1) (a) How many hostels for men are there in Alexandra and (b) how many men are accommodated in each hostel,

(2) whether any more hostels are to be built, if so, (a) how many and (b)

how many men will each hostel accommodate.

The DEPUTY MINISTER OF BANTU ADMINISTRATION AND EDUCATION:

(1) (a) One complex comprising 2 642 beds

(b) 2 642

(2) Yes (a) and (b) Details as asked for are not yet available as the planning of hostels is still being attended to by the West Rand Bantu Affairs Administration Board

HANDBARD 14

Q. 1165 - ~~1165~~

17 June 1975.

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3/31

Inspectors of machinery in Department of Labour

\*3 Dr A I BORAINI asked the Minister of Labour

- (1) How many inspectors of machinery are there in the employ of his Department,
- (2) whether any posts for inspectors are vacant if so how many

ANSWER

ANSWER

# Gangs threaten landless

Many Witwatersrand Coloured and Indian families are having to live in dilapidated houses in gangland neighbourhoods while they wait for township land to be proclaimed.

Now Dr Emile J. Jammine, chief officer of the Coloured and Asian division of the Johannesburg City Council, has called for "accelerated township proclamation" by the Transvaal township board.

Alternatively Dr Jammine has suggested, "special powers be conferred on the Department of Community Development and a responsible local authority such as Johannesburg, enabling them to proclaim townships planned for development."

Dr Jammine said in an interview. "The time lag in waiting for proclamation of townships not only lessens the availability of housing but increases the shortage and the social evils which go with unsatisfactory living conditions."

Given early and speedy township proclamation and the land, Coloured and Indian people could "remove much of the present obligation for the State and local authorities to cater for their housing requirements."

## In limbo

The said Coloured and Indian breadwinners who earned more than R400 a month were not eligible for assistance under the system where the State and local authorities built homes for them. But without land available for purchase these families were left in limbo.

They, among others, were faced with an imposed need to share already overcrowded houses with other families, or to occupy slum or dilapidated properties.

The city council's plans to redevelop Western Township in its entirety were upset by the proclamation of an area of land in Claremont adjoining the Coloured suburb of Newclare as a White group area, Dr Jammine said.

This denied the council facilities to build the alternative accommodation needed to resettle all the Coloured families who had intentionally been temporarily settled in Western Township.

## Shocking

"Lack of sufficient alternative accommodation since then has meanwhile slowed down the

dian families from established areas of residence throughout South Africa"

The act "has also made it possible for Coloureds and Indians to enjoy unencumbered freehold rights in respect of occupation and ownership of properties as long as these are in their own group areas."

But land was not freely available.

With the Coloured population of Johannesburg fast approaching 100 000, it had an immediate need for 10 000 houses

Indians immediately needed 2 500 houses Johannesburg had the second largest Indian popu-

lation (about 55 000) in South Africa

"Population growth rates for these two communities are appreciably higher in Johannesburg than normal and are among the highest in South Africa.

## Begs question

"A formidable programme of anticipated housing provision" for 250 000 Coloured people and 100 000 Indian people, Dr Jammine felt, begged the question "as to whether the building industry as presently constituted will be able to meet

the demands of these two race groups fully."

It also begged the question with regard to such "radical changes" as the removal of restrictions which "prevent the training and the utilisation of Black labour on skilled building work in Coloured and Indian areas despite the lack of availability in Johannesburg of qualified Coloured and Indian building artisans"

Further important questions in the operation of this R650 000 000 project were the basis for finance and "the type of municipal or local authority to whom the responsibility for development and sub-

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# Gekleurdies se nood hoog

**BEHUISING** is vandag ongetwyfeld die grootste enkele probleem wat die Kleurling- en Indiërbevolking van Suid-Afrika in die gesig staar, meen dr. Emile J. Jammine, hoof van die Kleurling- en Asiatiese afdeling van die Johannesburgse stadsraad, in Johannesburg en op die Witwatersrand veral het ons te doen met 'n nypende tekort aan behuising van redelike standaard vir Kleurlinge en Indiërs.

In Johannesburg alleen is daar 'n onmiddellike behoefte aan 10 000 wooneenhede vir Kleurlinge en 'n verdere 2 500 vir Indiërs.

Die Kleurlingbevolking van Johannesburg is vinnig besig om die 100 000-kerf te nader. Dit is die tweede grootste stedelike konsentrasie van Kleurlinge naas Kaapstad. Die stad se Indiërbevolking van 55 000 is die tweede grootste na Durban.

Bevolkingsgroei ten opsigte van 'n Kleurling- en Indiërsgemeenskap is heelwat hoër in die Johannesburg-gebied as die gemiddelde groei koers vir die res van die land. Ten opsigte van die Kleurlingbevolking toon Johannesburg 'n jaarlikse groei van 3,8 persent, wat vergelyk met 'n nasionale jaarlikse groei koers van 3,4 persent.

## Nie einde

Ten opsigte van die Indiërbevolking is die ooreenstemmende syfers 3,2 en 3,5 persent.

Dit, meen dr. Jammine, is direk toe te skryf aan aantrekliker indiensnemingsmoontlikhede in die handel, nywerheids- en professionele sektor in Johannesburg as in die res van die land.

'n Program is reeds opgestel en aanvaar waarvolgens die stadsraad van Johannesburg en die Departement van Gemeenskapbou 'n gesamentlike onderneming 10 000 wooneenhede in die onmiddellike toekoms gaan bou om die huidige nood te verlig. Dit is egter nie die einde van

die storie nie, meen dr. Jammine. Sowat 50 000 nuwe huise sal gebou moet word voor die einde van die eeu.

Voorsiening is reeds gemaak vir 'n nuwe dorp aan die suid-westelike grens van Johannesburg se munisipale gebied wat uiteindelik huisvesting sal verskaf aan 250 000 Kleurlinge.

Vir die Indiërbevolking is ook voorsiening gemaak vir 'n nuwe dorp, aangrensend aan Lenasia wat na raming 100 000 mense in 25 000 wooneenhede sal huisves.

## Belangrik

Tesame verteenwoordig hierdie twee projekte 'n reuse bouprogram wat teen huidige kostestrukture sowat R650 miljoen sal kos. Ontwikkeling van hierdie omvang laat die vraag ontstaan of die boubedryf in sy huidige vorm in staat sal wees om die vraag na behuising van hierdie twee bevolkingsgroepe te bevredig, en of daar ander ingrypende veranderinge sal moet kom, meen dr. Jammine.

'n Moontlike uitweg is om die beperkinge wat daar op swart arbeid bestaan om geskoolde werk in Kleurling- en Indiërgebiede te verrig, op te hef. Onder huidige omstandighede sal dit al hoe moeiliker word om huise in die getalle nodig te voorsien teen 'n koste wat gemiddelde Kleurling- en Indiërgesinne kan bekostig.

'n Taamlike deel van die Kleurling- en Indiërbevolking is potensieel daartoe in staat

om 'n belangrike bydrae te lewer in die eie voorsiening van huisvesting. In die praktyk is diegene egter meermale nie in staat daartoe nie omdat grond nie vryelik vir die doel bekombaar is nie, meen dr. Jammine.

## Drukkend

Dit is die geval in Johannesburg op die oomblik en dit sal 'n probleem bly totdat genoeg geproklameerde grond vir dorpstigting beskikbaar is.

Gewoonlik neem dit 'n lang tyd voordat dorpsgebiede amptelik geproklameer word vir ontwikkeling. Kleurlinge en Indiërs wat dus wel daartoe in staat is om hulle eie huise te bou, kan nie die grond koop en oordrag neem om die nodige finansiering te bekom nie.

Daar is dus 'n drukkende behoefte aan versnelde proklamering van dorpsgebiede en daarvoor is dit nodig om spesiale magte aan die Departement van Gemeenskapbou en 'n plaaslike owerheid soos Johannesburg se munisipaliteit toe te staan om onafhanklik dorpsgebiede te proklameer. Daardeur kan die uitgerekte gewag vir toestemming van die Provinsiale Dorpsgebiederaad uitgeskakel word. Met die grond en die voordeel van vroegtydige dorpsgebiedproklamasie kan die Kleurling- en Indiërsmeenskappe hulleself in groter mate help en die owerheid se las verlig.

# Rents go up for Vaal Blacks

STAR  
3/1/75

127  
243  
127

Vereeniging Bureau House rents and service tariffs for Blacks in the Vaal Triangle have been increased by the Bantu Administration Board with the approval of Black advisory

committees and urban councils. The increases came into effect on July 1. They range between R2 and R5 a month and the board will continue to subsidise the charges to reduce the increase by eight percent.

The director of the board, Mr. John Knoetze, addressing the Triangle's foremost employers of Blacks yesterday, said the board had been obliged to make the increases because it faced a deficit of R775 000 on the housing, hostels and service accounts.

"The board does not make a profit on these accounts. In fact, in some cases, water is being sold at half its cost to the board to the consumers," he said.

But Mr. Knoetze said the board appreciated that there would be cases of hardship where sick or unemployed persons were unable to meet the new costs.

"In these cases, we will aid individuals, even to the extent of writing off rentals owed to us," he said.

Mr. Knoetze said the profits from beer and liquor sales would be put to better use for improving community services such as sports facilities and clinics.

## CAPITAL

The board planned to provide electricity in 2 000 homes in Sebokeng (R130 000), to erect high-mast lighting in Zone 14 and to gradually replace the conventional street lights with these lights if funds permitted.

With the increased capital at the board's disposal, attention could be given to ending the serious air pollution in Sebokeng as smokeless stoves could be installed in homes.

Some 200 men, women and children are living in abysmal conditions in what they call "a forgotten valley." Their homes are tin shacks, sheds in the ramshackle compound of an abandoned Johannesburg gold mine.

Hidden from view off the lower Main Reef Road near Industria, the site was formerly Block B of the deep level Langlaagte Mine.

Many of the 50 Coloured people and 150 Blacks have been living there for several years. Surrounded by old shafts behind the Dakota Drive-in cinema, they also refer to the place as Horseshoe after the area some of them lived in before their homes were demolished.

"The council told us we would get a house in three or four months," said Mrs. Minnie Klaasens. "That was two years ago. I made an application for a home five years ago."

She has been living with her husband, a factory worker, and three children in a

one-roomed shed for two years. "It is terrible here," she added.

Water is bought at 50c a drum from Western Coloured Township and is transported by wagon.

Mrs. Martha Kopali lives with her husband and seven children in a tin shack. "We are suffocating here," she laments.

Marta offers a shy smile "There is no lavatory here. We have to go into the bushes."

Mrs. Joyce Norkie has never had a house of her own.

Now she lives in a dilapidated concrete shell structure with her husband and four children, aged between three and 10. "It's a struggle," she says with resigned, sorrowful eyes.

Others have a numb expression. Despair is etched on their faces. Some still wait and hope for better things.

Sitting round a fire outside his shack with his five children, Mr. Sidney Lottering says: "I do not want my children to grow

up here. My dream is that they will yet live in a decent house."

He sells scrap in a cart. His horse stands in a makeshift shed next to the shack that is his home.

Poverty and their common plight have united the community. There is little violence.

"We have food," says Stanley (19). "If a man is hungry he goes to his neighbour who will give him bread."

A reporter who approached the West Rand Administration Board and the Department of Community Affairs was passed from one official to another without being able to obtain any comment.

Two years ago the place was visited by officials. The Blacks were described as "illegal squatters on mine property."

Mr. Albre Pop, a member of the Coloured Management Committee of the Johannesburg City Council and community leader, described their plight as "utter degradation."

...COLOURED men is  
 now building his own  
 home for his family  
 in Edenvale  
 municipal official  
 who did not knock  
 down by mistake.  
 Although it is 300 ft  
 since the family was left  
 homeless, the council still  
 has not provided tempo-  
 rary shelter.  
 The council says it may

**By MARTIN CREAMER**  
 Express Reporter

not build a new home for  
 the stranded De Bruins.  
 So Mr Stefans de Bruin  
 is building himself a new  
 home — even though the  
 council admits the pre-  
 vious one was knocked

down in error.  
 Mr De Bruin, a 316-  
 week machine operator,  
 has had to pay for the  
 material, and when he has  
 completed the house he  
 must pay 25 a month  
 rent to the council.

These facts emerged  
 this week as the Express  
 continued its investigation  
 into the plight of the De  
 Bruin family.

It was revealed last  
 week that on July 21 the  
 De Bruins lost their home  
 — a corrugated iron room  
 behind the clinic at the  
 Edenvale Coloured Town-  
 ship.

**In the veld**

It was knocked down  
 because a municipal offi-  
 cial claimed Mr De Bruin  
 was an African and so not  
 entitled to live in a Col-  
 oured area.

Later, municipal bosses  
 found Mr De Bruin was a  
 Coloured — as he had  
 claimed all along.

By that time, however,  
 Mr De Bruin, his invalid  
 wife, his aged mother-in-  
 law, and his three child-  
 ren — John, eight, Anna,  
 six, and Maureen, three —  
 had spent five mid-winter  
 nights in the veld.

A compassionate White  
 ratepayer, Mr Mike De-  
 vine, later lent a tent for  
 the family which they are  
 using as a home.

The council's manage-  
 ment committee met on  
 Tuesday and resolved that  
 the official who knocked  
 down the home without  
 authority be severely re-  
 primanded.

**By law**

The Town Clerk, Mr  
 Jan du Plessis, told me  
 the council may not build  
 in the Coloured township  
 because it is a White  
 group area.

"It is not because we do  
 not want to, but by law  
 we may not," he said.

If the council did de-  
 cide to rebuild, council-  
 lers who voted for this  
 would have to foot the bill  
 themselves.

I put it to Mr. Du  
 Plessis that Mr De Bruin  
 had suffered as a result of  
 an unauthoritative action.  
 This made no difference,  
 he said.

Mr De Bruin told me:  
 "I am very unhappy with  
 the situation, but what  
 can I do?"

# Attacks Govt on housing shortage

1-10-50  
120  
9127

INDIAN and Coloured leaders said today that the Government had failed to plan for the lack of housing and was worsening the shortage of housing. The shortage has been aggravated by the scramble for housing in the Pretoria Indian township of Laudium, where about 400 displaced Indians from other areas are to be given housing. The 1,000 local Laudium families living for homes were told that plots were to be allocated to the displaced Indians. The former chairman of the South African Indian Council and member of the South African Foundation, Mr. H.E. Joubert, said the Government had failed to take into account the swift rise in the Indian population and the consequent growing demand for housing.

The shortage of housing in Johannesburg was estimated at more than 2,000 in Pretoria at about 1,000 and the shortage in other major urban centres, including Benoni and Germiston, was worsening. The problem was aggravated by Indians from the flatland moving to towns because of shortages of schools and housing in the country. Job opportunities were also more plentiful in the city, said Mr. Joubert. Chairman of the executive of the Coloured Representative Council, Mr. Sonny Leon, said lack of housing was the biggest grievance among Coloured people. The shortage was estimated at more than 100,000 units in some areas, including Kimberley, three

families were housed in houses hardly big enough to accommodate them. The Government must launch a crash programme to relieve this tremendous shortage. Mr. Leon said if the Government could find millions of pounds to lend to South American countries and spend R1,000 million a year on defence, it could surely find the funds to provide reasonable housing for its own people. In the Cape Peninsula alone the need was for 40,000 houses. Mr. Leon said he addressed a public meeting in Cape Town earlier this week on the crying need for accommodation for Coloureds. "One mother told the meeting she and her family were part of a group of 22 sharing a two-bedroomed house. "Coloured people are bewildered. They don't know where to go or what to do."

16/8/75

# The BAD boards

MR BRAAM RAUBENHEIMER is quite right. The administration boards set up for Africans are not working effectively.

The Deputy Minister of Bantu Administration and Development is also correct in saying that the malfunctioning is due to lack of funds and because people do not want to be regulated or have their affairs arranged.

From this point on we part company with Mr Raubenheimer. For, to his way of thinking, the answer lies in still-greater regulation, ensuring a properly-controlled flow of African labour to cities, industries and farms. And retaining the pass system as a basis to it all.

The prospect of turning the screw even tighter is a horrifying one.

South Africa needs less regulation, not more. South Africa needs less, not more, use of the pass laws whereby over 500 000 African men and women are prosecuted each year.

Above all, South Africa needs less bureaucracy. It certainly does not need any addition to the vast and cumbersome bodies of officials which local experience has shown the administration boards to be, particularly not in view of the virtually untrammelled power exercised by the boards.

## Millions

Take the West Rand Administration Board, which operates in and around Johannesburg, controlling the lives of several million Africans.

In recent months, this board has shown remarkably little responsiveness to the desperate housing shortage in Soweto. It has again failed, for the third year running and despite repeated promises to ensure adequate heating in the Alexandra hostels. Its methods of expropriating land in Alexandra have been described as nothing less than extortion.

This board has been involved in a tragicomic

127



Cheers?

16/1/44  
27/3/19 5/135  
3 227 6/127

**It's a question of drink.**

When the Bantu Administration Boards (for the control of African affairs in "White" SA), were set up in 1972-73, apartheid dogma laid down that they had to be financially self-sufficient. Today, the results are all too plain. In effect Africans are being told to booze more, or their rents will rise even higher.

The clear link between increased liquor consumption and the Boards' financial viability was underlined at the end of last month, when government ruled that it would forego its customary 80% share of the Boards' hard liquor profits. The cash will be used in the cities and not, as in the past, spent in the Bantustans.

For the monolithic West Rand Administration Board (WRAB), which in Soweto controls the largest concentration of Black people in SA, the move means they will cover their anticipated deficit of R1,2m (out of a total budget of R70,5m) for 1975-76. Retaining the government's share of the profits could mean another R2,5m,

FM 29/8/75

**ONE FOR THE HOUSE**

or even more, for WRAB

Even before the policy switch WRAB got 55,7% (R38,8m) of its revenue from its beerhalls and bottle stores, and it is expanding its liquor operation mightily.

It has to be estimated for this year show that rents for houses and hostels should bring in a mere R14,5m (20,8% of the total), while compulsory employers' contributions add up to only R8,4m (12,1%). And this after a recent heavy rise in rents and employers' contributions, making it doubtful whether the Board can resort to further hikes of this nature in the immediate future.

A Soweto family (average five people) occupying a new standard four-roomed house pays R20,95 a month for rent, services and water (Average earnings for an unskilled Black labourer are R80 a month). And now the Boards demand that non-dependents over the age of 18 in a household must pay an additional R1 a month in lodger's fees. Since these people are generally the children of the family head the issue has understandably caused anger and resentment.

As far as employers' contributions are concerned, these now stand at R1,80 a month for industrial workers, R1 for domestics and R0,40 for farm labourers. The farmers, in particular, have jibbed, and Deputy Minister of Bantu Development Braam Raubenheimer admitted to them in Nelspruit last week that the Boards were not

functioning properly

However, as a BAD spokesman explains it to the *FM*, there is absolutely no question of revamping the Boards. Raubenheimer, it seems, was merely responding to farmers' queries as to just what it was they were getting for their 40c. The Boards certainly have had "teething troubles", but only because they have not been going long. BAD, incidentally, has now asked the Boards to "give service to farmers".

Yet if the Boards are to fulfil their obligations to Blacks as well as satisfying White employers, their crucial task is housing, and Soweto's need is greatest. In July this year WRAB had 17 841 names on its primary and secondary housing lists. This could mean up to 86 000 without their own roof, and as Progressive Reform MP Helen Suzman points out there are countless thousands in the region who have not bothered to put their names on a list, or who do not qualify for a house anyway "even though they're working in the area". As it is the pace of building is that of a snail.

By the end of WRAB's current financial year, in all the areas of its domain, the Board "expects" to complete 4 000 new units.

So until government spends far more than it is on Black housing, thousands will remain homeless. Since it has made a loan for low density housing to Paraguay presumably funds are available — or are they only for buying chumminess overseas?

# Coloured firm on move from barns

STAR 3/9/75

**A Coloured businessman has reached an "amicable" agreement**

with Government officials who last week threatened to use force to remove him and his factory from two old barns in Nancefield.

Mr Ralph Sarjoo will begin moving today or tomorrow. His Nancefield Bag Company, which repairs and sells sacks, moves to Klipriviersoog and later to the White industrial area of Nancefield.

Department of Community Development officials who last week threatened to use bulldozers to demolish the barns, agreed

to give Mr Sarjoo a permit for a factory in the White area if he quit the barns voluntarily

Mr H Mills, regional representative of the department, said today that the agreement reached had been quite "amicable." Land occupied by the barns, flanking Eldorado Park, was needed for an emergency Coloured-housing scheme

The Johannesburg City Council is building the houses at the rate of about 2 500 a year, but had to stop until the barns were vacated



# Family bulldozed out of house

RDM  
9/9/75

Staff Reporter

A DEMOLISHER'S bulldozer smashed through the brick wall of a Johannesburg home with an infirm 72-year-old woman, her daughter and crippled son-in-law inside.

In the seven days since the bulldozer ripped through their house Mrs Elizabeth Pirry and Mr and Mrs Strake Peterson have been forced to sleep out in the open alongside the half demolished shell of their home-for-five-years in Rawbone Street, Ophirton.

The possessions they managed to salvage lie in a pile beside them.

Mr Peterson said: "We were in the house when the bulldozer started knocking the wall down. We weren't given any warning — suddenly bricks and plaster started falling down from everywhere."

Wizened and deaf Mrs Pirry said: "I had to be carried out of the house by my daughter. I've lost my home—everything I had."

The driver of the bulldozer, Mr Petros Siboko who was still at work yesterday only metres from the family, said: "Just before I started I called to them to come out"

Asked to comment on the demolition Mr Eddie Perlman, of Edward Perlman (Pty) the company developing the site, slammed down the telephone.

A spokesman for the Department of Community Development said that a demolition permit had been issued in May 1974 for the site.

"At that time the house was considered to be a slum and considered to be vacant. That's all we can tell you I'm afraid."

A social worker at the Department of Coloured Affairs said they were investigating.

1) 12-1  
2) 88

# Tenants RDM 9/9/75 pay more

Staff Reporter

TENANTS OF new houses in Senoane, Soweto are being charged a rental of R19,95 to R20,95 a month — about R10 a month more than tenants of the old houses in the township are paying

The new four-roomed houses have been allocated to 24 families who have moved out of single rooms or semi-detached houses in Soweto

The houses have no inside doors, ceilings, plastering, electricity or inside toilets.

The chairman of the Soweto Urban Bantu Council Mr T J Makhaya, yesterday condemned the rentals as exorbitant. Tenants settled in the township's older houses were paying only R10,60.

The West Rand Administration Board had also not consulted the council about the allocation of houses, he said.

① 323  
② 243  
③ 127

# Coloured housing 'pushed'

STAR 12/9/75

David Breier

Housing priority in Johannesburg is being given to Coloured people. Authorities regard White housing needs, with the exception of the aged, as less urgent.

The Coloured housing plight has led to some of the worst slums seen in Johannesburg. These rival the notorious shantytowns which stung the authorities into building Soweto in the 1950s.

Coloured slum overcrowding has been aggravated by African housing shortages. Some of the worst slums in Coloured areas are inhabited by as many, if not more Africans than Coloured people.

An example is "Tamatrevler" in Klipriviersoog. The Coloured housing backlog is about 10 000 units, says Major J D Opperman MPC, chairman of the city council's housing committee. Mr Alf Widman MPC, a former chairman of the committee, has put the backlog at 13 750 units.

But with the estimated Coloured population of the city at 90 000, either figure represents an overwhelming shortage.

To put the figures into perspective, Major Opperman said the official waiting list was around 5 000. Another 2 000 families have homes, but they live in the African areas of Alexandra and Noordgesig, and will eventually have to be rehoused. The rest are slum-dwellers.

Natural population increase and influx, which nobody has been able to estimate, add to the problem.

## Target

The present joint target of the city council and the Department of Community Development is to erect yearly 2 500 housing units, including flats, between them. Major Opperman believes that, as Coloured construction crews are trained, this rate can increase.

The two main obstacles to a faster rate, says Mr Chris Botes, chairman of the city's Coloured management committee, are labour and land. He lays the blame firmly at the door of apartheid.

Job reservation has limited the number of Coloured artisans in the Transvaal. Recently the government refused a city council request to use African artisans on

When a home is NOT a castle...



The bathroom of a sub-economic flat in Eldorado Park Extension One. It has no bath, only a shower. The flat also contains two bedrooms, a living room and a kitchen.



Tamatrevler — one of Klipriviersoog's notorious slums. While filth still persists, massive rubbish removal by the city's cleansing branch has cleaned up the area enormously.

Coloured housing schemes.

Mr Widman has called for the use of Angolan artisan emigrants on Coloured housing. Major Opperman replied these were likely to be snapped up by private enterprise.

The government has also consistently turned down city council requests for White areas to be proclaimed Coloured Group Areas.

An example is the White Claremont Stage Three housing scheme which is largely empty.

Others are Bushkoppies near Eldorado Park which the council had earmarked for about 400 "home-

ownership" houses, and the St Martin's Trust area further to the south, which could have held 2 000 housing units.

Major Opperman said there were now 2 115 houses under construction, 4 123 "in the pipeline" and land for another 6 130.

Although future needs are expected to be met by a new Coloured town in the Ennerdale area, Coloured leaders are sceptical and say they expect nothing to emerge here before five years.

Land shortage is a major problem because slum dwellers cannot be turned out of their shanties while

new houses are built in their place.

This problem has entrenched the slums of Western Township. When this area, which was originally African, was declared Coloured about 10 years ago the old "pondokkies" were regarded as temporary.

The council intended building new houses in nearby Claremont, shifting the people of "Western" into them, flattening Western Township and building new houses there.

But the government refused to declare Claremont a Coloured Group Area. A White housing scheme was built there instead. So the council had to renew Western Township bit by bit. The slums remain.

Slums in Johannesburg exist not only in shanties. Because of the shortage, families "double up." Two or more families live in the same unit.

What may look neat from the outside is in fact a slum inside.

New three-bedroom economic houses are being built within the R700 range recently highlighted by the Minister of Community Development, A H du Plessis.

The city council provides such houses now between R7 650 and R8 150. This includes the price of land. The more expensive type is sold, the cheaper is rented.

Two-bedroomed sub-economic houses each cost around R4 000.

## Criticism

The Department of Community Development has sold three-bedroom houses in its Eldorado Park Extension One scheme, which was starte

127

in 1971, for between R5 800 and R8 300, including land.

But Coloured leaders such as Mr Ralph Peffer and Mr Albie Pop, who are members of the Coloured management committee, have criticised workmanship. Coloured people point to cracks and leaning walls.

Some leaders have called on the authorities to make more stands available so wealthier Coloured people can build their own homes, while the authorities concentrate on poorer homes.

But Major Opperman said several such stands had not been bought because people preferred to see their home before buying. Houses are also cheaper to build en masse.

5-TAR 12/9/75

# Confusion over the compounds

Living quarters for Johannesburg's municipal workers will continue to be called "compounds" in spite of criticism of the word.

Last year, the city council's management committee asked heads of departments to use the word hostel instead of compound.

Later, the clerk of the council was asked to investigate the "legality" of the change.

A report to the management committee this week by the clerk of the council's department says a hostel and compound are two separate concepts.

"A hostel may now only be established by a Bantu Affairs Administration Board and is intended primarily for the use of migrant labour.

"A compound on the other hand is established by a large employer of Black labour for the housing of its labourers," the report says.

## NO OBJECTION

The report adds the word hostel instead of compound could lead to confusion. Inquiries among a number of African employees of the council showed no objection to "compound."

The management committee agreed to retain the word compound.

Mr David Neppe, a Progressive Reform Party councillor who has fought for a non-racial vocabulary, said: "You never talk of White compounds, why talk of Black ones?"

He said the word was humiliating and degrading and called on the management committee to use its influence to change the official vocabulary.

During the past few years mining houses have dropped the word compound and use hostel.

(1) 264  
(2) 127  
(3) 323  
(4) 206

# No-homes plight of Soweto's teachers

Natal Mercury  
17/9/75.

127

## Staff Reporter

A number of Soweto teachers, most of them with families, are living in miserable conditions because of lack of accommodation.

Most are married women with children, whose husbands are also legally living and working in Johannesburg.

They claimed that although their services were apparently appreciated by education authorities as well as the local authority nothing was being done to house them.

Coming from outside areas, they were at the

mercy of registered tenants who often "do not mind giving us shelter but almost always refuse to register us as subtenants"

A mother of seven said she came from the Cape 15 years ago. Since then she has been teaching and living in Soweto without a home of her own

Her plight, she said, was so miserable she often could not effectively carry out her responsibilities as a teacher

A school principal in Zola Township said she had seven homeless

teachers on her staff. On occasions, they had to pay R2 admission-of-guilt fines for not registering as subtenants.

Four years ago, the Soweto Postprimary School Principals' Union negotiated through the Bantu Education Department with the local authority for the housing of teachers in the townships.

Mr Phillip Mehlape, principal of Diepkloof Secondary School, said they were then promised teachers would be given priority

However, that did not include women teachers.

Wits Student 29th September 1975

## Compound Changes -at last

*Chris Marchand*

Two weeks ago, the Administration at last galvanised itself into action with the appointment of Mr J H Fourie as Compound Manager, Mr Smith as Assistant Compound Manager at Medical School and Mr William Mkwanazi as Compound Committee Chairman

Their appointments and those of four other committee members were approved at a meeting of the BUWA (Black University Workers Association) Executive and in Admin Committee on 16th September

On Friday 19th September Mr Fourie and the Compound House Committee had their first meeting at which it was decided to take some immediate action

Both compounds one at University and one at Medical School are to be fumigated in October and during the following four weekends

The workers are to have a say when it is decided what colour the compound should be painted

'Open waste paper baskets will be provided as soon as possible

Complaints that beds in the compound are very old are to be investigated 'If there are some beds that have to be replaced then they must be replaced, Mr Fourie declared However, the workers were less certain about an Admin proposal to number the beds in the interests of security' The proposal will be further discussed

Alterations to the compound or even rebuilding it altogether will be discussed in the future Some plans are afoot

The two full-time compound cleaners have had detailed and comprehensive lists for their work

beds prepared They will be expected to stick to these schedules ensuring that the compound is cleaned

A card system for the inmates of the compound will be introduced It will be similar to that used by students

Strict regulations have been evolved for visitors A bell will ring at 9 pm for all visitors to leave Checks will be instituted to ensure visitors have

men,

KDM, 2/10/35  
**Don't do  
it there,  
I said...**

Staff Reporter

AFTER urinating on a latrine floor Edward Zitha, a security officer at the Crown Mines compound, assaulted the latrine cleaner with a broomstick.

Zitha pleaded guilty in the Johannesburg Magistrates Court yesterday to a charge of assault with intent to do grievous bodily harm.

Mr Albert Stemel, the latrine cleaner, told Mr P. D. J. Vorster that on August 15 he was cleaning the floor of a latrine in the Crown Mines compound, Johannesburg, when Zitha came in and urinated on the floor.

"When I told him that he could not do it there, he grabbed a broomstick, hit me and walked away," said Mr Stemel. He was taken to Johannesburg General Hospital.

Zitha said he had always done it in the same spot, and claimed that Mr Stemel had hit him first.

Zitha was found guilty and fined R30 or 30 days.

① 211

② 127

127

STAR 23/10/75

127

# Coloured Housing

Pretoria Bureau  
A Pretoria municipal scheme to build 234 "better type" economic houses in the Coloured township of Eersterus has been approved by the Department of Community Development.

The city's management committee this week approved a plan to tackle the project in two stages. The first is for 236 houses, to start as soon as possible.

The other 98 will have to be built later, because the area in which they will be sited has yet to be proclaimed as a township and this in turn is being delayed pending the establishment of a 50-year flood n...

11.88  
(2,127)

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FM 31/10/75 127

leases can be renewed and sold and that bonds over the right of occupation can be registered (so making possible building society participation), the fresh citizenship rider introduces confusion of its own

As time passes, so frustration grows. The group of Johannesburg professional men and businessmen, led by Monty Sack, who formed an Action Committee in an attempt to upgrade the quality of existing Soweto housing (FM January 31) can be forgiven for feeling a little disillusioned by the government's feet dragging.

It seems that when government is offered exactly what it has cried for in the form of voluntary participation by private enterprise on a non profit basis, the response amounts to no more than encouraging noises and pleas from officialdom to "wait for the Minister".

But Soweto housing has not lightly been compared to a time bomb. Preoccupied with the desperate accommodation backlog, government has been quite incapable of giving attention to the qualitative aspects of its building programme. And if the basic rows of uniform residential units depress the standard of community living and breed social ills, of which government is not unaware, then surely it could have no conceivable objection to the Action Committee pressing ahead without waiting for the Minister.

Two schemes are being mooted:

- A pilot project of a dozen or so houses grouped together in clusters and improved by the installation of such facilities as ceilings, doors and other basics which the residents themselves want.

This would test both the cost of improvements and the priorities (such as an interior linked bathroom before an additional bedroom, or vice versa).

- Various depots, strategically located around Soweto, at which residents could purchase say pre-cut materials for ceilings, doors and shelving (which could be provided on a vast scale and costed to the cent because of the standard house design) and then rent equipment, if needed for their installation.

The idea is that they should be staffed by personnel, preferably Blacks, who could later take over the depots as businesses, responsible not only for administration but also for offering advice on how to effect improvements. After all, hasn't government always believed that Blacks should be helped to help themselves?

In the circumstances, it would be alarming if government prevented the

## SOWETO HOUSING

### Promises, promises?

Amid a fanfare of universal approval, government earlier this year announced its intention of granting urban Blacks the right to hold long leases on their houses. That was seven months ago, and only the details remained to be worked out.

They have at last emerged, though qualified by an ideological contortion from Bantu Administration Secretary J.P. van Onselen. A "primary condition" for those wishing to avail themselves of the right will be to produce evidence that they are citizens of a homeland.

While there is now greater clarity in such vital areas as the fact that 30-year

Action Committee from going ahead without its explicit approval. But no less surprising than the fact that to date, it has kept its hands firmly stuck in its pockets while those of the private sector have been outstretched.

# Children banned in 300 homes

STAR 11/11/75

Homes have been given to about 300 married couples — on the understanding they will not live with their children.

The couples have to give an undertaking before taking up tenancies in Vosloorus township, Boksburg. If children are born, or come to live with them, they have to quit their homes.

Some families, with children and infants, have already been warned by officials of the East Rand Bantu Administration Board to vacate their homes by the end of the month.

In this reserved section of the township, each couple occupies a two-roomed unit.

In every second or third house there were children and infants yesterday.

Men and women, who did not want their identities revealed, said East Rand Bantu Administration Board officials told them last week that couples found living with their children would have to leave their homes by November 30.

The couples said they were worried because they had nowhere else to go.

One woman commented: "It's funny that the authorities should give houses to married couples but expect them not to have children."

Mr A Marks, an official of the East Rand board, said the housing units were built for couples only. The people who lived there were staying on the understanding that they would not live with their children.

He was unaware of any of them being given notices to vacate by the end of the month, and he promised to investigate the matter.

~~0-127~~

(1) 127

(2) ~~273~~

(3) ~~238~~

① 127  
② ~~373~~

# More home improvements in Soweto

STAR 13/11/75

There has been a dramatic increase in home improvements in Soweto since May when the Minister of Bantu Administration announced urban Africans could own houses under a leasehold scheme.

A total of 859 home im-

provement plans — 241 more than in the whole of last year—have been approved since the Minister's announcement.

Although the West Rand Administration Board handled only 88 plans in April, there were 118 plans submitted in May, following the announcement.

Since then more plans have been handled each month. In August 149 plans were submitted, in September 153 and last month 172.

The increase, seemingly encouraged by the home ownership announcement, may drop now that details of the leasehold scheme are known.

### DISENCHANTED

Most township families are disenchanted with the stipulation that they will be allowed to own houses only after taking homeland citizenship.

A spokesman for the administration board said a total of 1 091 plans for home improvement were approved during the last 10 months as compared with 618 in 1974.

Estimated cost for the 1 091 plans was R2 391 641, he added.

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# Flats for *19/10/75* low pay groups

## West Rand Bureau

The Roodepoort Town Council is co-operating with the Department of Community Development in building a complex of 201 duplex flats for various income groups at Princess.

They will have two bedrooms, a dining room, kitchen and bathroom. Some flats — they also have car shelters — are already complete.

The flats will be rented for R84 a month to young married couples, people in the middle income group saving to build a house, widows and widowers with children, and some older couples.

## INCOME

In the case of couples without children, the husband's income must not exceed R380 a month to qualify.

In families with one or two children, the husband may not earn more than R440 a month. The husband's income is limited to R500 a month where there are three or four children and he may not earn more than R540 where there are more children.

Applications should be made to the Municipal Estates Department, Meyer Street, Roodepoort, or to the town clerk.

It has taken a Black woman to capture in words the very essence and spirit of life in Soweto, the fifth largest city in Africa south of the Sahara

She is Constance Khuzwe Ntshona, community leader and business woman, who describes Soweto as "funny, smiling, soulful and winning"

Her account of Soweto, the people, the living conditions, their wages, transport and leisure activities appears in a book titled "The Conditions of the Black Worker"

This book is part of a study project called External Investment in South Africa and South West Africa

"I was approached by the director of the project to write on the subject of Soweto. The result has thrilled me more than anything else I have done so far," says Mrs Ntshona exuberantly

She writes with insight. She should. She has lived in the "Shadow City" since she was 12

"Someone once called it, Soweto the Vital, the Vibrant, the Violent"

## Uniformity

"Soweto is the Black city, proud, tidy, humble, poor, occasionally rich, soccer-crazy pulsating and church-going"

'Soweto is all of this and infinitely more. It depends on the eyes with which you look at it'

"Maybe the drab uniformity of the rows of four-roomed austerity houses, Soweto's famous 'match boxes,' with no electricity or water, which constitute the overwhelming majority of Soweto's dwelling units, fills your mind

of Dube, called 'where the Dubenhemers live' (a play on the name Oppenheimer) will impress"

Mrs Ntshona describes

they had the proper qualifications to live in Johannesburg, could be housed only if they could find someone willing to sub-

become the...  
...and we play the main part in seeing out...  
...through school

get anywhere, they must not talk back

"You may ask 'why so much violence?'"

"One reason for it, is a definite reaction to a continual suppression, and a crying need to say, 'take notice of us — we are people'"

Christianity is important to the people of Soweto. Mrs Ntshona says about 70 percent are church members because they believe by appealing to God in prayer He will grant them freedom from oppression

Other facts include

- Only one bank in Soweto
- Only two cinemas in Soweto
- Houses are on a rental basis only

We are 'mourners' in Soweto. The fact that we can't own homes has caused a sense of insecurity in many of the middle class Blacks who can afford homes

"I can't see that this new 30 year leasehold law has changed anything all that much," says Mrs Ntshona

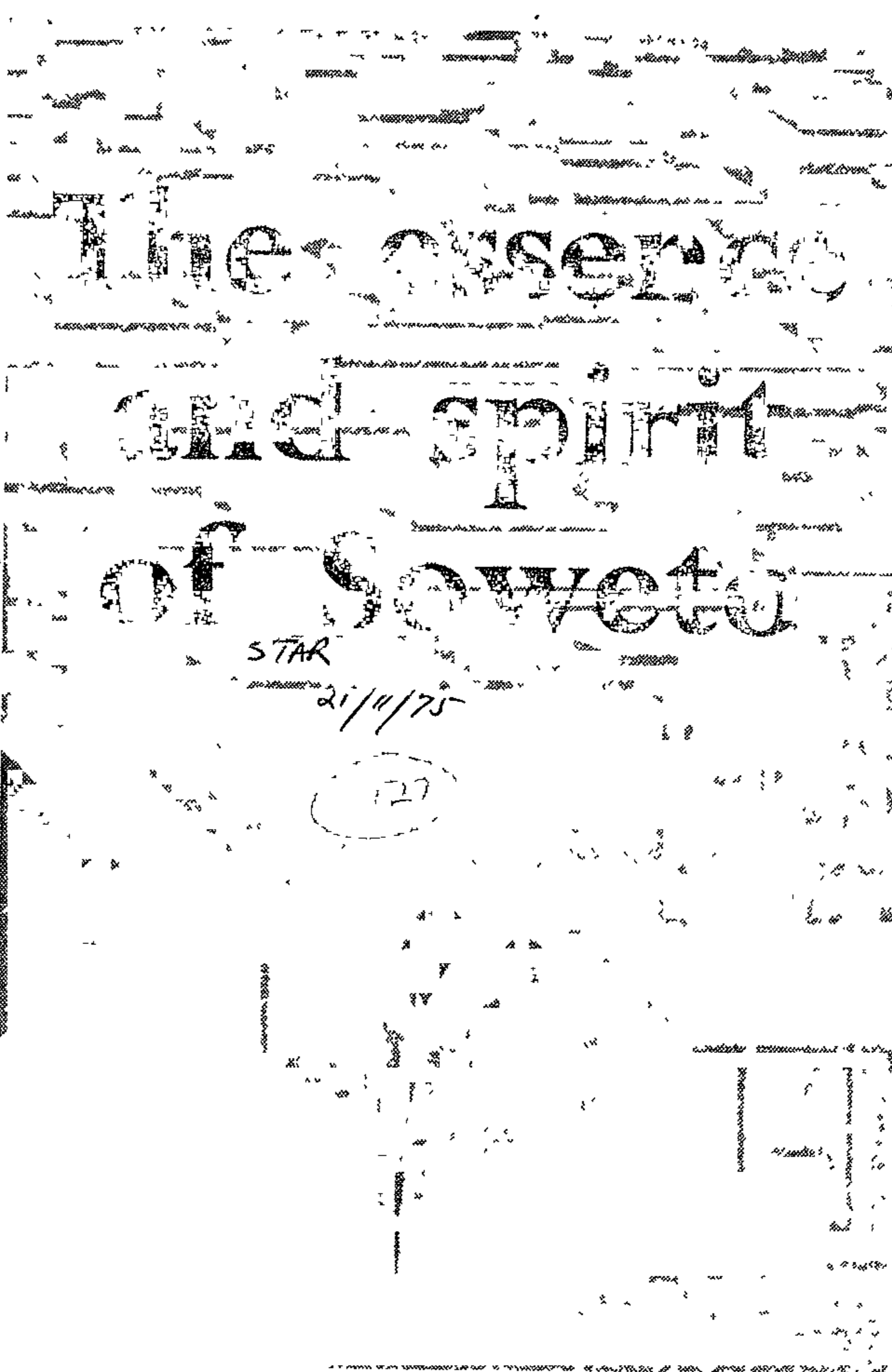
After a few hours in Soweto, one people leave obsessed by the smog, the lack of pavements and stormwater drainage, the widespread evidence of poverty

## Greeting

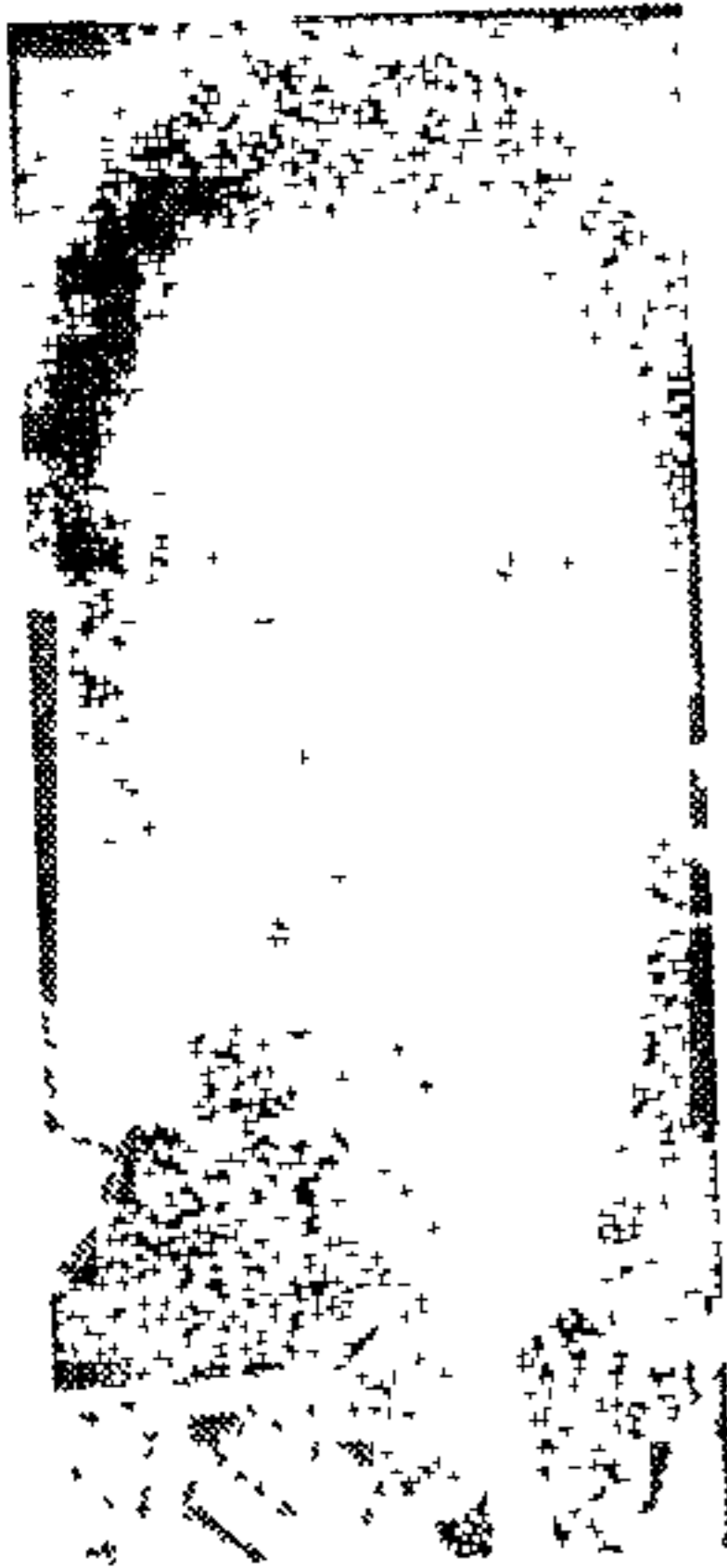
Naked children roam the street aimlessly, perpetually with the cheery greeting 'Hello Missus' — sweet please — snap please — and they stand to attention ready to have their photograph taken by the tourist

Others leave Soweto bored up by the sight of the large stadia, communal halls and scores of churches

Some (especially local White visitors) will keep on reminding Black



“ Or maybe the lovely homes of Soweto's middle-class in the suburb



**CONSTANCE NTSHONA**  
— community leader and businesswoman.

how Soweto came into being to provide for the growing Black population attracted to the Johannesburg area by industrial development in the mid-1930s

“What Soweto's real population is, no one knows. Officially it is 587 970 (according to the 1970 census) I now put it at 1.25-million”

### Shortage

Mrs Ntshona talks about the incredible shortage of housing “When houses are built, they're too small, and there's a depressing sameness in design. Poor quality materials are used, and construction is shoddy”

She discussed restrictions which affect Black women “Local authorities were directed to remove all women — whether widows, divorcees, deserted wives or unmarried mothers — from their housing waiting list

Such women, provided

“The birth rate according to Constance Ntshona, is dropping “There is growing awareness by our women, who bear the main family responsibility, that our children get a better chance in life if we use birth control pills

### Dour battle

“It is indisputable that the majority of Soweto's people fight a dour battle to make ends meet throughout their lives

“The fruit of this burden is borne by our women. In many families relationships are brittle and extremely unstable, the incidence of divorce and separation being high

“While monogamy is practically universal, polygamous attitudes prevail — our men regard equal access to a number of women as their right, a right they jealously deny women

Mrs Ntshona says Black women in Soweto have

### Environment

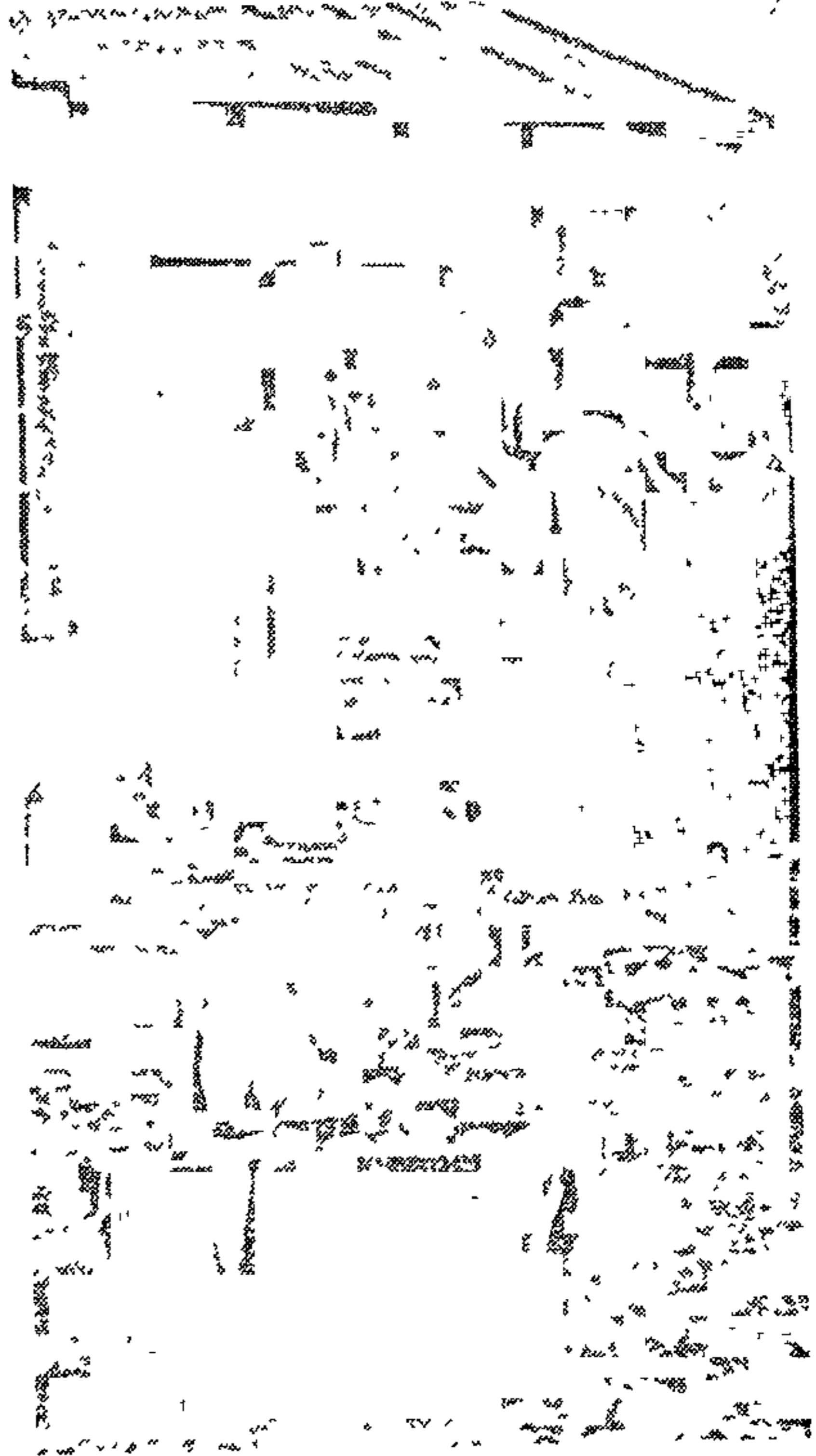
“The Black parent raises her children in an environment often conducive to much suffering and pain. As Black parents we are forced to produce good sons and daughters, who are passive, non-assertive, non-aggressive, good ‘Jabaas’ boys

“If they are going to

thankful for what has been done so far

Mrs Ntshona says, whatever might happen in the future, she is grateful her account of Soweto will remain to remind her people of what it was once like

— Sue Garbett



**SOWETO'S PEOPLE** fight a dour battle to make ends meet throughout their lives

**BLACK WOMEN** in Soweto have become the decision makers in many families.

# Board delays

## move

RDM 22/11/75

1-323  
2 (127)

Staff Reporter

THE eviction threat to married couples "illegally" living with their children in Vosloorus township's two-roomed houses, has been postponed until the end of the year, Mr S. J. van der Merwe, chairman of the East Rand Administration Board said yesterday.

Mr Van der Merwe said the threat had been held over, but the conditions remained in force. The reason his board had decided to allow couples to stay until the end of the year was not to disturb some of the children who attended school in the area. At the beginning of next year couples would have to get rid of their children, or face eviction.

The houses, said Mr Van der Merwe, were built by the Boksburg Town Council before his board took over administration of the area. They were intended for housing single professional people, such as nurses and teachers.

The houses had a kitchen, a living room and a bedroom for two people. They were not intended

for families because they were too small.

When the occupants applied for accommodation they were told not to bring their children.

"These people were desperately in need of accommodation and when they agreed not to live with their children, we gave them the houses, because we did not want to throw them into the streets," said Mr Van der Merwe.

When the board found that some of the couples had brought their children to live with them, they were warned and threatened with eviction.

"But," said Mr Van der Merwe, "I sympathised with the children who attend school in the area and held over the threat to evict their parents until the end of the year when they would be through with their schooling."

He said his board would not allow couples to live with their children because it feared criticism from its health inspector. The board had plans for building more houses, but it did not have the money at present.

# UBC angry 19/1/76 over probe into bank balances

Staff Reporter  
MEMBERS of the Johannesburg Urban Bantu Council have reacted with shock and disbelief to complaints that Spweto residents wishing to extend their houses were first required to produce bank statements.

The residents, who are afraid of being named for fear of reprisals, claim their respective township managers have laid down as one of the conditions that the production of bank statements before applications for the extension of houses can be considered.

A registered tenant of Mofolo Village, said he was told to produce his bank statement to show he had money when he went to the township manager's office and applied to build additional rooms to his four-roomed house.

"I was angry with the clerk who demanded my book," he said. "Although he said he was doing this on the instructions of the township manager, I refused to hand it over and pointed out to him that I regarded this sort of enquiry into my financial position as a vicious intrusion into my private life."

Meanwhile the West Rand Administration Board (Wrab) officials have recommended that Mr M. C. Botha, Minister of Bantu Administration,

should receive the appointed delegation on the Government's controversial home ownership condition for Blacks.

This was disclosed by Mr A. H. Stander, deputy chief director of Wrab. He said the officials of his board met on Thursday and made the resolution that: "The memorandum prepared by the UBC appointed delegation be forwarded to the Minister of Bantu Administration and Development with the recommendation that the deputation be received by the Minister so that the various requirements in connection with the proposed home ownership scheme may be explained to UBC and the views of the UBC obtained."

43  
②127



127

# 'SA homes not more luxurious'

STAR 27/1/76

Roy Wilson,  
Property Editor

It is a misconception that all South Africans tend to spend heavily on luxurious housing and have been doing so to an increasing extent over the past few years

This is the view of two

Johannesburg economists, Dr Peter Kerbel and Mr Yehuda Uliel, who have completed an extensive investigation into family purchases of new houses on the West Rand and Pretoria during the past 15 years

One of their conclusions was that the typical home buyer increased his expenditure relatively to his income, particularly in the lower income brackets. But in the upper and middle income brackets, the purchasing level remained fairly static and may have tended to decline considering inflation and land prices.

### COMFORTABLE

Both Dr Kerbel and Mr Uliel agree that White South Africans are comfortably housed by international standards, but they disagree that these standards are out of proportion to the general level of prosperity

Some so-called luxuries which have become common in recent years, appear to have been more than offset by reductions in other aspects

For example, second bathrooms can be set off against smaller floor areas, while fitted carpets have replaced the more expensive type of traditional flooring

A comparative table shows that South Africa spends a small amount on housing compared with most developed countries

Yet the country has a relatively high rate of population growth and non-White housing standards have been improved in recent years

Because of this, the researchers conclude that White housing standards overall must have been rising relatively slowly or even declining

RDM 27/1/76

1 323  
2 127

## RDM needed for African housing

Staff Reporter  
TO PROVIDE the necessary accommodation for Africans on the East Rand, R30-million would have to be found over the next six years, the chairman of the East Rand Bantu Administration Board, Mr S. J. van der Merwe, said at a board meeting in Germiston yesterday.

In his 1976/1977 budget speech, Mr. Van der Merwe said the provision of necessary accommodation and services in East Rand townships was a primary function of the board.

If ways could be found to curb the population increase and to develop the homelands faster to allow more people to move there, accommodation required in urban townships could be very much less, he said.

His board had accepted in principle that firms could build permanent hostels in townships for their employees.

Serious attention would have to be given to higher density planning in townships because their borders could not be exten-

ded. With regard to accommodating single people, not only more beds were needed, but also more sophisticated sport and recreation facilities, at existing and planned hostels. The Board approved the R16 625 731 budget.

A surplus of R45 433 was provided for. Expenditure of R46 580 299 was approved. This represents an increase of R5 679 527 on the 1975-6 figure. Income in that period was R41 161 367.

In November 1975, the board approved a capital expenditure programme of R10-million.

No figures were mentioned yesterday for rent increases, which in Tembisa are said to be between R2,50 and R5 a month.

The meeting was nearly called off because a quorum was not present at 3 pm when the meeting was due to start.

Only 10 of the 22 members were there. The board decided to wait until 3.30 pm when the 12th member eventually turned up.

127

The implications of this approach to ethnicity are important in that it refers the arguments of some writers in the neo-marxist tradition that ethnic consciousness is simply class consciousness without at the same time locating ethnicity in a structural context with its own economic base. Issa G. Shivji, for example, in a discussion of class in Tanzania has countered the argument that the relations between Asians and Africans in Tanzania were ethnic rather than class ones. This being "fully aware of ethnic consciousness" which "developed over almost three generations of colonial history", Shivji argues that ethnic consciousness cannot be made into an independent variable but is a category which itself needs explaining (43). It is in fact in the sphere of production relations that the actual explanation of ethnicity is to be found for "racial consciousness, etc., was part of the ideological rationalization reinforcing and in turn partially reflecting relations of production" (44). This view was not especially original since Oliver Cromwell Cox argued a substantially similar case in Class, Caste and Race as far back as 1948 (45), while writers such as Mafeje and Magubane have also suggested a similar explanation for the persistence of an ethnic or racial consciousness. (46). The weakness with this Marxist position, however, is that while it establishes a crucial relationship between capitalist productive relations and racist consciousness, it fails to explain why this consciousness is capable of persisting in the way it does. There is the suggestion, in other words, that the long-run implication of a racial ideology is that it mystifies political consciousness and hence leads to a false consciousness. This Arthur Mafeje writes on the part of supposed tribesmen, who supposed base and therefore exploitation" (47). The problem some notion of true consciousness and the manipulation of cultural consciousness emerges do not have essentially historical processes. As Gramsci suggests, for this forms part of the past, for this forms part of present emanates. To judge the whole philosophical anti-historical error, since the past they should have the hangover of metaphysics, and times and in all countries.

Answer 2 2nd Feb 1976 vol 41

Soweto: Family housing units

47. Mrs H SUZMAN asked the Minister of Bantu Administration and Development. (1) How many new family housing units were built in Soweto during 1975, (2) whether there is a waiting list for family housing units, if so, how many applications were listed as at 1 January and 31 December 1975, respectively.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

(1) 761. (2) Yes, but due to the fact that the same names could appear on more than one waiting list and the continuous amendment of such waiting lists, reliable information is not available. The previous thought in the thinking of the manner but are of which political perceptions received as false that it sets up their own statement with their on the part of Arthur Mafeje writes

(1) How many new family housing units were built in Soweto during 1975, (2) whether there is a waiting list for family housing units, if so, how many applications were listed as at 1 January and 31 December 1975, respectively.

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22/2/76

# Regional Housing relief for Coloureds

**Staff Reporter**  
RELIEF from appalling living conditions will come to hundreds of East Rand Coloured families at the end of February when the first houses in a resettlement scheme near Alberton become ready for occupation.  
The 550 ha scheme will ultimately house over 30 000 on 7 000 stands. Initially families from Germiston, Edenvale, Alberton and Kempton Park will move to the new area. Later, it will be open for settlement by Coloureds from other areas.  
The scheme, originally known as Mabalala, has been renamed Eden Park. A spokesman for Alberton municipality, under

whose jurisdiction the scheme will fall, said yesterday the three-phase development would take about 20 years.  
At present, 935 houses have been planned at a cost of almost R6-million. They will take about two years to build.  
The first phase of the development will incorporate residential, industrial and business stands, parks, recreation facilities and schools.  
Phase two will include creches, churches and further residential and business stands.  
Phase three will comprise a business complex, sports facilities, creches and more residential stands,

The scheme is to be financed by a loan from the Department of Community Development.  
The opening of Eden Park for resettlement heralds the end of many years of hardship for East Rand Coloureds. Most families are living in areas proclaimed for occupation by Africans or industry.  
Conditions were so bad at Edenvale that after a tour in 1974 by the Theron Commission of inquiry into Coloured living conditions a commission member said he and his colleagues "felt deep pain in their hearts".  
The resettlement problem arose again in October, 1974 when a joint move by the East Rand Bantu Administration Board and Germiston City Council to rehouse the Coloureds temporarily near Natalspuit was rejected by the Coloured community.  
The move to Eden Park will not affect Coloureds living in Boksburg's Reiger Park, which is a proclaimed township.

YEAR - 1972/73

RACE - ASIAN

AVERAGE MONTHLY CASH WAGE FOR ALL ECONOMIC REGIONS = R101.85

DEVIATIONS FROM AVERAGE MONTHLY CASH WAGE BY ECONOMIC REGION

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
	.00	.00	.00	331.49	-71.57	.00	.00	.00	.00	113.15	.00	.00
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
	.00	.00	.00	.00	-95.99	.00	.00	.00	.00	.00	.00	-68.57
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
	-58.88	-30.00	-30.43	-16.67	-55.39	-17.76	-1.85	-6.64	.00	.00	.00	18.15
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
	.00	-13.51	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
EC REGION DEVIATION	49	50	51						57	58	59	60
	-31.85	.00	.00						.00	.00	.00	.00

YEAR - 1973/73

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Houses/flats for Bantu

378. Mr. H MILLER asked the Minister of Bantu Administration and Development:

How many (a) houses and (b) flats were provided for Bantu in 1974-'75 by (i) his Department and (ii) local authorities in (aa) the townships situated in the Witwatersrand area and (bb) the municipal area of Johannesburg, including Soweto and Alexandra.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

- (a) (i) (aa) and (bb) Nil.
- (b) (i) (aa) and (bb) Nil.
- (a) (ii) (aa) 1225.
- (bb) 798.
- (b) (ii) (aa) Nil.
- (bb) Nil

TYPE OF FARM EMPLOYEE - REGULAR

AVERAGE MONTHLY KIND WAGE FOR ALL EC

DEVIATIONS FROM AVERAGE MONTHLY KIND

EC REGION DEVIATION	1	2	3	4
	.00	.00	.00	.00
EC REGION DEVIATION	13	14	15	
	.00	.00	.00	
EC REGION DEVIATION	25	26	27	28
	-41.25	-42.73	-38.51	-42.37
EC REGION DEVIATION	37	38	39	40
	.00	-28.52	.00	.00
EC REGION DEVIATION	49	50	51	52
	-33.52	.00	.00	.00

TYPE OF FARM EMPLOYEE - REGULAR

AVERAGE MONTHLY KIND WAGE FOR ALL EC

DEVIATIONS FROM AVERAGE MONTHLY KIND

EC REGION DEVIATION	1	2	3	4
	.00	.00	.00	.00
EC REGION DEVIATION	13	14	15	
	.00	.00	.00	
EC REGION DEVIATION	25	26	27	28
	-41.25	-42.73	-38.51	-42.37
EC REGION DEVIATION	37	38	39	40
	.00	-28.52	.00	.00
EC REGION DEVIATION	49	50	51	52
	-33.52	.00	.00	.00

4,82 -40,43

54 55 56

42 43 44

29 30 31

38 39 40

36 37 38

① 323  
② 262 *Traveller*  
③ 127

# Joh'burg plan gives hope to homeless

13/2/76

By PATRICK LAURENCE

THE Johannesburg City Council yesterday formally proposed a revolutionary plan to eliminate the housing shortage in Soweto.

At a meeting between top officials of the city council and the West Rand Bantu Administration Board, the council management committee proposed the establishment of a revolving fund—and offered to pay R200 000 into it immediately and thereafter R500 000 a year for the next five years.

Present at the meeting were the management committee chairman, Mr J. F. Oberholzer, and the board chairman, Mr Manie Mulder. Mr Mulder was asked to arrange a meeting with the Minister of Bantu Administration and Development to get Government approval.

Mr Oberholzer said "The management committee is concerned that the provision of housing in Soweto

is not keeping pace, or White."

There are no conditions to the offer — except that African employees of the council should be given the opportunity to buy houses built from the proposed fund.

The proposal contained a further plan that the setting up of a joint council-board committee to approach employers of African labour for contributions to the fund.

The employers would be asked to provide money for the building of houses for their employees.

The money would in effect be lent to African employees through the fund and they could pay it back in the form of bond payments. But in terms of the council plan repayment would be at six per cent, not at the ruling building society rate.

The repayments would then be fed back into the revolving fund to provide which is not in the best interests of either Black

more money for more houses.

"The idea of the scheme is to enable the board to plan ahead and give security to building teams, rather than for it to be subject to the vicissitudes of Government grants," Mr Oberholzer said.

Last year the board admitted to a waiting list for houses of about 17 000 families, of whom 8 000 were on the primary list.

The board's chief director, Mr J. C. de Villiers, spoke of work proceeding on more than 2 000 houses and of "very far advanced" plans for another 2 000.

But according to figures quoted by Mrs Helen Suzman, MP for Houghton, only 780 houses were actually completed in Soweto last year.

Soweto's population grows at an officially estimated rate of 2.4 per cent a year. It needs about 2 500 houses a year to keep up with demand by

newly married couples—and many more to eliminate the backlog.

Meanwhile in the Assembly yesterday the United Party welcomed the Government decision to remove the discriminatory bars on Coloureds and Indians for housing loans from the National Housing Commission.

The UP also praised the "wise decision" to restore funds to prevent any slowing down of the construction of the massive Mitchell's Plan housing scheme near Cape Town.

The housing loans are granted at subsidised rates of interest to low income groups.

"This significant step by a Government agency mean better opportunities for Coloureds and Indians to become house owners."

It is unfortunate that Black South Africans will not be able to benefit to a similar extent," Mr Murray, chairman of the UP's committee on housing, said.

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RAC 23/3/76

# 1000 men in 400-bed hostel - and no mold coons

## Coal firm says only 200 should be living there

By FANYANA SHIBURL, who says that while one migrant labourer (right) can manage a smile, his room-mates don't seem to agree with him.

About 1 000 men pack themselves into a 400-bed hostel in Johannesburg every night. The hostel's owners claim that no more than 200 are entitled to be there.

The 85-room hostel, in Volhuter, belongs to W R McPhail (Pty) Ltd, a coal company.

"The total number of employees who work for us in Johannesburg is 300-odd and only just over 200 are in the hostel," said Mr W Stoloff, managing director of Burnbright, controlling company for McPhail.

When told that there were more than 1 000 workers living at his 400-bed hostel, Mr Stoloff said "My God, that means we are accommodating all the vagrants in Johannesburg!"

"All this you tell me is very disturbing because I have just fired our compound manager and taken

Mr Stoloff was then asked to comment on the conditions outlined to me by the workers

● No ceilings in the rooms; bad ventilation, gaps between the walls and the roof filled up with newspapers, no place to hang clothes (which are continually being stolen)

● Lack of security, which leads to many assaults and robberies;

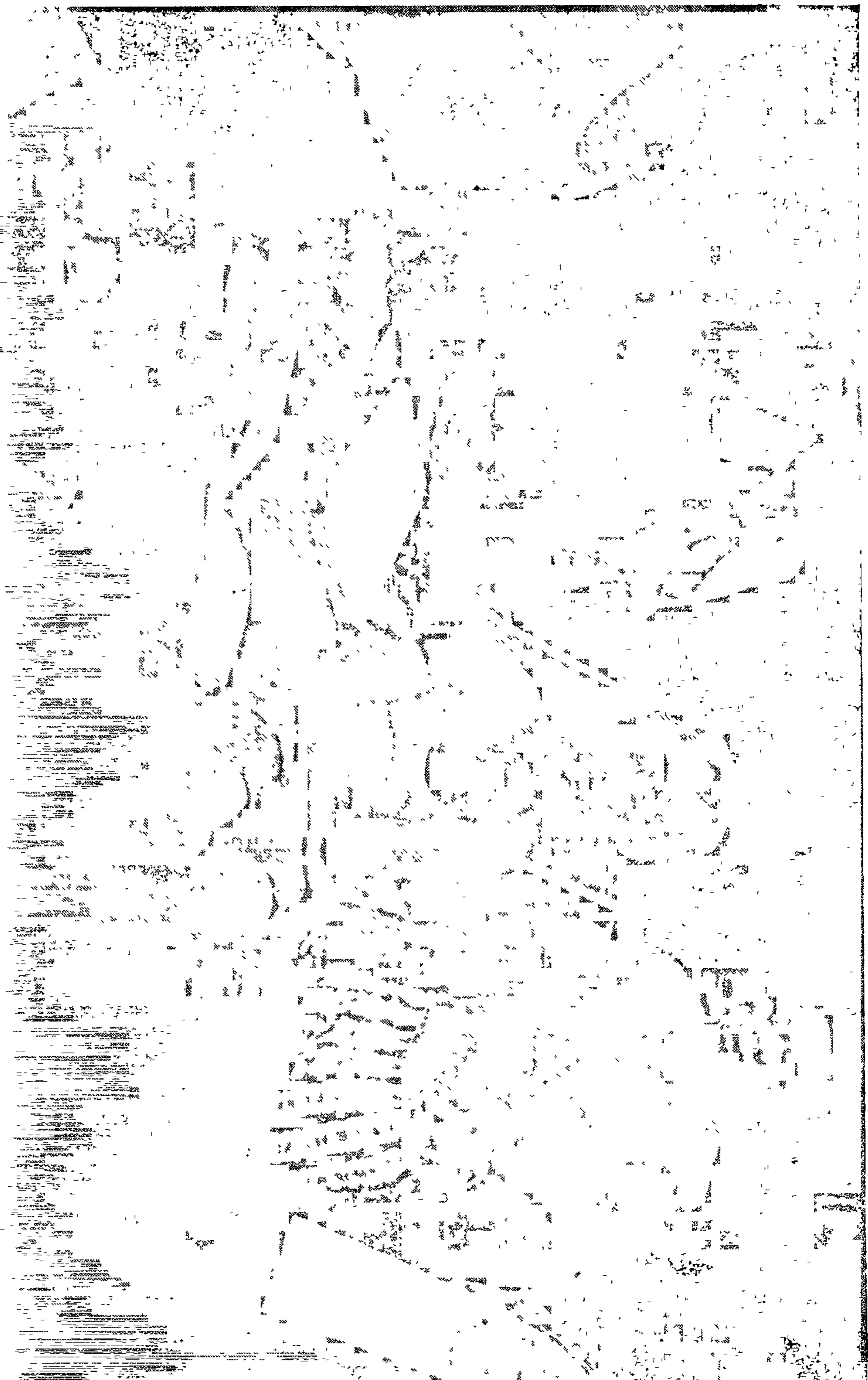
● Bad conditions in showers and toilets;

● Broken window panes not replaced;

● Poor lighting;

● No privacy  
"We are busy working on this," he said. "We were advised on this particular score about two weeks ago. It's getting close to winter in any event."

"The toilet facilities are more than enough for the number of workers who should be there. There must be between six and eight toilets and about 20 showers on each floor."



(27)

23/3/76

### Unregistered

Although none of the many workers questioned would say so, it appears that many of those living at the hostel work elsewhere in Johannesburg and sleep each night in one of the overcrowded rooms.

But at least two of the workers who gave their names claimed to be working for McPhail while not registered.

Mr David Sithole, a father of eight from Mhlathini in kwaZulu, said he had been with the company for more than five years "but I do not qualify to be in Johannesburg and am not registered with the company."

Mr Moss Zingitha, also from kwaZulu, claimed to have worked part-time for McPhail for the past three years without being registered as in the company's employ.

Both these workers, and others spoken to, claimed there were often assaults at the weekends and many police raids of the hostel.

"I was once deported to my village in Madadeni but I returned here because there was no employment there," Mr Zingitha said.

"We live in fear of police raids anytime. I don't like conditions here but I have no alternative job, so I stay."

Some who had been arrested in these raids said they had paid spot fines and been released. Others were sent home.

It also appeared that some of the workers

supposed to start this morning. He arrived at the hostel and got sick and they rushed him off to the Far East Rand Hospital."

### On floors

When I visited this hostel one evening I found rooms where between 25 and 40 workers were sharing each eight-bed room.

Many of the men said they slept on the floors between the beds. The rooms, which were filled with smoke from the cooking area nearby, were filthy. They had no ceilings and had many broken panes in the one window, which was obviously insufficient to ventilate each room.

On each floor of the three-storey hostel there were open toilets and showers in one long room with no privacy for the men using them.

Many of the men questioned at the hostel claimed to be unregistered but working for McPhail. But Mr Stoloff denied that any of his workers were illegally in Johannesburg.

"All our boys are registered, and in fact I am going down to Bergville in Natal to get some more," he said.



(2) 88  
2) 127



ie owning sch

STAR.  
23/4/76  
**Coloured  
Community**

**JOHN BURGESS**

**A new deal for Coloureds which would allow them to buy houses that are being built by the Johannesburg Municipality instead of merely renting them could come about if a report recommending such home ownership is accepted by the Johannesburg City Council.**

Of the 8 600 housing units being administered by the council only 577 are owned by the occupants, but if the report is accepted it is hoped that more than 70 percent of houses being built now and in the future would fall under the category of home ownership

The report has been put forward by Dr E J Jammie, director of the Johannesburg Municipal Coloured and Asian Affairs Department, who would also like to see more vacant stands made available so prospective home owners could have houses built specifically to their own requirements and design

Under the development

programme for Coloured housing, 2 000 houses are to be built every year by the council jointly with the aid of the Department of Community Development

A small proportion of these were set aside for home ownership and the rest were rented under economic and sub-economic letting schemes. Three or four bedroom homes were previously let at about R40 to R45 a month but because of escalating construction costs, officials have had to increase rentals to R70 to R85 to try and recover outlay

"Householders who were content to pay the lower rentals in the past feel however that if they are to

pay more than they would rather have it go towards a home of their own," said Dr Jammie

"Apart from pride of possession and in the environment as a whole, home ownership gives greater security and rubs off on the community, creating a far greater effect of stability"

Depending on size and standard of finish the houses range in price from R7 500 to R12 000 and those that are available for purchase require a deposit of either five percent of capital cost or R200. Repayment has been over a 30 year period at interest rates 2½ percent lower

To Page 2

# Housing scheme

From Page 1

than prevailing rates on the open property market.

In the next few months 123 stands in Eldorado Park Extension 2 will come on to the market as this piece of land is no longer required by the Provincial Administration for what had initially been earmarked for road purposes.

But availability of vacant stands is virtually nil and at a complete premium. "If we had been in a position to obtain speedy proclamation of townships we would most assuredly have set aside as much land as possible years ago, so that individual owners could have built homes to their own tastes and needs," said Dr Jammie.

"But with proclamation taking up to six years, we could not allow the land to be fallow and instead we utilised the space putting up houses for letting purposes.

"It is the person earning R400 a month and more who is in a lingo as he cannot avail himself of assisted housing yet he has not got the opportunity to buy land and build to any real degree. Plenty of the wealthier members of the Coloured community have left Johannesburg for other pastures because of the lack of decent housing and availability of stands."

The council is keen to develop prestige home ownership at Bushkoppies south of Eldorado Park where 400 stands could come on to the market.

# Tenants plan to avoid

STAR . 27/4/76.  
evictions

About 50 Coloured housewives and their husbands from Eldorado Park, Johannesburg, have formed an action committee to protect themselves and other families from possible further evictions

They plan to create a relief fund to help pay arrear rents of families in financial difficulties

The action committee was formed yesterday

This follows the eviction of about 20 Coloured

families from their homes and flats for having failed to pay their April rent and for being in arrears

Yesterday, about seven families were evicted. Among them was Mrs J Ludewyk. She said she had earlier this month asked the Department of Community Development to allow her to pay her rent yesterday.

"In the morning, yester-

day, I paid my rent. When I returned in the afternoon I found the department had moved my furniture and belongings outside," Mrs Ludewyk said.

She produced receipts to show she had paid her rent in the past and also a receipt for yesterday's payment.

Miss A Meyer said she was evicted last week

from her flat but allowed to return because friends helped pay for her arrears.

She claimed she had asked the department time to pay off her arrears because her brother could not maintain their family of four with a weekly salary of R18. She was then evicted.

Most of the evicted families were allowed to return after settling their arrear rents, but complained about having to move furniture to their flats all by themselves.

JOHANNESBURG Whites have more living space per head than the residents of almost any other major city in the world

There are some who are trying to keep it that way Others are pressing for urgent changes Both camps have their arguments but when it comes to implementation, it is the local authority which sets the pace Applications for permission to build everything from a forty-storey flatblock to "an extra playroom and toilet" form a major part of the business of municipal councils

will the city partly allow subdivision, increased floor space ratio, interior partitioning, a second dwelling for the children?

Houghton and other suburbs of Johannesburg with large stands are particularly vulnerable to changing accommodation needs Sandton has its own brand of the same problem with the blossoming "townhouse" Property Mail offered a forum to those public representatives who have influence on the living modes of the future CHRIS SMITH sought the following views

## The great debate on higher density



Mr Eddy Magid, chairman of Johannesburg's town planning committee, is the man to whom all developers and homeowners look for guidance on density policy He has instructed his officials to prepare a plan setting out these policies which is expected to be released by mid-year

### Consultation with public first priority

WE live in an era of change and in this context the question inevitably arises — do town planning decisions of years ago necessarily hold good today? My reply is No! Town Planning is a living thing, but the operative word has been, and always will be "planning" — and for this reason, I during March 1975 called for an indepth study — a full report on high den-

sity development in Johannesburg I believe that if the study proves a need and desirability for high density developments the Town Planning Committee will encourage and, in fact initiate such schemes on a controlled and carefully planned basis My policy of communication and consultation with resident and ratepayer associations to obtain local opinion and reaction will, however, remain first priority

I am opposed to subdivisions partitioning of houses and the establishment of large communes on an unplanned ad-hoc basis These inconsistent rezonings and consent uses — change the character of a neighbourhood, often against the wishes of the residents I am sympathetic towards and would in fact support, on application to the council, a second self-contained dwelling unit on special residential erven to accommodate aged parents or for other reasons of a compassionate nature However, this type of development for commercial reasons should be opposed

I will continue to resist pressure groups who under the guise of "good town planning" — "fighting inflation" — large estates not being maintained — "lonely elderly couples" etc require subdivisions purely for personal financial gain

### Applications should be considered individually



Dr Selma Browde, Johannesburg City Councillor and MPC for Houghton, has frequently challenged the city council to find an answer to individual applications

WHEN considering the question of higher density living, one is aware of the apprehension of many that the character of their suburb may be spoilt

For this reason, I believe it important to consider each suburb separately, and then each stand and each street considered individually and scrutinised from the aesthetic as well as town planning point of view

All indications are that we will in future need greater residential density in our inner ring of suburbs viz in our municipal area To have high quality municipal services and this will include future good bus services and a possible underground railway the city must stop spreading By the 1980s it has been estimated that only the top 15% of people in

South Africa will be able to afford the type of single family housing we have today

The densities in the older suburbs are lower today than they ever have been In Houghton, for example, a high percentage of the large homes have only two or three occupants, whereas five to ten years ago they were occupied by large families The expense of running large homes and gardens and paying rates on them is becoming a burden people no longer want

The local schools are sadly depleted, local parks hardly used It is a specious argument, therefore, to suggest that amenities will be overloaded Many of these elderly couples would welcome the right to build a cottage in their garden for their children or a flat on top of the garage for themselves

The time has come to call meetings in each relevant suburb to discuss the fact that although we need greater urban density and consolidation, subdivision of stands is not the only or even necessarily the best way of achieving this



Mr L N Conway, Sandton Town Councillor and a vociferous advocate of greater densities His views often bring him into open conflict with fellow councillors at meetings

### Avoid dreary planning

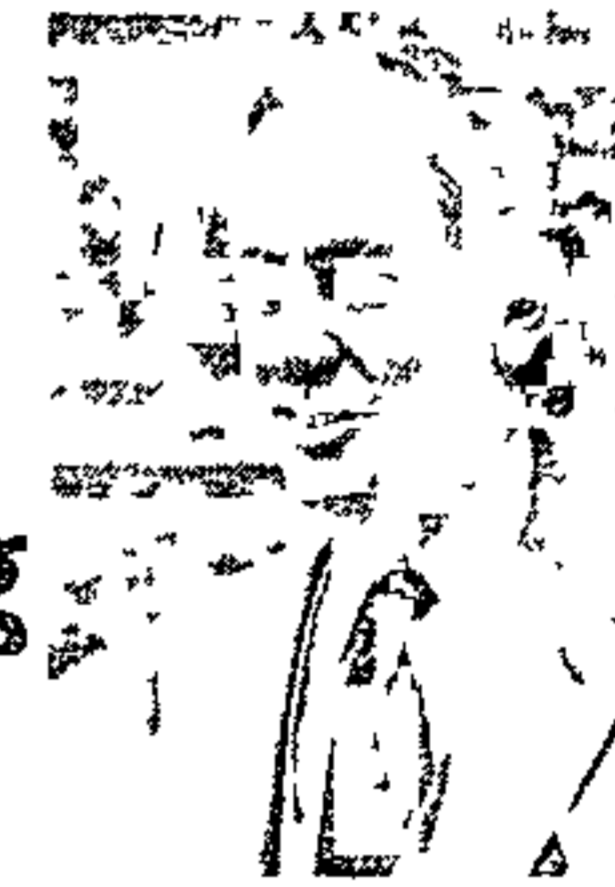
OVER the last decade the need to conserve land from urban sprawl coupled with the ever increasing cost of providing the infrastructure, has provoked a great deal of debate tending to favour higher residential densities

In accepting this thinking in principle, one must attempt to avoid the dreariness of an even spread of townships in the 800 sq metre to 1500 sq metre range A variegated development comprising a range of densities and types of buildings makes for a more interesting scene and provides for the variety and needs and demands of urban man

With good planning, the higher density areas can be related to the major transportation routes, located in nodes at stops and junctions along the routes whereas the low-density areas would be more remote from such routes

There are definite advantages in providing areas of really low density of stands of 0.4 ha and bigger, where large trees and bird life flourish, creating "lungs" which have a purifying and dilutory effect on the air with direct benefit to the nearby high-density area

In turn the high density areas provide the amenities such as schools, shops etc for the benefit of the low



Mr Schalk Visser, MPC and chairman of the Sandton Management Committee, which has earned a reputation among developers for being very hard to please

density area The mixing of densities is therefore mutually beneficial

The socio economic structure of Johannesburg and Sandton in particular is such that a substantial privileged minority will always want the luxury of privacy provided by low density living

In accommodating higher densities, we must guard against lowering the standards of privacy and comfort and the street scene and must insist on the layout of residential streets and the architecture of the buildings being in harmony without becoming monotonous

Greater use should be made of group housing which is an intermediate stage between conventional housing and townhouses Higher densities also demand an increased provision of parks and open space compared with present standards

### "It is imperative"

THE very nature of the Johannesburg metropolitan conglomerate and its urban sprawl is destructive of tranquility living

When Sandton was proclaimed an independent local authority in 1969 it meant it could no longer merely be a wooded and extensive residential dormitory of Johannesburg It had to become a viable town

In the future it will not be within the financial means of our community to persist in one acre residential sprawl with its concomitant expensive spread of municipal services

The age of privilege in Southern Africa is rapidly being diminished To enable families to establish themselves in homes of their own higher density living is imperative

In the urban areas the demand in the future will surely be for clusters of attached or detached scrupulous single and double storey flats and houses some spacious others compact

Each will have a measure of its own private garden with the whole project set in a park like environment

To augment the sylvan atmosphere parking areas should be planted with shaded trees and the theme

continued on to the sidewalks Two-metre concrete and similar boundary-walls must be cut lawed and hedges and landscaping only should form screens required for individual privacy

Natural features such as watercourses kopjes wooded areas in townships must be preserved as parkland

It is not a question of forcing a new life-style of making it available measure of larger establishments should remain others who can afford living Development with mix of stand sizes could well complement the whole

Detached garages, cut buildings and service reduce the area available lawns and gardens On garaging should preferably be tucked under the main structures built with flat roofs could be terraced

Limiting the number of dwelling units per hectare not of paramount importance But it is that with greater densities adequate on site open be preserved and planted — for this is quality that makes for desirable living style

# Massive aid needed to rescue Soweto

STAR 13/5/76.

Soweto, South Africa's biggest housing complex, is slowly sliding into a slum.

In a hard-hitting interview today, Mr Sam Moss MPC, a member of the West Rand Administration Board and for 11 years chairman of Johannesburg City Council's Non-European Affairs Committee, underlined the critic-

al state of Black administration in Johannesburg

Against the background of a growing waiting list for houses of an estimated record 22 000 families, Mr Moss said "The only answer is a massive grant-in-aid from the Government to halt the slide to absolute slum conditions — and even an amount of R50-million would not go

very far in the light of Soweto's problems"

At the same time sources within Bantu Administration have also admitted that the Boards face serious problems as they are presently constituted

Their main criticisms are

- Because all urban Black administration is

now centralised, civil servants in Pretoria who control the purse strings "tend to equate the needs of an area the size of Soweto with those of a small township in the Northern Cape"

Also, verkramptes within the Bantu Boards have helped to hold up the application of home ownership in Black urban areas This concession was first announced more than a year ago but it is still not being implemented

- The Boards were hurried into existence and, particularly in the case of Soweto, inexperienced staff had to fill positions requiring enormous resources This has caused many problems in administering an area the size of Soweto

As a result of attitudes in Pretoria the West Rand Board has faced resistance in its attempt to build a better type of hostel in Alexandra Township with the argument that "if a 5 000-bed hostel is good enough for one Bantu Board why is it not good enough for you?"

- Because the Boards are self-financing without rates to rely on, some cannot pay the same wages and salaries as the local authorities, especially in a place like Johannesburg.

## BETTER PAY

The West Rand Board has been losing many of its trained Black artisans in Soweto to the Johannesburg Municipality because of better pay there As a result of this drain there have been long delays in the building of schools and houses for which money has already been voted.

But the greatest problem the West Rand Board faced was that it was an

① 127  
② 323

extension of the Government and would never fight with the central authority for money for development, Mr Moss said.

"The Board is constituted to carry out policy and those in top posts will never buck the Government because they owe their positions to it," he added.

"That is the inherent weakness of the Boards. You can only succeed if you fight for money for development as the City Council did when it controlled Soweto."

Mr Moss was pessimistic about the future. He said that instead of more money being obtained from the Government for Soweto since control of the area passed from the Opposition-controlled City Council, decisions about funds and development schemes were taking even longer

# Residents angry over evictions

STAR

20/5/76

## Staff Reporter

Eldorado Park, Extension One residents are complaining that Department of Community Development officials are evicting people from their homes "without sympathy" for "minor" rent defaults.

They said computer faults in registering their payments also led to "high-handed officials throwing our furniture and other belongings into the street."

An irate Mr Trevor Rhoda came home yesterday to find all his furniture thrown out — despite "my rent being up to date."

The residents complained that this was a "daily" occurrence and that they were "growing sick and tired" of coming home in the evenings to find their goods dumped on the sidewalks and their homes locked.

Mr Rhoda said he was wrongly evicted. He did not owe the Department of Community Development any back rent.

"They said I owed them February's rental," said Mr Rhoda, who lives with his family of nine in the two bedroom home. "But why did they not evict me then? They continued accepting my rent for the last three months." He produced receipts to prove this.

When The Star arrived on the scene a crowd of angry people had gathered around Mr Rhoda's goods. They shouted that the "high-handed" evictions must stop.

## RECEIPTS

Residents said that even when they frantically produced receipts to the officials who were carrying their furniture out of their homes, the eviction went on.

Mrs M Johnson and Mrs F Bagus said the official in charge of the evictions merely advised them to take their receipts to the department's city offices. The people were then expected to carry the furniture back themselves.

Civic leader and chairman of the Eldorado Park Action Committee, Mrs Aysha van Wyk, said "This kind of high-handed behaviour on the part of the Department of Community Development's petty officials is doing race relations no good."

① 373  
② 127

# Firms may fund Black hostels

24/5/76  
RDM

**Staff Reporter**  
THE East Rand Bantu Administration Board has agreed in principle to approach private companies to finance the building of hostels for their employees in East Rand townships.

There are similar schemes in the Vaal Triangle and Cape Midlands: firms either build hostels for their employees or provide the finance for administration boards to do so

On the East Rand, money advanced to the ERBAB would be in the form of a loan repayable over 20 years

The board would retain ownership and control of the projects and administer them economically.

Firms providing funds would have to guarantee occupation at rentals based on various factors. But ERBAB would use any accommodation not filled by the employers

# Earn that little

STAR

1/6/76

Families who earn less in real terms than they did last year, are being forced to leave their economic homes because income ceilings have remained static for more than a year.

Pay packets bulge with inflated rands. But last year the real income of many people dropped. "Real income" is the value of people's money after allowing for inflation.

But if you earn more in money terms than the ceiling set by the National Housing Commission, you are given three months' notice to quit. Coloured people are in particularly desperate straits.

## Adam Small

If the head of the family earns more than R400 gross he does not qualify for public housing. And there are hardly any stands for Coloured people to build their own homes in Johannesburg. Dr E. J. Jammene, head of the city's Coloured and Asian

# bit more and

# you're out!

Affairs Department, said "If you earn more than R400, you are in a jambo."

He said that 123 stands would shortly become available in Eldorado Park Extension Two for self-build houses.

Adam Small, the Coloured poet, left Johannesburg recently because he could not find a home — he earned too much.

Mr Ralph Peffer, a member of the city's Coloured Management Committee, said building societies did not give Coloured people home loans, because they were called "bad risks".

Mr Peffer appealed for the income ceiling to be raised. Present economic housing ceilings were

imposed on April 1 last year.

For Whites the ceiling is R380 for a couple with no dependent children, R440 for one or two children, R500 for three or four children; and R540 for five or more children.

These incomes refer only to the gross income of the head of the family. The wives' or childrens' earnings are not taken into account and do not disqualify the family from economic housing.

## Ceiling set

At the same time the income ceiling for White sub-economic housing was set at R200 a month, irrespective of the number of children.

For Indians and

Coloured people, the economic ceiling, set at the same time was R400 a month, irrespective of the number of children.

## Pay rose

The income ceiling for Indians and Coloured people in sub-economic schemes was set at R100 at the time, but this has recently been increased to R200 to be on a par with the Whites.

There is no income ceiling for Black housing.

But while income ceilings for Whites, Coloured people and Asians have remained static over the past 14 months, average incomes in money terms have soared. White pay has

A worried mother telephoned the Man who CAREs . . . her family was to be evicted because her husband earned too much.

## DAVID BRIER investigated.

increased by 13,4 percent, Coloured pay by 14,1 percent and Indian pay by 17,6 percent.

This means many people living in economic housing schemes earn more than the ceiling.

Many are being given three months' notice to quit.

Others have asked employers to give housing departments false information on income levels.

"We are being encouraged to tell lies," Mr Peffer said.

This course of action is risky and could lead to criminal charges.

Major J D Opperman MPC, chairman of the city council's housing and technical services committee, said the council had no choice but to give notice to

people whose incomes exceeded the ceiling.

"This has been going on for donkeys years. The whole idea of economic housing is to provide houses for the poorer people."

## Homeless

He said there was a small waiting list for some council houses, and those whose salaries exceeded the ceiling should make way for people with lower incomes.

This argument applies to Whites who can easily obtain housing — albeit expensive housing — on the private market.

But for Coloured people and Indians housing shortages are desperate. Losing their home could mean being completely homeless.



# Rumpus blows up over <sup>STAR</sup> Soweto <sup>11/11/76</sup> homes

A bitter row has erupted between the West Rand Bantu Administration Board and the Department of Community Development.

Each blames the other for what they call unnecessary hold-ups.

The row blew up after an Afrikaans evening newspaper accused Bantu Administration Boards, particularly the West Rand board, of not wanting to sell black township houses financed by the department.

In Soweto half of the 100 000 houses were financed by the department

### BY LOAN

The other 50 000 houses were financed through a private mining houses loan to the West Rand Board.

The Afrikaans newspaper said the board was vigorously marketing its own houses which were dearer than department houses.

It added that the houses carried a 25 per cent deposit, compared with a five per cent deposit on department houses.

The board commented that it could not sell department houses because there were still 1 001 conditions attached to their sale and problems still had to be sorted out

Yesterday the Afrikaans newspaper published a comment by Mr Louis Fouche, Secretary for Community Development, putting the blame on the West Rand Board.

He was reported as saying.

● The drawing up of procedures and formulas for the sale of Department

of Community Development houses was done in close collaboration with the boards;

● The formulas had already got Ministerial approval and had been circulated to the Bantu Administration Boards on August 12,

● No written objections to these conditions had been received

HOUSING + HOSTELS

TRANSVAAL

~~1977~~ 1977 ~~1977~~

# HOUSING & HOSTELS - TRANSVAAL

OCT. 1977

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Senate Hammond 13 @ cols 88-89

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127

## Dwelling units constructed by private sector in Witwatersrand complex

52 Senator L E D WINCHESTER asked the Minister of Statistics.

How many dwelling units were constructed by the private sector for (a) Whites, (b) Coloureds and (c) Indians in the Witwatersrand complex in 1974 and 1975, respectively

### The MINISTER OF STATISTICS

	1974	1975
(a) Whites	10 586	7 844
(b) Coloureds	16	23
(c) Asians	22	45

The Witwatersrand complex comprises Johannesburg, areas controlled by the Non-European Affairs, Department of the Johannesburg Municipality, Bedfordview, Benoni, Boksburg, Brakpan, Germiston, Springs, Nigel, Alberton, Edenvale, Elsburg, Evander, Kempton Park, Krugersdorp, Roodepoort, Randfontein, Carletonville, Sandton, Randburg, and areas in the Johannesburg, Germiston

and Roodepoort magisterial districts controlled by the Peri-urban Areas Health Board

Dwelling units for Non-Whites are mainly financed and built by the public sector.

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# Bid to save homes

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Pretoria Bureau

Doringkloof flatowners are to make another bid to save their homes and investments.

After petitioning the Government last week, they will now meet one of the bond holders of the liquidated S M van Achterbergh Holdings.  
 Twelve tenants of the Il Trovatore block will meet an Allied Building Society representative in Pretoria tonight to discuss their future once the flats are auctioned on January 28.  
 A petition from all tenants in the six threatened blocks was sent to the Minister of Community Development, Mr Marais Steyn, on Friday. An answer is expected this week.

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 A petition from all tenants in the six threatened blocks was sent to the Minister of Community Development, Mr Marais Steyn, on Friday. An answer is expected this week.

**OFFER**

Meanwhile the tenants of four of the other blocks have made an offer to the liquidators to buy their blocks, according to Mr Ian Howcroft, a business consultant employed by the tenants.

But this has been denied by a spokesman for Kaap Vaal Trust, the liquidators of S M van Achterbergh Holdings.

He said Mr Howcroft had met a representative of the liquidators but "I certainly would have known of any offer made".

The representative who met Mr Howcroft is in Tzaneen today and could not be reached for confirmation.

**FIRST BID**

Mr Howcroft said he had also begun negotiations with Volkskas—who hold the bond for Rigoletto, Carmen, Aida, La Boheme and La Traviata—flats for the inclusion of La Traviata in the offer. The first bid was for the first four only.

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is also negotiating  
 with the tenants of Il Trovatore for purchase of their blocks from the bondholders, the Allied Building Society.  
 Land buyers at Garsfontein Extension 1 are considering the possibility of petitioning Mr Marais Steyn to intervene following the cancellation of the original land sale. The buyers stand to lose all money they may have already paid for their properties.  
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# Tenants' bid for flats rejected

Pretoria Bureau

The offer made by the tenants of the insolvent Doringkloof flat complex to buy their blocks was today turned down

A spokesman for Volkskas Bank, who hold a R5,7 million collateral bond on the property, said the offer had been rejected but "the door was still open for further negotiations"

Mr Ian Howcroft, the Johannesburg business consultant negotiating with the liquidators of S M van Achterbergh and the bondholders, last night received a mandate from the tenants of the sixth block in the complex to negotiate

with their bondholders, Allied Building Society.

At a meeting with the society last night these tenants were told the only way they could save their homes and life investments would be to form a company and buy the block

The Volkskas spokesman said the registering of sectional titles and fragmentation of the bond would "prove too costly to the tenants at this late stage of negotiations."

The flat complex, as well as the neighbouring Pick 'n' Pay shopping centre, are among the properties of S M van Achterbergh Holdings to be auctioned under the Insolvency Act this month.

336 127

Audio/visuals

Venue

Is it essential to  
present the material

Has the venue for your  
presentation been decided?

# Family faces second eviction from home

home or  
ng room

By MIKE LOUW  
A FAMILY that was re-allocated its home by a Rand Supreme Court judge after being evicted by the East Rand Administration Board is facing another eviction order from the same house  
Mr Thomas Galele, his wife Julia, and their nine children were evicted from their four-roomed house in Tsakane, Brakpan, on June 30 last year. They had lived there for 15 years.  
Mr Galele and his family

were allowed to re-occupy their home after a successful action in the Rand Supreme Court two days after being ejected.  
Erab had claimed that a residential permit issued by the Brakpan municipality to the family, before boards were introduced was invalid.  
Mr Galele has now received a letter from his legal adviser who said: "I have been informed by the East Rand Administration Board that they are going

to serve you with a notice of eviction. You must bring the notice to my office the day it is received."  
Mr Galele said yesterday the Tsakane township manager has refused to accept his rent since the beginning of August last year. The director of Erab, Mr F E Marx said he would not comment at this stage, except to say the family had been allowed to re-occupy their home for technical reasons.

Mr Galele asked during the court case that Erab be interdicted from ejecting his family in future.  
The judge, Mr Justice Preiss, did not grant the interdict because there was no proof that Mr Galele's family would again be evicted.

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Are there sufficient power supplies for any projected visuals or recorded sound?

Visuals

- (a) What equipment will you have at your disposal? Will there be an experienced projectionist available?
- (b) Are there any suitable visuals or other aids (e.g. films, videotapes, sound tapes, slides, etc.) already available?
- (c) What facilities are there for obtaining or making others you may need?

Budget

Has a budget already been prepared? If so, how much money has been allowed for:

# Joint drive on slums

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Kooy Ms. A. 204  
Letsie Mr. L. Ca  
Levy Mr B. c/o 7  
Lewis Mr. D. c/o SALDRU Dept. of Economi  
Lipton Ms.M. School of African Studies, Universtiy of Sussex, BRIGHTON U.K.  
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Mills Mr. M. Stanhope, P O Amabele 4931  
Moerat Mr M. & Mr. J.Heeger Industria House, 350 Victoria Road SALT RIVER 7925  
Morris Mr. M. 2 Woodroyd Lane, RONDEBOSCH 7700  
Moyle Mr. J. School of Architecture, U.C.T. RONDEBOSCH 7700

Department of Community Development and Johannesburg municipal officials yesterday proposed the first housing scheme to replace the notorious coloured slums of Klipriviersoog (Klip-town)

Dr Emile Jammine, chief officer of the council's coloured and Asian Department, said 40 to 50 houses would be built by the council, and financed by the Community Development Department.

"There is strong hope we will be able to do it very speedily," he said.

He could give no timetable for the scheme.

He said 30 to 40 families in the Tamatievlei section of the slums needed particularly urgently rehousing and might be moved to the proposed units.

Tamatievlei was inundated by yesterday's floods.

Dr Jammine said nine coloured families in dangerous conditions had been offered temporary emergency accommodation in emergency units nearby. But only two families

had accepted. The other seven had stated they wanted to move into flats — which were not available — he said.

Dr Jammine said if these families changed their minds, they would be moved to the emergency housing

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PE TOWN 8001

U.C.T. RONDEBOSCH 7700

# Blocks of flats a slum threat

## Property Editor

Several blocks of rent-controlled flats on the Witwatersrand are deteriorating so fast that many areas may soon become potential slums, says Mr Doug Harrowsmith, managing director of a large property developing company

This is happening because owners are either unwilling, or cannot afford to repair and maintain them

Mr Harrowsmith blames this situation on the fact that money is borrowed by landlords at about 13½ percent, yet they can recover only 8½ percent on the money they spend on improvements.

## DEEDS

"Many landlords are even signing deeds of sale with their tenants in an effort to get around the Rents Act

"These documents usually include a clause which says if a sectional titles register is not opened within a certain time limit and the flats cannot be transferred to their new individual owners, then the deed of sale is cancelled" said Mr Harrowsmith

Under the deeds of sale, landlords are able to recover higher monthly payments than what they are entitled to under rent control, but it has been pointed out such agreements are probably illegal

Tenants in some rent controlled buildings hold different views.

They claim that some buildings are employing excessive staff so that more wages can be claimed as expenses, that cleaning services have decreased and are now almost non-existent yet there has been no comparable decrease in rentals. Various economies are being practised by landlords to the detriment of tenants



# Board cut on Soweto housing

234  
107

Political Correspondent

**THE ASSEMBLY** — The West Rand Bantu Administration Board is spending only half as much this financial year on black housing in Soweto and other townships under its control as it did in the last financial year in spite of the serious housing backlog.

The Minister of Bantu Administration, Mr M C Botha, disclosed in Parliament that R750 000 is being spent by the board this year. Last year the amount was R1 423 299.

"At a little over R4 000 a house, that would equate to about 140 this year compared with an official backlog of 17 000," an irate Mr Gordon Waddell (PRP Johannesburg North) said yesterday after receiving the Minister's written reply to questions he had put

## APPALLED

"I am appalled by the amounts which have been spent by the board on housing in the last three years."

The figures the Minister gave showed the board spent R680 000 to mid-1974, then R1 200 000 in the year to mid-1975, and R1 400 000 to mid-1976. It is estimating to drop back its expenditure on housing to R750 000 in the present financial year.

Mr Waddell said he intended to raise the whole question of the administration by the Government of Soweto during this week's Part Appropriation debate. "That is where the chances of peaceful coexistence will be determined."

The amount the board is spending this year on housing construction amounts to no more than 1.3 percent of its overall expenditure for the area under its jurisdiction.

In the previous year, housing accounted for 2.1 percent which was slightly higher than in the previous two years. The percentage to be spent on housing this year is the lowest allocated by the board since it was established in 1973.

27

27, 84

## Home rents protest

The Coloured community is protesting at next month's rent increase on homes in all coloured areas owned by the Johannesburg City Council.

The council's Coloured and Asian Affairs Department notified tenants in Riverlea, Coronationville, Western Township, Noordgesig and Eldorado Park,

early last year about the increases.

A spokesman for the department said the announcements were made well in advance to help people pre-plan their monthly budgets.

But scores of tenants say they are going to pay only the current rentals and not the increases.

Many from these areas say they are out of work because of the recession and cannot pay even the present rentals.

Local CRC leader and member of the Coloured Management Committee, Mr Sam Solomon, referred

to the National Housing Commission's recent refusal to increase the rentals of council's houses occupied by white tenants.

The City Council recently asked the commission to allow increased rents to cover administration costs. This was turned down.

Mr Solomon said. "I can only assume that administration costs will now have to be carried by the coloured people whose rents have been increased.

"Increasing our rentals and not that of whites is blatant discrimination and a social disgrace."

# Soweto's housing soars

A shock increase in the cost of buying a house in Soweto — in some cases as much as 85 percent — is caused by high building costs.

This explanation was given today by the Chief Housing Director of the West Rand Administration Board, Mr M P Wilkman.

He said that within a week the board would give a precise breakdown of the cost of a house.

The cost of bricks, steel, timber and cement had gone up considerably and the board was forced to revise its prices, said Mr Wilkman.

Soweto residents are protesting at the dramatic increase. They feel the board is profiteering.

A householder in Zone 1 Meadowlands said he was told last week that his existing house, with an inside toilet, cost R2 245, but when he went to the board on Monday, he was told it now costs R4 160. This is an increase of R1 915 — close on 85 percent in a week.

Residents are complaining about the high cost, particularly people who point to the age and condition of some of the houses in the older areas of Soweto.

P. Schaa Browde, PRP Provincial Council member for Houghton said: "We must demand that they would go back to the original price. I will get in touch with members of the board as soon as possible."

A prominent Soweto resident, Mr Leonard Mosala, said the increases were "unjust and unequal for many of the houses were old and had deteriorated."

334, 127

# Rentals for Africans on East Rand may be put up

By CHRIS FREMOND

SITE and house rentals in most African areas on the East Rand are likely to be increased in about six months, and then again on April 1 next year.

A new scheme for setting rental on houses in the East Rand was announced in Germiston yesterday by the chairman of the East Rand Bantu Administration Board, Mr Schalk van der Merwe after a meeting of the board.

The scheme involves a system of awarding points for various facilities in the houses and setting a fixed amount per point to determine the rent.

In most areas the scheme would result in in-

creases in the present rentals but in certain townships, including parts of Tembisa and Braakpan location, the rent would come down by as much as R6,30 per month.

The board also approved a 100 per cent increase in site rentals. The R5 a month increase will be divided into a R2,50 increase from the date it is gazetted and a further R2,50 a month from April 1 next year.

The moves are subject to Ministerial approval and will be discussed with Urban Bantu Councils and advisory boards on the East Rand before they come into effect. Mr Van der Merwe said.

The increases would be implemented at the

scheme had been announced. This would probably take about six months, said Mr Van der Merwe.

At present rentals vary between townships due to the different policies of local authorities from whom Erbbab took over in 1972. The new scheme would bring uniformity into rentals, said Mr Van der Merwe.

Mr Van der Merwe also announced that two building societies will make funds available to Erbbab to enable Africans to buy their own homes.

He said the two societies had requested that their names be kept secret. The exact amount they would provide was not yet known because only 11 applications to buy houses had been received.

# WRBA'S house selling

The West Rand Bantu Affairs Administration Board said yesterday it had decided to sell houses in areas under its control at "an average mean between the original cost of erection and the present replacement cost"

The Board's chairman, Mr H P P Mulder, said in a press statement after discussions with the Minister of Community Development, Mr du Plessis, all houses owned by the board as well as those erected and financed by the Department of Community Development would be sold under the new formula.

The price of all existing basic four-roomed houses had been fixed at R1 360, while that of a four-roomed house with an inside bathroom would now cost R2 235.

Houses in the residential areas of Kagosi, Dobsonville, Mohlakeng and Bekkersdal would be offered for sale for the first time, Mr Mulder said.

Asked to comment on a statement by Mr Mulder that there had been no increase applied to the selling price, a W-rab spokesman said 100 000 homes were already owned by private people. The cost of financing these houses had been borne by W-rab and the Department of Community Development on a 50 50 basis.

Many of the houses had, however, been built up to 10 years ago, when building costs were far lower than they were today. The increase had been taken into account in formulating the new cost structure — Sapa

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# Housing warning

Tu.

JOHANNESBURG  
More than 76 per cent of the white population of South Africa can only afford to take mortgage loans of R19 500 and less, the Minister of Community Development, Mr Marais Steyn, told a seminar on real estate here yesterday.

"Neither the home owner or the country can any longer afford the obsession many South Africans have of keeping up with the Joneses and a far more realistic approach by both the home builder and home seeker is needed", he said.

"On the future of housing, it should be stressed it is neither the desire nor policy of the Government to adopt a socialistic approach."

"In an expanding economy with competition from other attractive avenues of investment, it must be expected that money for home building will seldom be freely available and interest rates will remain high." —  
SAPA

Alexandra: 30-year leases

612 Mr D J DALLING asked the Minister of Bantu Administration and Development

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- (1) (a) How many persons in Alexandra applied for 30-year leases during 1976 and (b) how many of these applications were granted
- (2) whether any of these applications were refused, if so (a) how many and (b) for what reasons

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT

- (1) (a) Nil Alexandra only caters for single accommodation
- (b) Falls away
- (2) Falls away

Standard 7 @ cols 609-610/3/77

**Alexandra/Soweto Houses**

(569) Mr G H WADDELL asked the Minister of Bantu Administration and Development

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- (1) How many houses (a) were built during each of the past five financial years and (b) are to be built during the financial year 1976-'77 in (i) Alexandra and (ii) Soweto,
- (2) whether there is a shortage of houses in these areas, if so, what is the shortage in each area

**The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT**

(1) (a)	(i)	(ii)
1973-'74	Nil	1 530
1974-'75	Nil	545
1975-'76	Nil	162
(1) (b)	Nil	834

The statistics as requested are only available since the inception of the Bantu Affairs Administration Board on 1 July 1973

- (2) Alexandra Nil, as this area is earmarked for single accommodation only  
Soweto I refer the hon member to the reply to Question 393 in this connection



## THE NEGLECTED MEN

Few people on the gold-rich Witwatersrand can have as bleak an existence as the men who live in Soweto's "bachelor" hostels. Most of them are migrant workers who have had to leave their families behind in the Bantustans while coming to work in Johannesburg.

"Thank you for coming to see us. Will your paper do something about hardships here?" was the response an *FM* staffer got when he visited the hostels recently and spoke to about 70 of the men who live in them.

The men are frustrated that their passes do not qualify them to live in houses in the surrounding township, where they say life is much more pleasant.

One of the biggest complaints is the behaviour of the police. Said one man: "Even the police here, who are supposed to give protection, terrorise us. When they come in the middle of the night to raid rent defaulters they bang

escape from the police who were raiding women who had come to sleep in the hostel.

"We were all angry that a man should be shot as if he is a criminal. We wanted to see the superintendent and tell him this. There have never been fights over women among residents since they started coming in after the riots."

Questioned by the *FM*, a spokesman for the West Rand Bantu Affairs Administration Board (WRAB) said no complaints about police misconduct had been received. Brigadier Visser of the Soweto police force also told the *FM* he had received no such reports.

"The treatment here is grossly inhuman. The bedbugs which trouble us at night are caused by these dirty walls which haven't been painted for as long as I have been here," said a man who has now been living in the hostel for nearly 19 years.

The men also say that the hostel superintendents have "deserted" them. They point to long-standing complaints that there is no hot water in the showers. For some weeks now, there have been no lights in the grounds of some hostels either.

Meals are not provided, and the men dislike the fact that very often 16 of them have to share a single stove for their cooking. This, they say, causes misunderstanding among men who often have different habits and cultural traditions.

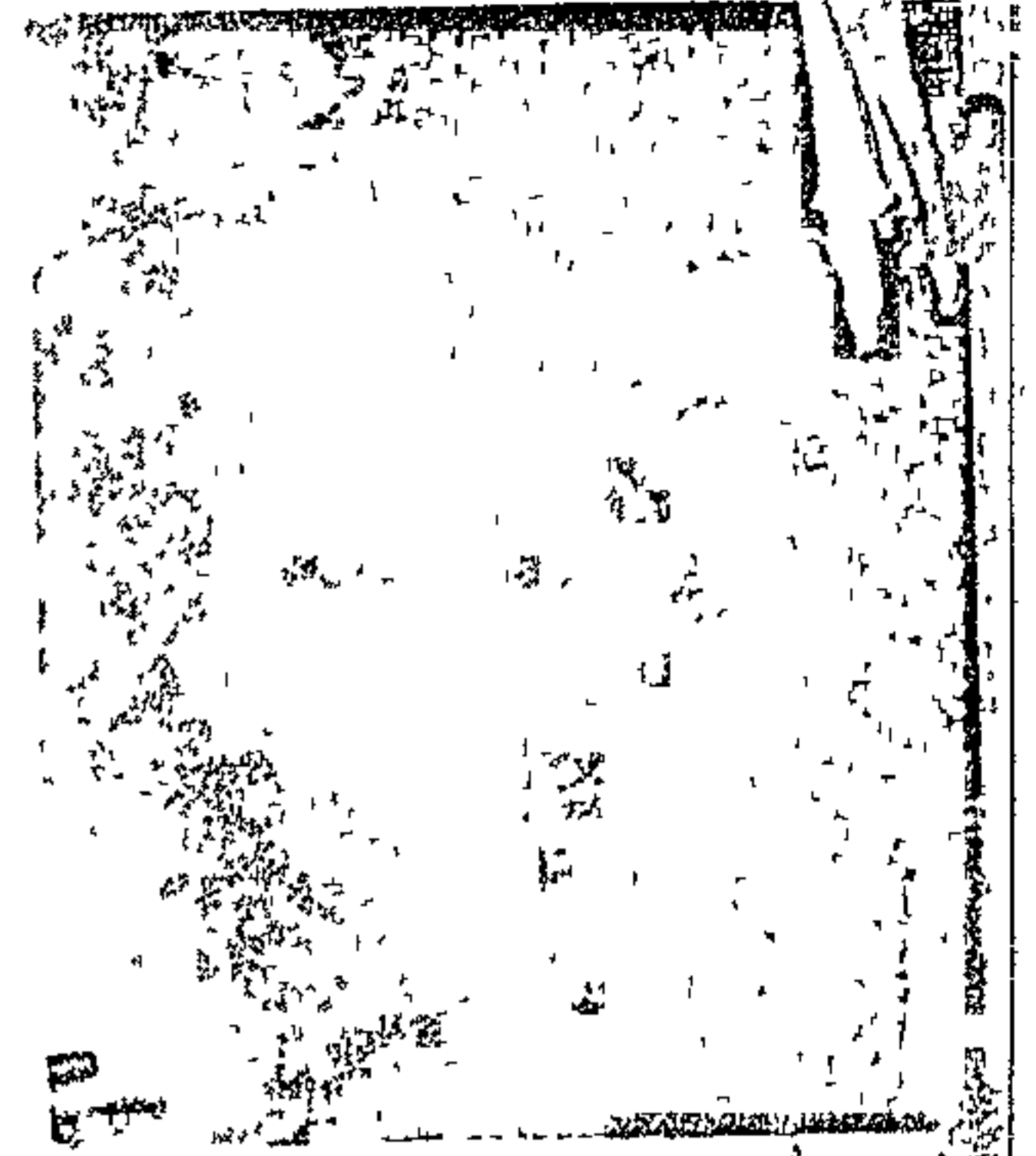
"Perhaps your paper should bring along health inspectors to see for themselves that we have to store meat and other foods in the same so-called kitchen where we also entertain our friends," suggested one of the men.

An induna of one bungalow said: "All these complaints and feelings would be better conveyed to the superintendents if we had representative bodies which the superintendents would respect."

One of the hostel superintendents told the *FM* that they are not based at the hostels at the moment because their offices were burnt down during the township upheavals last year. He added that he does not know when the offices will be rebuilt, because of the refusal of WRAB's insurers to accept claims arising from the upheavals.

The WRAB's technical director, however, told the *FM* that the Board was repairing some of the administration offices as well as the beerhalls. In the meantime, the superintendents work from a hall in Soweto.

The hostellers also say that a man can lose his bed if he skips even a sin-



The roof leaks when it rains

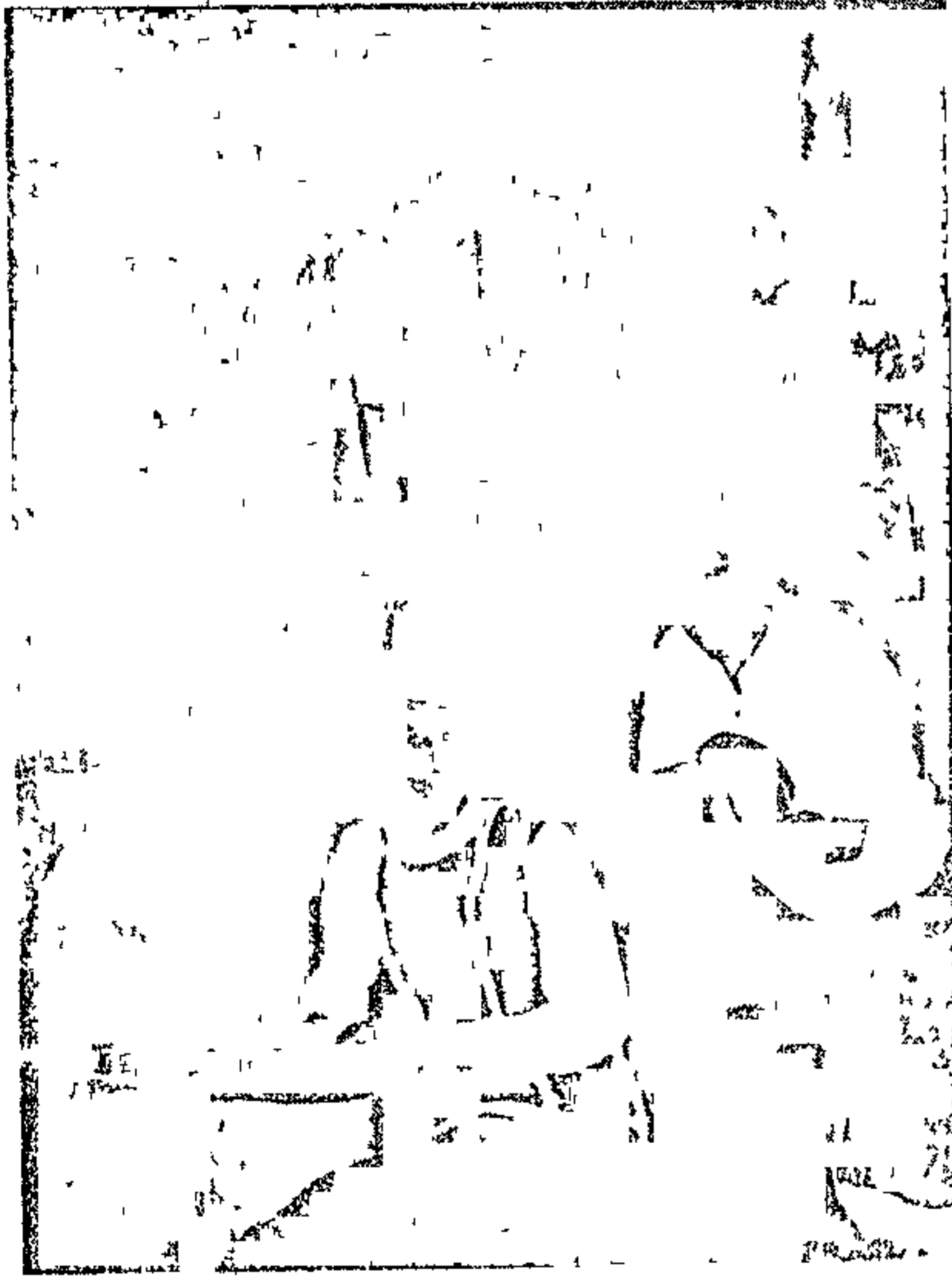
gle month's rent. Others complain that the monthly rental of R3,80 is too much for people who not only have to cook their own food but also have no privacy in the rooms, some of which leak when it rains. "These stacks of plastic sheets you see here we use to cover ourselves and our belongings when it rains."

A man who represents two clubs — a boxing club that trains in the hostel hall, and a Zulu dance troupe — deplored the lack of encouragement from hostel officials who, he contends, should give financial and moral support to recreational clubs. The hostel dwellers would be discouraged from their excessive drinking, he said, if the necessary recreation equipment were provided.

The dance troupe leader told the *FM* that on the mine compounds such activities were promoted. "Essentially we are no different from those guys because we have also sacrificed our family lives. We also need this consolation."

Another man said that, "because we have to keep the bungalow clean we unfortunately have to resort to the old tradition of making the boys who stay in the hostels do the cleaning and washing of the dishes for us as if they were our wives." One hosteller added that this practice created ill-feeling between those men who "bully" the boys and those who come from the same rural area as the boys, who don't.

Inhabitants of the hostels who are out of work but nevertheless manage to pay their own rents say they would like their wives to move in so as to share whatever little money or food they have. They are unhappy at being able usually to see their families only for three weeks in a year.



Mapetla compound . . . where are their families?

the doors and manhandle everybody, including the innocent. We then stay awake for the rest of the night. Worse still is their habit of breaking down our lockers and opening our suitcases and tampering with our money and other valuables.

A resident of Dube hostel told the *FM* that earlier this year one man was shot through the leg while trying to



STAR 21/4/77

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# R5-m housing loan refused

21/4/77 star

The Department of Community Development has so far refused to allow acceptance of a R5-million offer by a private construction firm to finance and build urgently-needed coloured housing for the Johannesburg City Council.

At the same time Community Development loans to the city council for coloured housing have dried up. No money to continue the coloured housing programme has been budgeted for after current contracts have been completed.

This will mean an abrupt end to the building of coloured homes, although the backlog has been put at 4 000 units.

A spokesman for the company said the firm had offered a R5-million loan to the city council at between 12,5 and 13 percent interest, which he did not regard as high in today's financial climate.

In terms of the offer, which the council supported, the company would have built houses to the specifications of the council.

The spokesman confirmed the company's main motive was to obtain work in the current depressed state of the building industry.

It is believed the Department of Community Development opposed the offer, because it would have meant avoiding the

usual practice of awarding the contract to the lowest tender.

The spokesman said the time-consuming practice of tendering would push up prices through escalation. This would more than offset the "small" saving of "one or two percent" which might be obtained through tendering.

"Anyway if we came up with a silly proposal, they could just tell us to go away," he said.

The spokesman said his firm had also suggested a scheme to finance and build coloured housing, which could go to tender.

But this too has been turned down by Community Development.

# SOWETO RENTS DENIAL

ARGUS 25/4/77

The Argus Correspondent

**JOHANNESBURG.** — Increases in Soweto rents would average 30 to 40 percent, a senior West Rand Administration Board official said today. Mr Wilsenach, the board's director denied reports that an average increase of 80 percent was on the way.

He also warned that attempts to hold a mass meeting in Soweto on Wednesday to discuss the increase rents were illegal because public meetings were still banned.

The Soweto vigilante group the Makgotla has called on the chairman of the board, Mr Manie Mulder, to visit Soweto on Wednesday to tell residents why rents have been increased.

## SACRIFICE

Makgotla leader Mr Siegfried Manthata, said at a meeting at the weekend residents should 'sacrifice their work day' on Wednesday to attend the meeting with Mr Mulder.

At the same gathering, the former mayor of Soweto, Mr Peter Lengene, warned that the increased rents might not be paid.

Both Mr Manthata and Mr Lengene were among the advisory board members who had been consulted about the rent increases.

He had been under the impression that they were satisfied with the reasons for the increases and was now very perturbed over their 'change about.'

Mr Wilsenach denied allegations that the money collected from rent increases would be used to rebuild beerhalls damaged in last year's unrest.

Previously the board's housing account had been run at a loss and had been subsidised by profits from beer sales.

However, because there was now no income from these sales, housing could not be subsidised and rents therefore had to be increased.

There was no question of any capital projects being financed by the rent increases.

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# Uproar over Soweto rents

25/4/77  
RAM

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Staff Reporters

THE POWERFUL Soweto vigilante group, the Makhotla, has called on the chairman of the West Rand Administration Board, Mr Manie Mulder, to visit Soweto on Wednesday to tell residents why rents have been increased by about 80 per cent from May 1.

If the Makhotla were not satisfied with the Wraab's reasons — or if Mr Mulder fails to address residents on Wednesday — they would call on all residents to refuse to pay the increases. Mr Siegfried Mantlata, head of the organisation, told a meeting of 600 Soweto residents at the weekend.

He told the meeting that all residents should "sacrifice their work day" on Wednesday to attend the meeting with Mr Mulder.

The former "mayor" of Soweto, Mr Peter Lengene, told the crowd: "We will not pay the increased rents in any circumstances."

Commenting on the increases yesterday, the "mayor" of Soweto, Mr David Thebehali, appealed to Soweto residents not to

"listen to anything. Mr Mantlata and Mr Lengene have to say about the issue," as this could get residents into trouble if they stayed away from work."

The Soweto Students' Representative Council (SSRC) has "advised" Mr Mulder and Mr Mathys Wilsnach, West Rand Administration Board chairman and director of housing, to reconsider the rent increase "while time still allows it."

The statement appealed to the board not to "repeat the mistake made by certain officials of Bantu Education" in handling the Afrikaans issue last year.

The increased rentals have caused a "truly ugly situation," Mr Fred van Wyk, director of the South African Institute of Race Relations said last night.

Mr S. O. Goodwin, president of the Associated Chambers of Commerce said he would discuss the situation today with the Chamber's Bantu, Coloured, and Asiatic Affairs' Committee.

● Editorial comment  
— Page 12

Other areas which over two thirds of farmers consider to be problems are lack of worker motivation and productivity, drinking and the effects of dagga on work performance and worker motivation. These are areas which are not likely to be remedied in the foreseeable future.

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# Increased Soweto rents will stay, says Cruywagen

CAPE TIMES 28/4/77

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Political Staff

OPPOSITION parties demanded yesterday that the Government immediately withdraw the increased Soweto rents if it wanted to avoid further unrest.

## CONCLUSION

The low level of overtime pay, the inadequate value of "labour units" and the well-being of workers in conditions more provided for, which him if this is the

It should be noted that results from the then makes industrial and periurban areas on a par with the raise the wages is to the farmer in due course for reduced work for effectively. The threshold levels are estimated until these earn mean threshold presence of the on different factors

The research statistics of the findings of the survey and related to political, social and economic factors affecting conditions of labour and subsistence of rural workers in South Africa as a whole.

"I believe the Government should instruct the West Rand Bantu Administration Board forthwith to withdraw the announced rents increases. Let them not repeat the tragic 'misundertaking' of last year," she said.

The United Party's race relations spokesman, Mr Radclyffe Cadman, took a more conservative view and said that while the increased rents was an unwise move as to its timing and extent, "I deplore the fact that scholars should have been used to demonstrate violently against an issue which is not their concern, but that of their parents."

"It is no accident that this outbreak of violence, just like the previous one, should have been timed to coincide with the opening of important international discussions which are of vital importance to the whole country."

Mr Cadman did not say it, but it was clear he was referring to the talks between the South African Government and the five Western Security Council powers over the independence process of South West Africa currently in progress here in Cape Town

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But an official approach by the Progressive Reform Party to the Deputy Minister of Bantu Affairs, Mr Willem Cruywagen, failed to have the decision reversed.

Mr Cruywagen told the party's Mr Rene de Villiers that he had strong sympathy with the representations made on behalf of the Institute of Race Relations but he emphasized that the decision had not been taken lightly

He said it was essential that the Bantu Administration Board's accounts should balance in view of the sharp decline in the board's income last year, caused by the rioting, it was inevitable that house rents should be raised.

Soweto rents were still subsidized to the extent of 23,25 percent and nobody in the township paid more for their total income, the internationally recognized ceiling.

Mr De Villiers had told Mr Cruywagen that the Institute was "deeply concerned by the possible negative consequences" of the increased rents and asked that the decision be reviewed

Mrs Helen Suzman, the Party's spokesman on African affairs, said that renewed unrest was the last thing South Africa needed at this critical time.

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# Soweto leader for city talks

ARGUS

28/4/77

The Argus Correspondent  
JOHANNESBURG. —  
As calm returned to  
Soweto today, the  
chairman of the  
Soweto Urban Bantu  
Council, Mr David  
Thebehali, said he  
would fly to Cape  
Town tonight to try to  
persuade the Govern-  
ment to drop the rent  
increases.

Soweto was quiet early  
today following a day of  
unrest in which police had  
to cope with thousands of  
demonstrating youths.

Yesterday's unrest re-  
sulted in 47 arrests and  
three youths being ad-  
mitted to hospital, with  
bullet wounds. Several  
vehicles were damaged.

Those arrested are ex-

pected to appear in court  
tomorrow on charges of  
public violence.

Train and bus services  
to and from Soweto were  
reported to be normal  
early today and police  
said all was quiet. They  
were, however, keeping a  
close watch on the  
situation.

A spokesman for the  
Department of Bantu Edu-  
cation said children were  
returning to school. In-  
spectors were to visit  
schools today to check on  
absenteeism and the situ-  
ation generally.

Mr Thebehali said he  
was keen to meet students  
'to tell them the truth'  
about the rent increases.

He stressed that the  
UBC was in no way party  
to the decision to increase  
the rents. In fact the UBC  
had opposed them.

Mr Thebehali said he  
hoped to meet the Deputy  
Minister of Bantu Admini-  
stration, Mr Willem Cruy-  
wagen, in Cape Town to-  
morrow.

He wanted to give him  
a first-hand account of  
what Soweto people  
thought of the rents.

The Argus Political  
Staff reports that the  
Government was called on  
today by Mrs Helen Suz-  
man to launch an imme-  
diate concerted effort to  
solve the problem of the  
impending increases.

Any immediate move,  
made and announced, to  
seek a solution to ward off  
the rents increases would  
help to engender calm,  
Mrs Suzman stressed to-  
day.

(127)

# Plea to Govt to drop rent rises

# Calm in

# Soweto

127

As calm returned to Soweto today, chairman of the Soweto Urban Bantu Council, Mr David Thebehali, announced he was to fly to Cape Town tonight to try to persuade the Government to drop the rent increases.

Soweto was quiet today following a day of unrest in which police had to cope with thousands of demonstrating youths. At noon today, General D J Kriel, deputy commissioner of police in charge of riot control, said all was quiet in Soweto and no incidents had been reported during the morning. Train and bus services to and from Soweto were reported to be normal early today. A spokesman for the Department of Bantu Education said children were returning to school. Inspectors were to visit schools today to check on absenteeism and the situation generally.

Mr Thebehali said he was keen to meet parents "to tell them the truth about the rent increases".

He stressed the UBC was in no way party to the decision to increase the rents. In fact the UBC had opposed them.

### Low profile

Mr Thebehali said he hoped to meet the Deputy Minister of Bantu Administration Mr Willem Cruywagen, in Cape Town tomorrow. He wanted to give him a first hand account of what Soweto people thought of the rents.

Brigadier Jan Visser, Divisional Commissioner of Police for Soweto, commenting on police tactics during yesterday's disturbances, said: "We kept a low profile yesterday, and I will continue to instruct my men to do so as long as demonstrators don't become too violent."

### "Irresponsible"

The children try to have a peaceful demonstration but they are joined by tsotsis and loafers, and then it becomes not so peaceful. The school children are responsible for the violence, although they don't commit it themselves. They must consider the consequences of their actions.

Commenting on the pupils' behaviour, Brigadier Visser added:

"They were very irresponsible. They have nothing to do with the rent increases. That is a matter for their parents. They achieve nothing by demonstrations. The parents should negotiate peacefully."

Two of the three youth admitted to Baragwanath Hospital yesterday were

To Page 3, Col 7



Major Kobus Malan took a leading role in cooling tempers in Soweto yesterday where students demonstrated against rent increases. At one stage he laid down his rifle to have a man-to-man talk with the "leaders" of the demonstration. Here the major signals to the crowd. Picture: Moses Mosemane



Manusard 14 col 998 3/5/77

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**Increase in rents in Soweto**

\*3 Mrs H SUZMAN asked the Minister of Bantu Administration and Development

(1) Whether the West Rand Bantu Affairs Administration Board has sought ap-

proval for an increase in rents in Soweto, if so, (a) what is the extent of the increase sought and (b) what are the reasons for it,

(2) whether approval has been given

The DEPUTY MINISTER OF BANTU AFFAIRS

(1) Yes, just in respect of service charges which is a component of the rentals, but not in respect of the rent of a house only

(a) An average of 50% on the overall monthly rentals

(b) Escalation of the costs of the essential services provided and the fact that the Board's main sources of income from which rentals are subsidized to a certain extent, were largely destroyed during the riots

(2) Yes

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Hansard 14 vol 1001 3/5/77

**Family housing units in Soweto**

\*9 Mrs H SUZMAN asked the Minister of Bantu Administration and Development.

How many new family housing units were built in Soweto during 1976

†The DEPUTY MINISTER OF BANTU AFFAIRS

441 units

Housing Title

3/5/77. STAR

STAR 3/5/77

# Jo'burg in new housing move

127.

A plan to revolutionise Johannesburg's town planning policy by allowing houseowners to partition their homes or build annexes, was announced today by Mr Eddy Magid, the Town Planning Committee chairman

Mr Magid said outside architects and planners, as well as residents' associations, would be consulted before the city council adopted the new policy in about two months "We do not have a monopoly on ideas," he said

The latest proposals are a breakthrough in the rigid city council policy of allowing only one family to live on a special residential stand.

Until now, no separate dwelling units were allowed — not even to house aged parents or newly-married children

Senior municipal planners drew up the proposals after Mr Magid last year called for a report on higher suburban population densities

The planners proposed

the new policy should be confined to "cases of hardship and domestic need such as safety and the care of the elderly and relatives"

They oppose "garden cottages" which are separate from the main house, as this could lead to "pressure for subdivision." The planners generally oppose subdivision

The proposals support partitioning houses or building an ancillary dwelling no bigger than 60 sq m, attached to the main dwelling. Health conditions must be met. The separate unit can have its own kitchen

Householders applying for the right to partition their houses or build annexes, must give their reasons in a sworn statement.

● Planners back plush suburbs — Page 23.

# Closed Brakpan mine becomes housing project

5/5/77 RDM  
RDM

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By ROY DEVENISH , R35 000.

THE Sallies Mine in Brakpan, which closed down at the end of last year, has been taken over by a housing project

A property development company has bought 102 mine houses and the recreation club from Anglo American, which controlled the South African Lands and Exploration Company (Sallies).

Renamed Sallies Village Reef, the 46 ha site has been transformed into a "village", incorporating the recreation club

A spokesman for Terrikor Holdings, the development company, said the project had cost about R3-million, and there was about 23 ha available for future development.

The houses, ranging from three to five bedrooms, will go on sale at prices from R16 000 to

Speaking at the official launching of the project yesterday attended by the Minister of Mines, Mr S. P. Botha, the managing director of Terrikor, Mr Neels Swart, said he was confident the houses would be in great demand, despite the depressed state of the property market.

"We are appealing to people of a certain lifestyle — those who appreciate living in a park-like environment with large open public areas, yet with the security and privacy of semi-walled gardens," he said.

"One can refer to this village as a place for families who want to share their lives with other families in a pleasing environment like the villagers of Village Reef fame, but without the mine manager and his hierarchy," Mr Swart said.

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# Eldorado scheme on the move

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A R5-million housing scheme which will be built by private contractors for the Johannesburg City Council has received Ministerial approval.

This was disclosed today by Dr E Jammie, director for Asian and Coloured Affairs Department of the city council, who said tenders have been sought for the scheme at Eldorado Park.

Dr Jammie said he had discussed having coloured homes built by private contractors with the Treasury.

The Minister of Finance, Senator Horwood, approved.

"The loan will be payable over three years," Dr Jammie said.

## 500 HOMES

The contract under discussion allows for more than 500 homes to be built to accommodate about 2 500 people.

With insufficient State money available for coloured housing private enterprise is now being considered to undertake this task, a council spokesman said.

The Secretary for Community Development, Mr Louis Fouche, said earlier that although the Government had built more than 43 000 homes for coloured people between 1975-76, it was now planning to build 1 000 houses per year, in the future, for coloured people.

~~123~~ ~~333~~ 127

# Doen nou iets, sê Masson

**GEEN sakeman kan nou voortaan sê dat hy iets vir sy swart werkers wou doen, maar nie die geleentheid het nie, het mnr. Donald Masson, besturende direkteur van Trek-Beleggings en voorsitter van die Johannesburgse Afrikaanse Sakekamer, vandeeweek gesê.**

*Dit was by die bekendstelling van 'n handleiding vir sakemanne oor hoe te werk gegaan moet word om swart werkers te help om huise in Soweto te koop of bou*

Die handleiding is 'n gesamentlike poging van die Sakekamer, die Transvaalse Kamer van Nywerhede, die Johannesburgse Kamer van Koophandel en die swart handelsorganisasie, Nafcoc

Geen werknemer kan ook sê dat hy dit nie kan bekostig nie

Daar is sekere dinge in die owerheid se reelings vir die verkryging van huise deur swartes waarmee daar nie saamgestem word nie. Die Johannesburgse Afrikaanse Sakekamer voel byvoorbeeld dat die wet sodanig verander moet word dat kwalifikasie kragtens die Stadsgebiedewet as 'n voorwaarde geskrap moet word

Die feit dat net woonreg gekoop kan word en geen kaart en transport gekry kan word nie, het 'n vertragende uitwerking. Dit is veral sover dit die verkryging van fondse by bougenootskappe betref. Maar dit is egter nie op die oomblik so belangrik nie, het mnr. Masson gesê

Sy groep het besluit om vanjaar R25 000 aan sy werkers beskikbaar te stel om huise in Soweto te kan koop of bou, terwyl dit aanstaan-

de jaai tot R50 000 verhoog sal word. Mnr. Masson weet handleiding was daar 'n magdom werk wat gedoen

## Eiendoms-RAPPORT

ook van dertig ander ondernemings wat hul werkers gaan help

Mnr. Ted Smale, voorsitter van die Johannesburgse Kamer van Koophandel, het gesê dat daar nou tot aksie oorgegaan kan word. Met die opstel van die

moes word om deur die rompslomp te sny. Al vier organisasies was dit eens dat dit baie belangrik is om in die swart gemeenskap 'n middelklas te skep, wat groter stabiliteit sal bring. In die handleiding, wat numbers of farm schools have increased by nearly three times in twenty-five years, Table No. 1. indicates that very uneven. The special character of the farm school counts for this. By 1974 farm schools accounted for all African schools or 68 percent of such schools homelands.<sup>8/</sup> They thus constitute the second largest African schools in the Republic, being surpassed only schools.

### CHARACTER OF FARM SCHOOLS :

schools are, of course, administered insofar as education concerned by the Department of Bantu Education in the same manner as primary schools. Officially the syllabus, hours of instruction, hours of employment of teachers, and provision of books and equipment should not differ from conditions which obtain in urban areas.

kort en kragtig is, is daar onder meer ook planne vir twee tipiese Soweto-huise, met volledige voorskrifte hoe te werk gegaan moet word om huise te koop of te bou

Dit blyk ook dat daar op die oomblik nog 14 000 onbeboude persele in Soweto is, waarvan 1 200 in die bestaande voorstede geleë is

Daar word geraam dat 'n standaardhuise en boukoste tussen R2 900 en R3 500 kan wissel, afhangende of daar 'n badkamer in die huis is

Dit is ook moontlik dat 'n drieledige ooreenkoms tussen die administrasieraad, die werkgewer en die werker aangegaan kan word

Die raad sal bereid wees om sulke kontrakte aan te gaan waar minstens twintig huise vir die werkers van 'n spesifieke firma gebou word

<sup>8/</sup> Calculated from numbers given in the annual report of the Department of Bantu Education for 1974. R.P. 45/1975.

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RDM 5/7/77

## R18,5m to be spent on black housing

By CHRIS FREIMOND

FIVE housing projects which will cost about R18,5-million have been approved in principle by the East Rand Bantu Administration Board for two East Rand townships.

In Katlehong, near Germiston, the go-ahead has been given to plan a R10-million, 2 500 unit housing project. More than 2 500 families are already on the housing waiting list in Katlehong — many since 1971.

Also in Katlehong, a 5 000-bed men's hostel will be planned at an estimated cost of R1,5-million.

At Daveyton, Benoni, the conditional green light was given to three schemes worth a total of R6,9-million.

### SINGLE

Planning of a 3 000-unit housing project costing an estimated R5-million has begun. The project, when finally approved, will take about five years to complete.

A 5 000-bed men's hostel costing an estimated R1,8-million over five years was also conditionally approved.

An innovation for Daveyton was the conditional approval of flats for single professional men and women, such as teachers and nurses, and young married couples.

The R70 000 project would take two years to build, and according to Erbab, greatly reduce the serious shortage of accommodation in that category.

Natal Mercury 13/7/77 (127)

# Soweto homes deal flood

Mercury Correspondent  
JOHANNESBURG —

Companies employing Blacks have made inquiries about buying nearly 10 000 houses in Soweto for their employees — sufficient to wipe out the official housing waiting list.

But market forces unleashed by the home ownership scheme are threatening a cardinal aspect of official ideology in the process of reducing the housing waiting list.

Officially, Soweto resi-

dents have to be placed in separate ethnic areas — but houses are being sold to buyers who can raise the money without regard to ethnic origin.

Some Blacks are able to raise the deposit on their own but most are dependent on help from their employers.

In either case the West Rand Administration Board is selling houses without inquiring into the ethnic origin of the owner. The board has nearly completed 80 houses in Pimville, Zone

5, and is busy with another 120. Material for 200 others is available.

During a visit to Pimville Mr M. T. Willsnack, deputy chief director of the board, admitted that his sole concern was money and not ethnicity.

Since the introduction of the home ownership scheme last September the board has sold 628 houses and is currently in the process of selling more than 1 000.

Inquiries and applica-

tions from employers on behalf of Black employees involve 10 000 houses — just under one-tenth of the number of houses in Soweto.

Standard model houses are built by the board at a target rate of two a week. The houses under construction in Pimville are the new 51/9 model, a superior version of the standard "matchbox" house or 51/6.

Its total cost is R3 650, of which the buyer has to deposit about R900.

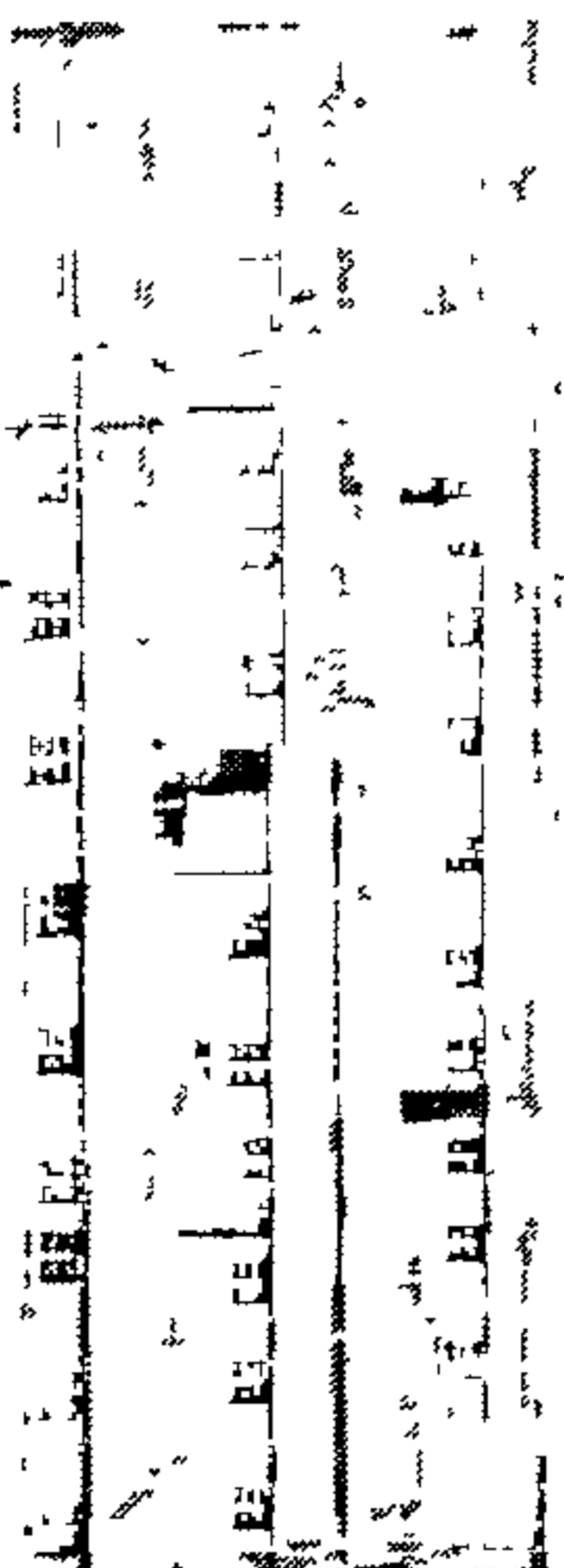


Inside Mail

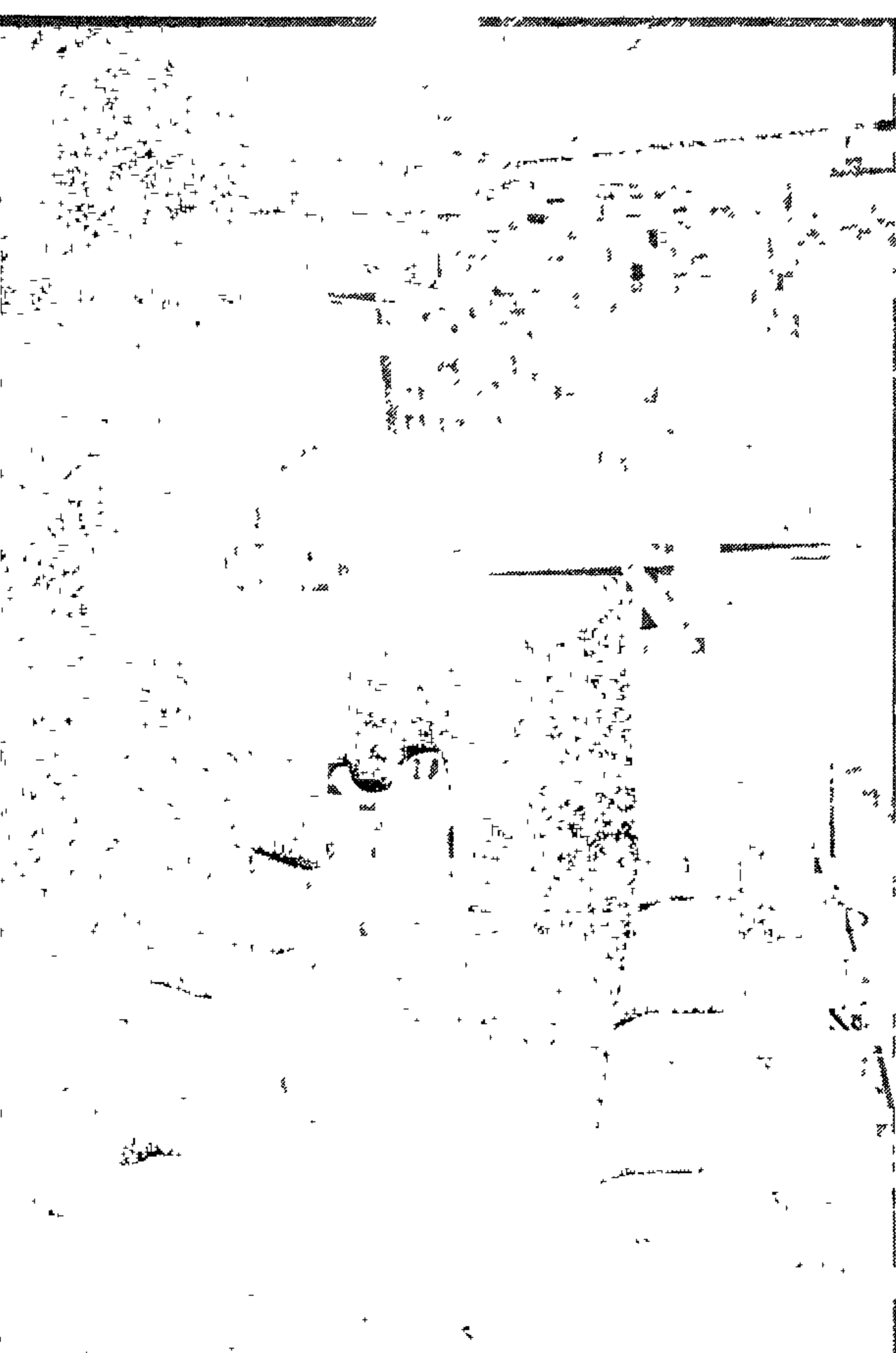
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And they call this home for thousands of men

# People are living there



It's a special world for about 45 000 men who live in the West Rand Administration Board hostels in Soweto. The conditions under which they live would shock many people who take for granted a normal family life. Rand Daily Mail reporter **DIAGO SEGOLA** and photographer **RONNIE KWEYI** took this look at their world.



A toilet at Dube Hostel. In most of the hostels the toilets consist of rows of buckets with no partitions and a urinal, left. Most bathrooms are rows of showers without partitions

A STEEL or concrete bed, a locker (something that looks more like a filing cabinet) for clothes and a smaller one for food and cooking utensils. Fifteen other people in the room.

The room is divided into four blocks and in each block four beds take up what little space there is. In the centre of the room there is a communal kitchen with a long steel table and two steel benches. A coal stove, with only one plate, serves all 16 people in the room.

No wall plugs, no heaters and no privacy. The general condition in the room is one of filth and squalor. Washing rags, towels and clothes hang on nails and on pieces of string. Boxes and suitcases lie on the cement floor. And the walls are made dirtier still by the bloodstains of bedbugs.

Even in the toilets and bathrooms, which they share with people from other rooms, there is no privacy.

Toilets are often one large urinal and rows of buckets, with no partitions. The bathroom is one large room with rows of showers — also without partitions.

Perhaps the outlook would not be so bleak if this was only a passing phase for these people — a kind of transit camp on the way to better living. But, if they wish to remain in Johannesburg, they will have to live under these conditions all their working lives.

These are conditions under which many of the 45 000 men live in nine hostels in Soweto. Several other thousands more live in similar conditions in other hostels in Johannesburg.

Meadowlands Hostel, with 10 316 inmates, has the largest population among Soweto hostels. Others are Dube (6 272), Diepkloof (5 428), Mapetla (5 072), Nancefield (4 976), Jabulani (4 352), Dobsonville (4 228), Lifateng (2 624), and New



A section of a block shared by four men in a hostel. Two brick beds and a small coal stove are provided. Two other beds are not in the picture. There are three more similar blocks in the room shared by 16 men.

ly depressing state of the Meadowlands, have the hostel is higher than

### Dobsonville Hostel (1 296)

The Rand Daily Mail found the following conditions in Soweto hostels:

- In most cases 16 people live in a room. A small proportion live in single rooms, pay higher rents and enjoy some privacy.

- In many cases there is one toilet shared by 15 to 20 people and one shower to 20 people.

- Washing and toilet facilities — showers, troughs for all kinds of washing and taps — are concentrated in one place and many inmates have to walk a long distance to use these facilities.

- Some hostels have no hot water and in others, such as at Dube, the bathrooms have long since gone out of use and the inmates have no showering facilities at all. Naked men can be seen washing in full view of other people in the concrete washing basins outside the showers.

- Some sections of hostels have no hot water and those which do only enjoy this facility for a few hours each day. Water is heated by coal fires made in the mornings and by the time people come back from work in the evenings there is no hot water.

- There are no recreational or sports facilities.

- There is often only one or two light switches in rooms occupied by 16 people. This means that one man cannot switch off the light to sleep while another is reading.

- Most of the inmates are migrant labourers from outside Johannesburg and many are employed by security firms, hotels, dairies and construction companies.

Add to these the thefts and muggings, which many inmates say are not infrequent, broken windows, heavy drinking, the morbid-

hostels, and you begin to have an idea of what Mr Siphwe Mkize describes as "a life of hell".

But then Mr Mkize, a 46-year-old father of eight from Weenen, Natal, is luckier than most. His youthful good looks belie his age and when he takes you to his bed in the room at Block Six, Mapetla Hostel, you find clean sheets, blankets and a neatness that would make any housewife proud.

He flings his hands and points to the dirty surroundings. "Is this a fit place for humans to live? Look, these rooms are dirtier than our bathrooms and latrines."

Men are sitting in the room drinking beer. Two, probably night workers, are sleeping on spring beds — without mattresses. The room is cold, despite the fire in the small stove, because of the gaping holes between the walls and the ceiling.

Two windows are broken, walls are dirty, beds unmade. "Some men leave their beds like this every day. They have to catch the first train."

The situation is no better in the other rooms. In Block One Mr Nelson Mdluli, of Bed Number One, opens his locker.

He says "This is my kitchen." Inside is a primus stove, a pot, a small basin, two mugs, a tin of coffee, a packet of salt and one of sugar, a tomato and two onions. He cannot put any more things into it and some of his cooking utensils are stacked on top of his clothing locker.

"I pay R4,10 a month for this bed," he says, "and we are told rents are going up again."

He complains about crime in the hostel — muggings and robberies. Inmates at other hostels, particularly at Jabulani, Diepkloof and

same complaint.

"It is difficult to report crimes. The offices have been burnt out. Security is no longer what it used to be," says Mr Mdluli.

It is Saturday night and at Diepkloof Hostel the room is packed with men, many drinking beer, happy that they will wake up in the morning and not have to dash to work. Their conversation is deafening and the din coming from the record player at the far end of the room is unbearable.

While they drink and talk loudly, others are asleep. Most of the men are visitors from other rooms and this one is a shebeen. Mr Samson Ngubane, a father of three from Msinga, Natal, is ironing a suit on a blanket spread out on the floor.

"I wish I could relax and sleep, but how can I in this noise?"

If he could afford it he would rent one of the single rooms. "At least you have privacy there."

But they are still small with little room for furniture, cooking and other chores.

Take the man in one of these rooms at Diepkloof. He is an agent for a Johannesburg insurance company.

He says he studies privately in the evenings and in his room is a book-shelf, a desk which also serves as a table, a small wardrobe, a bed, cooking and eating utensils and a chair. There is no room for anything else.

"These rooms are so small that I couldn't put in more things if I wanted to," he says.

At Diepkloof, like at the other hostels, the men complain about sexual life, or the lack of it.

Women are smuggled into the hostel and this often leads to fights, he says.

In Meadowlands Hostel the influx of women into the

anywhere else. You can see women walking about in the hostel or sitting in groups with men.

And Mr John Nxumalo, 58, from Stanger, Natal, says they even sleep there. "Prostitution is rife. We sleep with women in these open rooms. There is no privacy," he says.

Conditions at Lifateng and New Dobsonville Hostels, both built in 1975, are certainly better than at the other hostels. Although you still find 16 men in a room, the rooms are more spacious, cleaner and have better facilities.

There is more privacy in the showers and toilets. Most have partitions and there is hot water throughout the day. At Dobsonville some rooms have toilets, showers and washing basins inside and coal, supplied free by the West Rand Administration Board, is plentiful.

Even the old Dobsonville hostel, built in 1960, has better facilities than at the older Dube (1954), Nancefield (1958), Jabulani (1959), Meadowlands (1957) and the newer Mapetla (1971) and Diepkloof (1970). There is more space in the rooms, basins in the kitchens, and toilets and bathrooms — with a constant supply of hot water — are kept clean.

One Dobsonville Hostel inmate said "It's not so bad here. The only thing is that toilets and bathrooms are a bit far from some of the rooms. But it's not like at other hostels."

His is a different voice from the many at Dube, Jabulani, Nancefield, Mapetla and Diepkloof who complain about the neglect and the failure by the authorities to make the conditions more tolerable and change "the life of hell".

# 'Homes for blacks' drive started

STNR 25/7/77

(1) 127  
~~127~~

## Labour Reporter

An industry drive to start "unleashing the enormous potential of black home ownership" has begun in the Vaal Triangle

To provide the benefits of home ownership for their own senior em-

ployees and for the black community at large, a group of three Vereeniging employers has:

○ Town-planned an open section of Sebokeng township into an elite suburb of 306 stands of attractive cluster housing, for homes

priced about R7 000 each

● Started to canvas sponsorship among other employers for a total of about 11 show houses of various designs, to be completed by the end of this year

● Invited all other Vaal Triangle employers to join the project, pointing out that loans to black home buyers are no problem.

● Announced plans for full consultation with and participation of black workers in the design phase, which starts now.

"We also see this project as a means of promoting black skill, workmanship and enterprise at all levels — design, construction and servicing," said Mr Ben Venter, one of the originators of the idea.

## LOAN SCHEME

He said the project would have been impossible without the loan scheme offered by the Vaal Triangle Administration Board with building society co-operation

Black buyers needed only a 10 percent deposit and could borrow the rest from the board on building society terms

The new suburb was designed for blacks earning more than R250 a month, Mr Venter said.

Mr Venter, personnel manager of Nordberg Manufacturing Company (phone 838-4751, Johannesburg), has two associates in the initiative.

They are Mr Dave Thompson, industrial relations director of Massey Ferguson (phone 45022, Vereeniging); and Mr Kalie Buhr, group non-white affairs manager of Stewarts and Lloyds (phone 22-2221, Vereeniging)

N. Mercury

26/7/77

## ANOTHER SITE FOR INDIANS

GERMISTON—The more than 2000 Indians here would be resettled 15km south of the town in the foreseeable future, the Town Clerk of Germiston, Mr J du Plessis, said here yesterday.

He said the farm Rietfontein had been declared an Indian area, and geological surveys were being conducted for the Department of Community Development before town development began.

The chairman of the Lenasia Management Committee, Dr. R. Salojee, said the establishment of a second group area for Indians on the Rand was welcomed, although each person should be free to decide where he would like to live —(Sapa.)

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Thursday, July 28, 1977.

# Benoni wants blacks in housing scheme

Staff Reporter

THE Benoni Town Council is to apply to the director of Local Government for permission to include its black employees in its subsidised housing scheme.

The decision came after details of the East Rand Administration Board's home ownership scheme had been studied by the council.

The scheme enables blacks to buy homes in townships controlled by the board.

At the monthly council meeting this week Benoni reaffirmed a decision, taken in April last year, to extend its housing subsidies to blacks.

Subsidies for Benoni's white municipal employees are part of the provincial housing subsidy scheme.

In terms of this employees get varying percentages of their monthly bond repayments subsidised. The amount depends on the size of the bond and the salary.

RDM 3  
28/7/77  
(27)







# Plans for giant Rand township

Sun Trib.  
31/7/77  
(127)

## Property Reporter

A HUGE township development which will completely change the face of the north-eastern approaches of Johannesburg from Jan Smuts airport, is now at an advanced stage of planning, it was announced this week.

Bruma township, set on 143 hectares, will have about 5 000 residents, and will consist of individual houses, sectional title cluster housing schemes, blocks of flats for rental, a large sports and recreational complex, a retirement village for the elderly, a community centre and creche, offices, and an indoor stadium to seat 6 000.

Bruma, which at present is open veld, stretches from the borders of Kensington and Cyrildene to Morninghill in Bedfordview, and has the Linksfield Ridge as a backdrop to its northern borders.

"We are now awaiting approval from the Administrator of the Transvaal for an amended plan which we have submitted," said Peter Reinecke, director of Housing and Town Planning for Johannesburg.

"We hope to have proclamation by the end of the year, and, depending on the availability of finances, we will go ahead and put in services and roads."

About 12 hectares have been set aside for parks, and one of the first projects to be tackled will be the establishment of the recreation and sports centre which will separate much of the commercial and residential ground.

Sun. Trib.  
250 31/7/77  
**CALLS**  
**A DAY**  
**FOR** (127)  
**HOMES**

**Finance Reporter**

EMPLOYERS are coming forward by the thousand to help black employees purchase their own homes. The West Rand Administration Board is reviewing 250 calls a day requesting information.

Theo Wilsnach, deputy chief director of the board, reports that the department has been thrown into chaos answering 250 calls a day, and officials are amazed at the fantastic response from industry.

"Don't get me wrong," he says. "I would certainly welcome 500 calls a day. The more the better."

To try to clarify the situation, the board is holding a special conference for employers who want more information about buying houses for their black employees on August 2, at the Carlton Centre.

Mr Wilsnach points out that there is a waiting list of 250 000 homes on the Reef alone. Soweto has a waiting list of 10 000 homes and the current inquiries would be more than enough to fill this backlog.

The board is applying to the Minister of Finance on August 9 for more Government funds for housing in Soweto.

# There's a plan...

## ...for blacks who want more than this

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Star 1/8/77

Employers in the Vaal Triangle have launched a new concept in black home-ownership — low-cost but attractive cluster housing in a suburb set apart for the higher income group which can afford houses of about R7 000 each.

"We are aiming for a suburb to which blacks earning more than R250 a month can point with pride and say 'that's where I'm going to build my home,'" says Mr Dave Thompson, personnel and industrial relations director of Massey Ferguson, one of the three originators of the idea.

For the first time the vague ideal of a "black middle class" of home owners is taking concrete shape.

Among more than 700 homes sold in his Sebokeng township in the past six months were "quite a number" sold for cash, including four which went for R6 500 each and one with improvements which fetched R18 000 cash.

"The board is getting heartening response to its call on employers to sponsor at least one home purchase for, say, their most loyal and productive workers," Mr Knoetze said.

### MONOTONOUS

"Among them are one-man undertakings and employers of domestic servants. All that is required is a 10 percent deposit of as little as R250."

Three Vereeniging employers are laying concrete foundations for the concept of a stable black middle class of home owners.

In the process they are contributing to a form of "self-generating economic revival," providing much needed job opportunities for blacks and sowing the seeds of private enterprise in a black township.

The Star's labour reporter, SIEGFRIED HANNIG, investigates...

Now that their elite suburb has been laid out, the Vereeniging employers are canvassing other employers to help put up show houses of various designs which will give prospective buyers an idea of the overall appearance as well as the choice of home designs in the suburb.

It is hoped that a cluster of 10 such houses will be completed by the end of this year.

### ASSIST

If all the black employees earning above R250 a month in the firms of the three originators take advantage of the of-

But even an R18 000 home surrounded by monotonous rows of "match box" dwellings cannot be compared with homes in a self-contained suburb where townplanning creates variety and style.

That was the conviction of the three Vereeniging employers who formed a study group to explore black home ownership.

They wanted above average homes for their most valuable workers.

"But we decided that even expensive homes would be unattractive in a monotonous environment, while low-cost housing could be an eye-catching proposition if subjected to expert townplanning," said Mr Ben Venter, personnel manager of Nordberg Manufacturing Company.

The Vaal Triangle Administration Board, which had already been approached by Sebokeng residents for a better type of housing, jumped at the idea.

#### CLUSTERS

Mr Venter and his colleagues secured the assistance of Mr Doug Yetton, consultant architect of Anglo American, whose department had already introduced low-cost cluster housing for black miners in Kimberley and elsewhere.

The upshot was a fully townplanned suburb of 306 stands arranged in clusters of seven houses around small parks and adjoining a wide open area to which the new concept can be expanded once Sebokeng residents have used up the allotted stands.

Thrown in for good measure was Mr Yetton's advice on house design, the most important features of which were "Build as big a shell as possible with a minimum of passages, and leave out all the inside finishing that the future owner is prepared to do himself."

"A man with pride in his home can beg, borrow and pinch anything from paint to tiles and doors, which he can install himself. But he cannot change the basic structure of the house," Mr Knoetze says.

"Besides, some work around the home keeps people constructively occupied."

ter, the entire suburb will be filled.

However, the intention is to give all Vereeniging and Vanderbijlpark employers an opportunity to assist their top workers to home ownership.

The initial response from black liaison committee members shown plans of the proposed suburb has been encouraging, say the initiators.

"Meanwhile we are trying to launch a body through which interested employers and their black workers can exchange views and draw up more definite plans for the project," Mr Venter said.

"We shall also attempt to establish avenues for consultation and participation with a view to developing black skills and enterprise through the work entailed by this and possible future housing projects."

Mr Venter stressed that the project would have been stillborn had it not been for the enthusiastic co-operation received from Mr Knoetze and his board — "one administration board which does not rely on liquor profits to keep its housing account out of the red."

#### LOANS

He said Mr Knoetze's enlightened approach had also pioneered building society support without which the scheme could not get off the ground.

Low interest building society loans have enabled the Vaal Triangle Administration Board to offer black home buyers loans on building society terms once the buyers have deposited 10 percent of the purchase price.

"While there is a theoretical limit to capital expenditure in view of the general economic situation, I am confident that this limit may be extended should the demand for home ownership exceed it," Mr Knoetze said.

"The home ownership scheme, as implemented here, is a form of self-generating economic revival.

"It provides much needed job opportunities for blacks, uses only local materials, provides a new source of income for the board and uses no foreign exchange," Mr Knoetze said.

D.D. 11/8/77

(127)

## Prof's plea on status of Soweto

JOHANNESBURG — Black housing needs were not as important as the more general problem of the status of black urban environments, Prof Noel Manganyi, professor of psychology at the University of Transkei, said here yesterday at the urban revitalisation congress.

"The provision of suitable housing for urban blacks is only an aspect of a problem," he said. "What is required for Soweto and other such black urban environments is not renewal, revitalisation, but vitalisation of such a kind and magnitude as to lead to the creation of new cities in South Africa."

Soweto and other large urban settlements must be transformed from their satellite status into vital cities in their own right. The permanence of urban blacks and settlements must be accepted once and for so that future planning might be on a sounder basis.

If planning for black urban areas should be continued on an ad hoc basis it must be continued on the illusory belief that one day Soweto and other such urban complexes would simply vanish from the face of white South Africa.

Soweto must be transformed into a city in its own right through conscious and imaginative planning — SAPA.

# Rent arrears evictions (127) increase in Soweto

RDM 31/8/77

By DIAGO SEGOLA

THE number of Soweto families who were evicted for being in arrears with their rents had increased in the past few months, an official of the West Rand Administration Board has confirmed.

But the Board's public relations officer, Mr Jan Bosman, said the board had for a long time been lenient with rent defaulters and the board's finances and people on the waiting list for houses had suffered.

"Rent defaulters have been given ample notification to bring their rents up to date and many have not responded to notices

sent to them by township managers. We have now decided to act," he said.

He said that a month after a tenant had failed to pay rent a notice was sent to him to report to the township manager's office.

"In many cases people do not react to the notices. We normally send several notices and this takes up to three or four months. If there is still no reaction a final eviction notification under Section 65B of the Housing Act is sent to the tenant.

"He is then required to pay within seven days. If he does not react to this notice he is then evicted physically," Mr Bosman

said.

Two Soweto township managers told the "Mail" that the number of people who were in rent arrears had increased since the disturbances last year.

But the board took into account cases where a tenant was unemployed, ill or handicapped, they said.

"Any case meriting assistance is sent to our welfare section which submits a report. The case is then treated on its merits," one manager said.

But the board yesterday refused to give figures on the number of people evicted from the beginning of the year.

ification may be made.  
 us aerial cover is less than 5 per cent and  
 experience and habitat hold the key to  
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 Dear

**SALDRU PUBLICATIONS:**  
 The Southern Africa Labour and Deve.  
 published three further documents in  
 ease in cover.

- These are:
- No. 7. by John Knight 'Labour Sup
  - No. 8. by Mike Morris 'Apartheid,
  - No. 12. by Johannes Mouton, Residentia  
 & Janet Graaff

You were kind enough to express an  
 and as stocks are limited, we shall  
 VALERIE FIRTH  
 Secretary

**HOME OWNERSHIP  
 Township tangle**

The Johannesburg paper, *The World*, has  
 headlined the fact that a recent survey  
 revealed that "at least 95 000" black  
 families are without adequate housing in  
 the PWV area. The backlog in Soweto  
 alone is 22 000 houses.  
 The lack of land tenure was one of the  
 major grievances listed by blacks after  
 last June's riots and the Urban Founda

tion has made home-ownership for  
 blacks its highest priority. It now  
 emerges, however, that, as a result of its  
 systematically neglecting the townships,  
 government is presently *unable* to grant  
 the same real rights of home-ownership  
 to blacks as enjoyed by whites — even if  
 it wanted to. Most black townships have  
 never been properly surveyed.

Since accurate cadastral surveys are  
 the basis on which title registration at the  
 Deeds Registry Offices is done, this  
 effectively prohibits conventional title  
 registration for potential black home-  
 owners

Given the pressure from urban blacks  
 and the private sector for the earliest pos-  
 sible introduction of a satisfactory form  
 of land tenure, it is obvious that govern-  
 ment is going to have to innovate if it is  
 to provide a satisfactory interim form of  
 ownership. Blacks have already conclu-  
 sively shown their rejection of such in-  
 ferior forms of tenure as the 30-year or  
 "indefinite period" leases by the fact that  
 less than 10% of Soweto's 102 000  
 houses were "purchased" in all the years  
 that the scheme was in operation.

Until the townships can be surveyed  
 properly and existing conditions of title  
 and site diagrams brought into unifor-  
 mity, an alternative form of tenure must  
 be found. Minimally such interim tenure  
 would have to incorporate features such  
 as security of tenure, free transferability,  
 and mortgageability by either private or  
 public sectors.

Quite what form such interim tenure  
 should take is not clear, though precedent  
 exists for the conversion of types of  
 tenure, and a 99-year lease would be a  
 starting point. Any shorter period would  
 seriously affect the mortgageability and  
 therefore marketability of the houses,  
 even with changes in building society  
 charters to lend against leases.

The very right of blacks to live in  
 urban areas is still controlled by  
 numerous laws including the infamous  
 Section 10 of the Bantu Urban Areas  
 Act, which provides among other things  
 for the summary eviction of any town-  
 ship resident who in the opinion of the  
 supervisor "ceases to be a fit and proper  
 person" to reside in the residential area.

Since the extreme tenuousness of  
 blacks' rights to reside in urban areas,  
 whatever the form of land tenure,  
 seriously affects their acceptability as  
 borrowers to traditional lenders such as  
 the building societies, the abolition of  
 these laws is also a necessary prerequisite  
 to any real involvement by the private  
 sector in black housing, quite apart from  
 the iniquity of the laws themselves.

Land tenure and permanence of resi-  
 dence are at the centre of black discon-  
 tent in the townships. For any proposals  
 to work they must therefore be discussed  
 fully in advance by genuinely representa-  
 tive black opinion.

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lications  
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 Papers.

127 FM 22/7/77

# 'Soweto houses aren't homes'

*Star 8/9/77*

(127)  
4.7

Frank Jeans

It's South Africa's "tale of two cities" — the contrast of white Johannesburg in a home; and black Soweto in a house.

Architect Glen Gallagher told delegates at the Home Builders' Congress

in Johannesburg today that Soweto was THE major physical example of the living environment of city blacks in an apartheid society

He asked: "Is a four-room overcrowded box with ten people split into two families a real home?"

"Is a home a box with no privacy, is it a place where the father goes to work, in another city, before a child awakens and comes home again at the weekends when he is asleep?"

Mr Gallagher said despite this Soweto did not really show any evidence of urban decay in terms of dilapidated or vandalised buildings except as a result of the unrest.

"Physical decay of the buildings is not nearly as large a problem as it is in the ghettos of urban America," he said

Mr Gallagher said "Housing the poor is not the essence of the problem — the essence is the poor themselves."

He said a solution was to be found only outside the field of architecture in ideology, political and racial legislation and the economic system as a whole.

a. Piano at Rectory.  
b. Roses.  
c. Hymn Book "Inserts"  
d. Notice board. It  
e. Root repairs.

Minutes of the meeting was  
printed and circulated  
seconded that these be  
on page 2 be amended  
Matters Arising

Soil horizon	Texture	Colour	Munsell Colour Code	Structure
A1	Loamy fine sand	dark grey brown	10YR4/2	structureless
B21	Loamy fine sand	yellowish brown	10YR 5/4 5/6	structureless
B22	Sandy loam Mn concretions	grey and yellow		indurated
11G	Fine sandy loam	grey		
11R	Hard sandstone	grey		
Mrs de Villiers	Clay loam	dark		
Mrs Luxton	Fine sandy loam	grey		
B22	Sandy clay	red		
B3	Clay	red - with specks of light red, yellow and black		

ACTION

Appendix I (continued)

St. Andrews

MINUTES OF A MEETING OF THE PARISH COUNCIL OF ST. FRANCIS OF ASSISI, SIMONSTOWN, HELD ON TUESDAY, 9TH AUGUST 1977 IN CHURCH



127  
**SOWETO HOUSING FM 16/9/**  
**Désperate shortage 77**

Africans standing in Soweto's endless housing queue might have been heartened by a recent letter to a Johannesburg newspaper from Wrab chief director

The G.B.M. will sta

at General Meeting.

**At Stander.**

In the letter Stander claimed that government had advanced R40m towards the cost of erecting 100 000 dwellings and hostels in Soweto. However, the R40m mentioned is the amount that has been spent since 1953, rather than planned expenditure for the future. This was confirmed to the FM by a Wrab spokesman. This crucial distinction was not made clear in Stander's letter.

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 (see 4.1.2).  
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survey was made  
 Consultation  
 This meeting is being  
 present.

In the current financial year, according to the spokesman, only 970 houses are planned, at a total cost of R2,5m.

The dimensions of Soweto's housing shortage grow more frightening by the day. At the last official count more than 22 000 families -- about 100 000 people -- were on the waiting list, which is growing by about 2 000 families a year. Assuming that there are one million people already living there, the population is growing by 29 000 a year. And that is without taking into account the influx from the Bantustans which don't begin to provide enough jobs for their own increasing numbers of able bodied people of working age.

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NOTICE IS  
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The upshot is that this year 970 houses will be provided to meet demand from close on 25 000 families. So less than 4% of those currently homeless can look forward to getting their own homes for the next winter.

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 P.M.

AL MEETING

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Extrapolation

Hue

Instrumentation as on aerial photo print - the information given on the print edge to show focal length of camera lens, flying height, date of photograph and light level.

Should this proposal be accepted the effect thereof will be that your Council will have the right to co-opt five Councilors instead of four under the existing constitution. a completed aerial photo survey: each has a number assigned to a specific area which will be applied to all photographs taken in that area.

Mesa isolated flat topped hill with very steep slopes. and the immediate past President " have as its members not more than five other Councilors. a discrete area on a photograph with homogeneous hue and texture.

This meeting is hereby given of a special general meeting to be held on Tuesday, 4th October, 1977 at 6.30 P.M. at the Palace Hotel, Kenilworth. The Council may, in addition, have as its members not more than five other Councilors.

Principal point a point marking the centre of an aerial photograph

NOTICE IS HEREBY GIVEN OF A SPECIAL GENERAL MEETING OF JAYCEE NEWLANDS TO BE HELD ON TUESDAY, 4TH OCTOBER, 1977 AT 6.30 P.M. AT THE PALACE HOTEL, KENILWORTH.

Association for French Studies  
Vereniging van Franse Studie  
Association des Etudes Francaises

Although passive resistance was practical value as well. Since seek arrest and punishment and taken on a massive scale, the ac eventually break down.

### The TOWNSHIP HOUSING Perpetual nonsense

Newly-appointed one man commissioner Piet Riekerk has a huge job ahead of him. No one would want to add to his work unnecessarily, but somebody has to sort out the great home leasehold mess. Since part of Riekerk's brief is the Bantu (Urban Areas) Consolidation Act he is one man who can do it.

It's now more than two years since the trumpets blared forth government's re-introduction of the African home "leasehold" system which it discontinued in 1967.

There is still no word on whether the cabinet is going to allow freehold in the African townships (or at least registration of the leases) so as to enable building societies to lend to prospective home-owners against first mortgage bonds.

Security for the societies loans is but one aspect of the problem, however. Another arises from certain provisions tucked away in the "Regulations Governing the Control and Supervision of an Urban Bantu Residential Area and Relevant Matters", gazetted in 1968 and still in force.

When the leasehold scheme was announced, it was stated that it would be

available to Africans "qualifying" for urban residence under Sections 10(1)(a) and (b) of the Urban Areas Act. But under the 1968 regulations, none of these is automatically entitled to a lease. They are only given a right to apply for a lease, which in effect is little more than a "certificate of occupation".

But even if a would-be "home-owner" overcomes that particular hurdle, he still does not have security of tenure.

The 1968 regulations empower the superintendent of a township to cancel a lease on 30 days' notice in certain circumstances. These include:

- the holder being unemployed for more than 30 days,
- leaving his house for more than 30 days without the superintendent's permission,
- losing his Section 10 qualifications, and
- being convicted of an offence and sentenced to more than six months' imprisonment without the option of a fine.

Nor is that the end of it. The superintendent also has the power to cancel the lease on 30 days' notice if the holder ceases in his opinion to be a "fit and proper person to reside in the Bantu Residential area".

Bantu Administration Minister MC Botha said some time ago that the leases would be able to run in "perpetuity". Maybe. But that's no comfort to a leaseholder who can be thrown out of his house at the stroke of a bureaucrat's pen. Or to a building society which has lent him the money to "buy" the house.

The NBS has already said that even with freehold it would have difficulty lending to people who could be deprived of their tenancy under the 'fit and proper clause'.

The West Rand Board claims to have sold 1069 houses in Soweto so far. Another 419 are being built for individual 'buyers', while 670 people are building their 'own' homes on Board-owned sites.

ive resistance. Circumstances.

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, Martindale

127 RFM 26/8/77

Land Act. Most of the inhabitants, however, were tenants. The ANC focussed their attention on the situation and began a campaign, pressing the in- habitants to resist removal. Volunteers were enlisted to maintain the

3. les dates des vacances d'hiver 1978 de votre université morale of the resisters. In this case, non-co-operation proved a dismal failure, not only because of the superior strength of the police force, but also because the Africans themselves were divided on the issue. Many

disposable land to provide better housing and facilities rather than fight for homes they did not own themselves on the basis of a vague ideological concept of individual land tenure. (24)

(23) Wilson and Thompson, p. 462.

(24) Feit, pp. 97 - 125.

About the latest bit of misleading  
propaganda that is being spread  
and about SA?

The August issue of *Bantu* says that  
"recently as many as 10 000 houses

En ce qui concerne l'aspect  
organiser l'itinéraire des pro  
hôtesse n'aurait pas à financer  
toutes les dépenses ne pourra pas vous  
votre réponse.

Quant à la rémunération  
et aux frais de séjour (nourri  
totalité à votre responsabilité.

Je saisis votre dossier  
que vous pourriez profiter de  
services offerts par le Club de

Sub-Committee and Club  
ing sub-committees at

PP:gh:Participate in National  
ise, Johannesburg.  
"senior" camp for

ve Coaching  
e of S.A.H.U. Coaching  
Club

February 6 and 13 : Indoor Coaching Clinic for players, umpires  
and spectators

This section of the Report is divided into two sub-sections; the  
first dealing chronologically with the activities during the  
past season and the second with individual areas which received  
special attention.

REPORT ON 1977 SEASON

- (1) to establish and maintain sound relationships  
and good communication with all clubs, including  
the Southern Cape sub-union;
- (ii) to actively encourage all clubs to appoint a club  
coach or coaching sub-committee;
- (iii) to develop the Pioneers Club into an effective  
coaching force.

The problem of manpower was made manifest early on in the season  
and the sub-committee consequently decided to opt for somewhat  
modest aims for the 1977 season, the underlying theme being  
consolidation rather than undisciplined expansion. These aims  
are briefly:

These expectations have not been realised to the desired extent  
because of the many problems which beset the sub-committee this year;  
the two main ones being lack of manpower and the weather. The  
sub-committee consists of a small executive of John Dickson (caretaker-  
Chairman), Owen Metcalf (Secretary), Keith Richardson (Schools'  
Representative) and Johnny Spence. Members of the Pioneers Club are  
available to help with practical coaching. Owen Metcalf is the  
representative on the WPHA Executive Committee.

After the tremendous successes of W.P. teams at Inter-Provincial  
tournaments last year and the discovery of new faces on the coaching  
scene much was expected of the sub-committee this year.

127

RTH  
FM 26/8/77

October 1  
Ses universités  
id-africaine à l'autre;  
qu'après avoir reçu

votre Département)  
ont bien sûr en  
Vac July/June

ent et, l'année  
ue du Sud, je vous  
ents cordiaux et dévoués.

6

4 - 5

April 1 - 3

March 13

# Home loans for blacks fall far short

(127) RDM 27/9/77

Industrial Editor

ONLY ABOUT 52 member companies of the Johannesburg Chamber of Commerce have responded to appeals to assist their black employees with loans to buy homes in Soweto.

According to a JCC survey an estimated R215 000 has been made available in the form of loans to 236 black employees since the publication earlier this year of a guideline on the procedures to be followed to help blacks to acquire houses.

In most cases, the loans were used as deposits for the purchase of existing houses. However, it is estimated that at least 50 new homes have been financed.

A further 68 companies have indicated that they are still considering what form of financial help they can provide for their black employees.

Apart from contributions from this source, the Natal Building Society has granted about R1 750 000 to the Vaal Triangle and West Rand ad-

ministration boards to be used to build homes in black urban areas.

Although these provisions go some way to providing the money to meet the housing needs of Johannesburg's black labour force, it is still a paltry sum when compared with what is required.

It has been estimated that at least 400 000 houses are needed throughout the country, of which about half are required by blacks living in white areas.

Suitable houses could be built for about R3 000, which means that at least R1 200-million is needed to solve the housing backlog, says Mr John Knoetze, director of the Vaal Triangle Administration Board.

It is clear that the private sector can play a bigger part than it is doing to meet this problem by making loans available to black employees.

The fact that only 52 companies out of more than 2 000 members of the JCC have made cash contributions suggests that a lot more can be done.

However, it is clear from the JCC survey that one of the main features that has led to this disappointing performance so far is the lack of security against the loans.

The present right of occupancy scheme, under which blacks may only buy houses from administration boards on an indefinite period lease, is regarded as unsatisfactory.

In most cases, companies consider that freehold title is the only real form of security, according to the JCC.

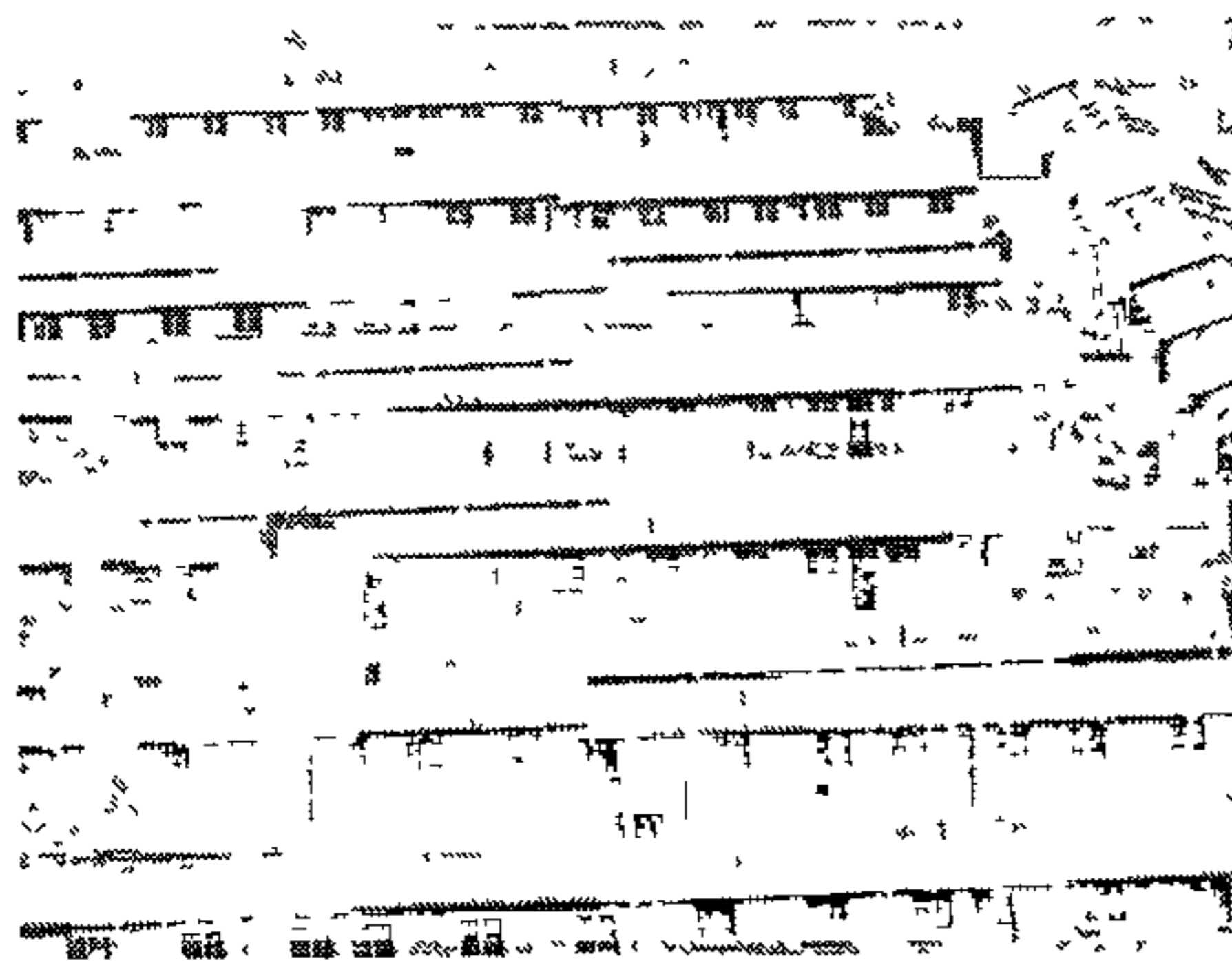
Until the Government adopts a more realistic line, providing legislative changes that will allow for the security of tenure for prospective black homeowners, there seems to be little likelihood that the private sector will become more involved in financing black housing.

Organised commerce is continuing to make strong representations to Government, requesting that the issue of freehold title be given urgent attention.

# THE ANNUAL VICTIM OF A VIOLENT CRIME

## a brutal which the kings

127



● The stark hostels of Soweto.

more crimes 28,7% suffered two or three crimes 60,2% had only one crime committed against them

In one year' Only a little more than one in four of these crimes were reported to the police

Projecting this phenomenon to the total number of households in Soweto indicates that 32 000 cases of robbery, assault, rape and theft were not reported to the police in one year

The HSRC inquiry established that most of the victims felt the police would be unable to trace their attackers, or that the crime was not serious enough to warrant the trouble of laying charges

For a Soweto worker, who

face is worthless — unless he has a good idea of his attacker's identity

And even then, as a mechanic friend of Mr Mwandale's put it

"If it is a gang and one of them is caught through you, the others will come and look for you with knives

"There are only enough police for politics in Soweto. The informers work for politics. There are not enough police for the tsotsis"

Even Soweto's ugliness is beautified briefly once every day

The almost lunar landscape looks as if some mad, giant architect has planted hundreds of thousands of boxy little dwellings as seedlings, hoping they will grow into real houses

stove fires in this city without domestic electricity, a goblin-land beauty falls with the darkness

This is the time of maximum danger, especially at the weekend

The picture that emerges from the HSRC inquiry shows that crime in Soweto is largely a gang or group activity

A third of all violent crimes occur in the late afternoon, another third in the early evening

Only 14% of criminal attacks are made late at night

"The people who are out late are those who go to a shebeen or a film show," commented Mr Mwandale

"They are few and if they do not go about in enough numbers to fight, the tsotsis may find them"

Soweto sleeps behind locked doors, with barbed wire or cyclone fencing around those households that can afford it, from shortly after 9 pm

When I was taken back to my stalled car, Mwandale asked one of his brothers and a friend, living nearby, to accompany us and the mechanic

My car was "in a bad place" It would be stripped of wheels and battery by morning

Police foot patrols are unknown in almost all of Soweto outside the centres of small shops and beerhalls



● Night falls in Soweto and it's time to be indoors as tsotsis go on the prowl.

of the four-room houses to help

In most places, the scream of a victim elicits only silence from the locked doors and latched windows

Three-quarters of the crimes disclosed by the survey's informants took place between late Friday afternoon and early on Sunday evening

Nearly a third of the victims had injuries requiring hospital treatment. A third had to receive treatment from a doctor or hospital outpatients centre. Nearly 40% received minor injuries

Another 40% of the victims lost work through injuries

Half the injured were away from work for a week or less. 22% for two weeks. Nearly 14% were incapacitated for three to four weeks and an equal number for over a month

Their financial losses ranged from half who lost

less than R20, nearly 30% who lost between R20 and R49, and 21% robbed of more than R50

Dr Ntatho Motiana — prominent physician and leader of Soweto's Council of Ten, which seeks local government for the satellite city — works with the victims of crime almost daily

"This is a consequence of factors which are imposed on Soweto's young men," he commented

"Beyond the criminal proportion normal to all communities, you have the consequences of the system imposed

"There is, first of all, the brutalisation demonstrated by arms of authority that should know better

"There is the hopelessness engendered in young men who leave school and face years of unemployment

"There is the bitterness resulting from an inferior

educational system and the frustration of young people who see no future dignity of involvement in the direction of their community

"There is the disgusting poverty of amenities and recreational resources — a city for labourers who must work and shop in another city

"There is the parental disconnection of the father who leaves for work before his children are awake and who returns, exhausted, after they have gone to bed,

"There is the instability of the family that can pay rent for one of these brick boxes for 10 or 20 years — and then be evicted through illness or some other incapacitation, with nothing to sell or show for the years of rent

"If you wanted to start a factory for crime, these are the ways in which to do it

"And when — WHEN? — is White South Africa going to change these conditions?"

gets up to go to work at 5 am and returns home at 7 pm or 8 pm, an hour or two spent in the laborious paper-work of a busy township charge of-

But as the last red of the sunset streaks through the grey blanket of smoke pouring from countless coal-

In a few neighbourhoods with a concentration of homes linked by tribe, a shout for help will bring a vigilante group pouring out

# tells how kept falling

policemen continued hitting me on the head and back for a long time.

"My youngest daughter tried to stop them, but they began to beat her. Not a word was said, just hitting and hitting."

Three members of the church present during the incident, agreed with the Moalosi's accounts.

Their doctor said their injuries were "shocking" and they had to be given pain-killing injections and sedation.

Later that night a doctor treated the old man and his daughter. On Wednesday, being able to walk again, they went with an attorney to Orlando Police Station to complain.

A police spokesman confirmed dockets had been opened and the charges were being investigated.

There are two versions of what happened in Soweto that evening between the police and the Blacks waiting for buses to take them to the Biko funeral in King William's Town.

Permits for the buses to make the trip had been refused.

Soweto Police say riot policemen had opened fire with shotguns and pistols when a mob stormed and stoned police vehicles outside the YMCA hall.

A thousand people were in-



● Keromanang Moalosi . . . tried to protect father.

involved, the police claimed, and they broke every window in the hall.

A police spokesman said he could not add to a statement made earlier in the week.

A lay officer of the church at which the incident happened, Mr Daniel Moerane, has a different version.

"There were hundreds of people in the hall and about two to three hundred outside. More were coming and some people had boarded the buses.

"Police were watching. Then suddenly many police vehicles arrived and scores of policemen began surrounding the hall and buses.

"They shouted to people to come out of the hall. I heard shots but did not see who fired them. The people ran out of the hall and some

tried to get out through broken windows.

"The police were beating people as they left the hall. And they beat people coming out of the buses. I saw policemen hitting windows on two buses as the people were leaving.

"There was more firing and people were running backwards and forwards like chickens. Then I ran away."

Mr Moerane's unsworn, verbal statement was made on the spot where he alleged the incident happened.

On one point he was adamant: "I saw nobody throw stones at the police or at the hall."

About 200 people had been arrested and by the next morning 98 of them had been charged with public violence.

So far six have paid admission-of-guilt fines of R30 each. The rest will stand trial in a hearing in which the defence will attempt to put the police on trial.

Soweto and Lenasia doctors treated about 109 people with scalp wounds, arm fractures and face injuries in the 24 hours after the incident.

Many of them said the police injured them.

The leader of the Soweto Committee of Ten, Dr Ntatho Motlana, said he had treated more than 30 people injured by the police.

# TOWNSHIP'S NO TO NEW PLAN

Mercury Correspondent 3/10/77

127  
PRETORIA — Mamelodi, the African township in Pretoria with a population of more than 100 000, will not have the Government community council system, it was said by the "mayor" of Mamelodi, Mr. Alex Kekana, yesterday.

Mr. Kekana, who shared a platform with another member of the advisory board, Mr. H. M. Pitje, at a public meeting yesterday, said the community council was rejected mainly because it was based on ethnic reasons and attachment with the homelands.

Mr. Kekana said in his address that the members of the advisory board had already rejected the community council.

Mr. Pitje told the meeting that the local advisory board was a crossroad.

If the residents decided to accept the community council system they would have taken the wrong route.

"We rejected the Urban Bantu Council while others accepted it.

"Now the UBC is dead," Mr. Pitje said.

He added that the board was prepared to part ways with the Atteridgeville board under Mr. E. Sibanyoni.

The Atteridgeville counterparts, after agreeing with the Mamelodi civic leaders to reject the community council, have been reported to have accepted the community council.

Mr. Pitje criticised the way the Government was trying to forge ties between urban Africans and the homelands through the community councils.

The Government was now trying to impose the community council on urban Blacks.

"We do not live in the homelands but here.

"We do not want to be controlled by the homelands," Mr. Pitje said.

On the appointment of a Cabinet committee under the Minister of Bantu Administration and Development, Mr. M. C. Botha to investigate the position of urban Blacks, Mr. Pitje said the White Government was beginning to open an ear.

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# 'Facelift' EDM 10/10/77 plan for 127 townships

Race Relations  
Correspondent

BLACKS in the Transvaal are to be shown how to extend and upgrade their township houses

A R150 000 scheme with this objective is to be launched by the Urban Foundation in Sebokeng, Vanderbijlpark - Vereeniging district, in December

Mr Pat Dempster, Transvaal spokesman for the foundation, said: "This is a pilot scheme. If successful it could be extended to other black townships."

The project, Mr Dempster said, was the result of discussions with Sebokeng residents, representatives of the National African Federated Chambers of Commerce, black and white members of the Urban Foundation, and the Vaal Triangle Administration Board. The emphasis was on African self-help.

Initially, the scheme will comprise an advice centre for Africans wishing to improve and enlarge their standard four-roomed homes.

An exhibition centre has been built next to a group of houses which will be improved, in a variety of ways to illustrate the



# Jo'burg offers more black housing loans

RDM 28/10/77 (127)

Staff Reporter

HOUSING loans at 6,5% interest are to be made available to Johannesburg's black municipal workers in terms of a resolution passed by the City Council this week.

The scheme is based on individual house loans made by the council's black pension fund to the West Rand Administration Board (WRAB).

WRAB will build the house with the council's loan, which will be repaid by the employee in monthly instalments. The council will bear 4% of the interest rate, keeping the employee's interest

charge at present building society rates at 6,5%.

The new plan supplements another housing assistance scheme made by the council last year when it resolved to donate R2,7-million to WRAB for Soweto housing on condition that council employees were given preference on housing waiting lists.

WRAB also undertook at the time not to charge council employees more than 6,5% interest on housing loans made by the board.

So far R700 000 has been given to WRAB. The council will pay the balance in annual instalments of R500 000.

HOUSING and HOSTELS  
TRANSVAAL

Nov. 1977 — DEC. 1978

# WRAB and Sash clash over Black housing

SUN EXPRESS  
13/11/77  
127

By BARRY LEVY

**SPARKS** are flying between the West Rand Bantu Administration Board and the Black Sash over the Black housing shortage in Soweto.

While Mrs Sheena Duncan, president of the Black Sash, backed by opposition spokesmen, claim the backlog on housing could be up to 25 000, Mr Thys Wilsnach, chief deputy director of housing for WRAB is adamant that the waiting list is less than 10 000.

The Sunday Express uncovered these figures in the wake of Senator Owen Horwood's R250-million package announcement this week for low cost housing.

The Sunday Express also found

- That even the 25 000 backlog was a low estimate as hundreds of Soweto families don't bother to put their names on waiting lists because they find it "hopeless to have to wait up to eight years for a home".
- That not a single home had been built in Cape Town's Guguletu township in the last 10 years.



• Mrs Sheena Duncan . . . "The public must keep an eye on the WRAB."

- That housing shortages may worsen in Johannesburg's townships as thousands of Alexandra families are uprooted in order to make way for single quarter hostels

Mr Wilsnach accused the Black Sash of misrepresenting the facts by quoting incorrect figures in its latest bulletin of 'Sash' "to show what a great job they are doing". He questioned their sincerity in helping Blacks

Mrs Duncan slated WRAB saying that they quoted incorrect figures and also said

that WRAB was "a totally unrepresentative body, and if the public did not keep an eye on them, there would be no restraint on their behaviour towards the people they rule".

Mrs Duncan welcomed Senator Horwood's new R250-million package saying that "it was a beginning" . . . but she was doubtful that it would come close to ending the Soweto housing crisis unless "all of it" was pumped into Soweto.

It was announced this week that only R100-million of the total will go to Black urban housing.

Mrs Helen Suzman, MP for Houghton, said that the reduced figure would only cover the tip of the iceberg

She said she was "surprised" at the backlog figure of 10 000 waiting families given by Mr Wilsnach

She added that the figure also does not take into account "the hundreds of people who do not bother to put their names to the waiting list because they find it hopeless to wait up to eight years for a home".

She said the shortage of homes will increase when Alexandra becomes a single quarter hostel township and families from there will be forced to move to Soweto.

But she said: "Let's not denigrate the idea of Senator Horwood's new deal — it's better than nothing — but I am afraid that it will not go very far."

Mr Wilsnach said that his backlog figure of 9 546 included every category of legal Black in Soweto. And he believed that if a substantial amount of Senator Horwood's package was given to WRAB, "we would come close to wiping out the waiting list by 1980"



• Mr Thys Wilsnach of the WRAB . . . Black Sash is quoting wrong figures "to show what a great job they are doing".



CALL FOR PUBLIC BODY TO INSPECT GRIM LIVING CONDITIONS

# Anger growing over Wrab compounds for City Deep Blacks

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By BARRY LEVY

ANGER over conditions at the City Deep compound is rising among Johannesburg community leaders, and now they are demanding that a public appointed body be allowed to inspect the single quarters site

Those who have called for the inspection include City Councillor Mrs Janet Levine Johannesburg NGK ring committee member Dr J H P van Rooyen and Mrs Sheena Duncan, president of the Black Sash

When he went to inspect the compound more recently he was refused permission to enter the rooms

City Councillor Mrs Janet Levine has also been refused permission to enter the compound

But Dr Broide is "quite satisfied" that Wrab is making improvements to conditions there

She told me that they had begun to fix leaks in dormitory roofs, had brought in a "squad" of cats to bring rodents and other pests under control, were preparing to install gas stoves in each room, and had begun to fix broken windows

She told me she had assurances from Wrab that not more than three people would be accommodated in each concrete six-bedded room

And she was satisfied that "healthwise" the compound was satisfactory

"I believe the toilets have flushing facilities, that they are clean — and that the area has been cleared of debris"

However, she had no intention of ever visiting the compound herself, or of checking the accuracy of the report

She added that, according to the report, in some instances conditions at the hostel were better than

So far, the West Rand Bantu Administration Board, which has been using the former Rand Mines compound for "single men" evicted from Alexandra, has refused permission to inspect the site to all of the interested parties

And Dr E Broide, acting head of City Health, said this week that she would not know if the public "does or does not" have the right to inspect the compound

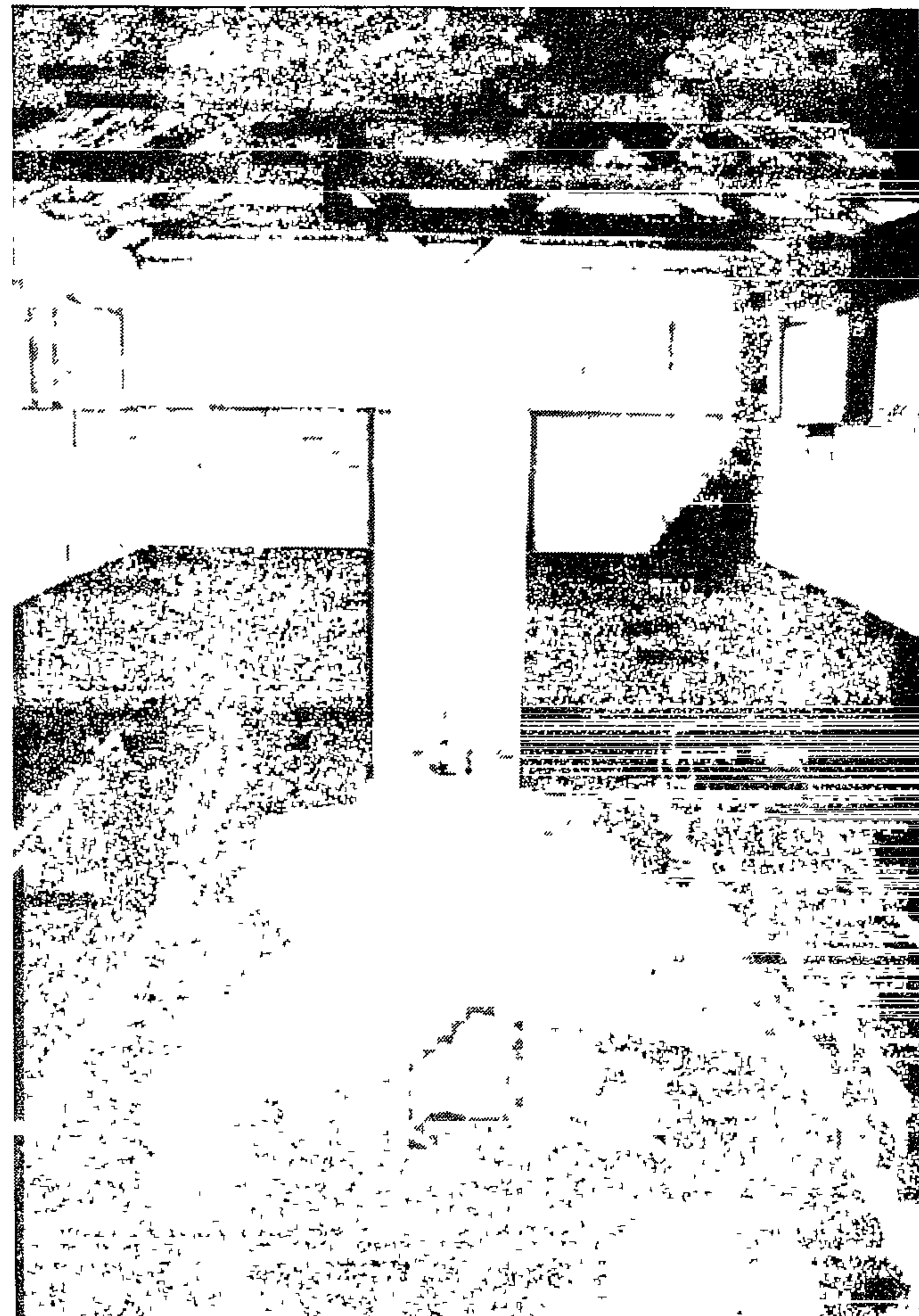
She said that question should rather be put to Dr B R Richard "because I am only acting head while he is away"

Dr Broide added that she did not meddle in politics, and refused flatly to give the names of the city health inspectors who began investigating conditions at the compound last week

Dr Broide also refused to make their report-back public

Now civic and church leaders who have been left in the dark about conditions at the compound, have called for a public investigation

The Rev Joop Lensink, an NGK missionary who has been involved in compound work for many years, told me this week that the City Deep compound was "one of the worst I have ever visited"



● Sunday Express photographer Joe Sefale was able to penetrate the security arrangements at the compound and his picture of the communal toilets provides evidence of the conditions available for single men, evicted from Alexandra.

those left behind in Alexandra

But a member of the powerful Johannesburg ring committee, Dr Van Rooyen, said that there, "at least the people had their friends and girlfriends and social life"

Meanwhile, evictions and

demolitions in Alexandra have been temporarily halted and the "breathing space" until next year has been welcomed by community leaders

Dr Van Rooyen, instrumental in bringing the breaking up of families because of the evictions to

the attention of Wrab, thanked "the Press and others for their help in stopping families being separated"

Wrab officials were unavailable for comment when the Sunday Express phoned them this week

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## Halt called to Alex demolition

The West Rand Administration Board has agreed to stop demolitions of homes in Alexandria until January 9 and will investigate the plight of families whose homes have allegedly been torn down.

Four Ned Geref Kerk churchmen who met senior WRAB officials yesterday said in a statement released today that the board's chairman, Mr Manie Mulder, had agreed that no married people will be moved for the next three months.

Mr Mulder said all demolitions will cease until January 9.

He said people who are registered as single but are actually married, should immediately get in touch with board officials in Alexandria so their cases can be investigated.

An estimated 700 single men have already been moved to the City Deep hostels.

A file containing the names of people whose homes were demolished, but who claim to be married and legal residents of Alexandria, was handed over to board officials, who promised to investigate.

Mr Mulder told the churchmen that all notices for the moving of single men will from now on bear a special clause asking people to immediately notify officials if they are married.

Board officials today denied reports that accommodation at City Deep is "no better than concrete bunkers". However, they are continuing to refuse newsmen permission to inspect the compound.

# City health dept checks compounds

By SHEILA WING  
JOHANNESBURG'S City Health Department is making weekly inspections of the City Deep Compound to ensure the West Rand Administration Board fulfils an undertaking to rectify health hazards.

About 1 000 men—evicted from Alexandria—have already been housed at the

old mine compound as part of the board's resettlement programme until new hostels are built. Another 2 000 men are still expected to be moved there.

Wrab has undertaken to weatherproof roof coverings, repair broken window panes and doors, attend to faulty plumbing, provide gas stoves and see

to rodent control. A health department spokesman said the latest inspection showed the board had already started working on improvements.

Toilets and ablution facilities were now 'satisfactory'.

The men were using existing coal stoves until

gas stoves were installed. Cats had been brought in to keep the rodent problem under control.

**FOOTNOTE:** West Rand Administration Board officials have not yet responded to the the Rand Daily Mail's request for permission to visit the City Deep compound.

# Church gives tent for Alex families

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Some Alexandra Township families whose homes were demolished by the West Rand Administration Board are now living in a large tent beside the Dutch Reformed Church in Alexandra.

The Rev Sam Buti, secretary of the NG Kerk in Africa, said today that the tent was provided by the church and the project had the support of the social organisation, Kontak.

"We had to do something," Mr Buti said. "We just couldn't leave families exposed outside, without homes."

He and the Alexandra Students' League have estimated that more than 100 families have been left homeless because of the demolition.

"Two families have already moved in," one league member said, "and we are expecting more today."

The West Rand Administration Board began demolishing township houses last month after people had been scheduled for resettlement to the City Deep hostels.

The board demolished houses to allow for construction of new hostels in Alexandra township.

But protests from various social groups as well as the Press prompted the board to call a halt to demolitions for one month while reported cases of homeless families are being investigated.

The board's chairman, Mr Manie Mulder, has

denied that families are being broken up by the resettlement plans.

Last week, Mr Buti visited the board offices in Alexandra to seek aid in caring for the homeless, but received no material support.

"We had hoped to get some small tents to allow privacy for these people," he said, "but we must try to make do with what we have."

He said township residents had been helpful in providing food and other aid for the destitute families.

# DISPLACED, DESTITUTE BLACKS EXIST ON 50 CENTS A DAY AND SLEEP ON FLOOR IN 'BARRACKS' IN SOWETO

## Break life for Old, crippled

STAR 22/12/77  
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In October the West Rand Bantu Affairs Administration Board closed the old C.M.R. hostel on the grounds of economy. This left a problem of what to do with the aged, destitute and crippled people who had been living in the hostel under the care of welfare officers.

The problem was solved

by putting them into whatever accommodation the board happened to have in Soweto.

Yesterday reporters from The Star visited some of these people.

There are, for instance, 17 men — mainly aged, many crippled, some tubercular and some mentally deficient — living in the Meadowlands hostel.

This is a large hostel for workers, and the men share the workers' quarters although an attempt has been made to keep the welfare cases together.

They exist on a special R15 monthly grant from the West Rand Board—in effect about 50 cents a day.

### NO FACILITIES

According to the men there is no one at the hostel to care for them and they have to buy and cook their own food. A black welfare officer from the board calls occasionally, but they have never seen any white official.

No furniture, cooking utensils or other facilities are provided outside in a brick, wooden-topped, bunk for each man.

A few of the men have mattresses while others have managed to obtain thin foam rubber mats to place over the wooden tops of their bunks.

The accommodation itself consists of barrack-like brick buildings, and the men sleep four to a

### Report: Kevin

### Stocks of The

### Star's Insight Team

### Pictures: Moree

### Mosimane

doorless room. There is a common living area shared by several rooms which contains a few tin lockers and two built-in tables and benches.

The men have been told by a black welfare officer that he tries to get women's clubs in Soweto to help them, but most Soweto women will not enter the hostel where there was trouble during the Soweto riots and where hooliganism is rife at other times.

### SLEEP ON FLOOR

Other former residents of the CMR hostel, mainly women, have been placed in Soweto houses. There are seven women and a crippled man living in a house in Matlala Street, Naledi, and another seven women living in another house in Ntshwe Street, also Naledi.

The houses are unfurnished and the residents sleep on the floor. They have blankets and most have a mat or mattress of some kind. They say they received the mats when a black welfare officer persuaded someone to donate them.

These people do not receive money, but are provided with food, main-

ly baked beans, bully beef, mealie meal and bread.

They have to tell a welfare officer when they run out of food and he then sees that more is delivered. However, they complain that they cannot always contact the welfare officer when they need food.

At both houses all the food for the residents is cooked on a single pressure stove.

Yesterday one of the residents of the Ntshwe Street House was admitted to hospital. About half the others are crippled.

The Matlala Street house is next to an open rubbish dump and near a bus stop where Tsoetis gather to waylay people who are on their way home from work. The residents have suffered badly from hooliganism.

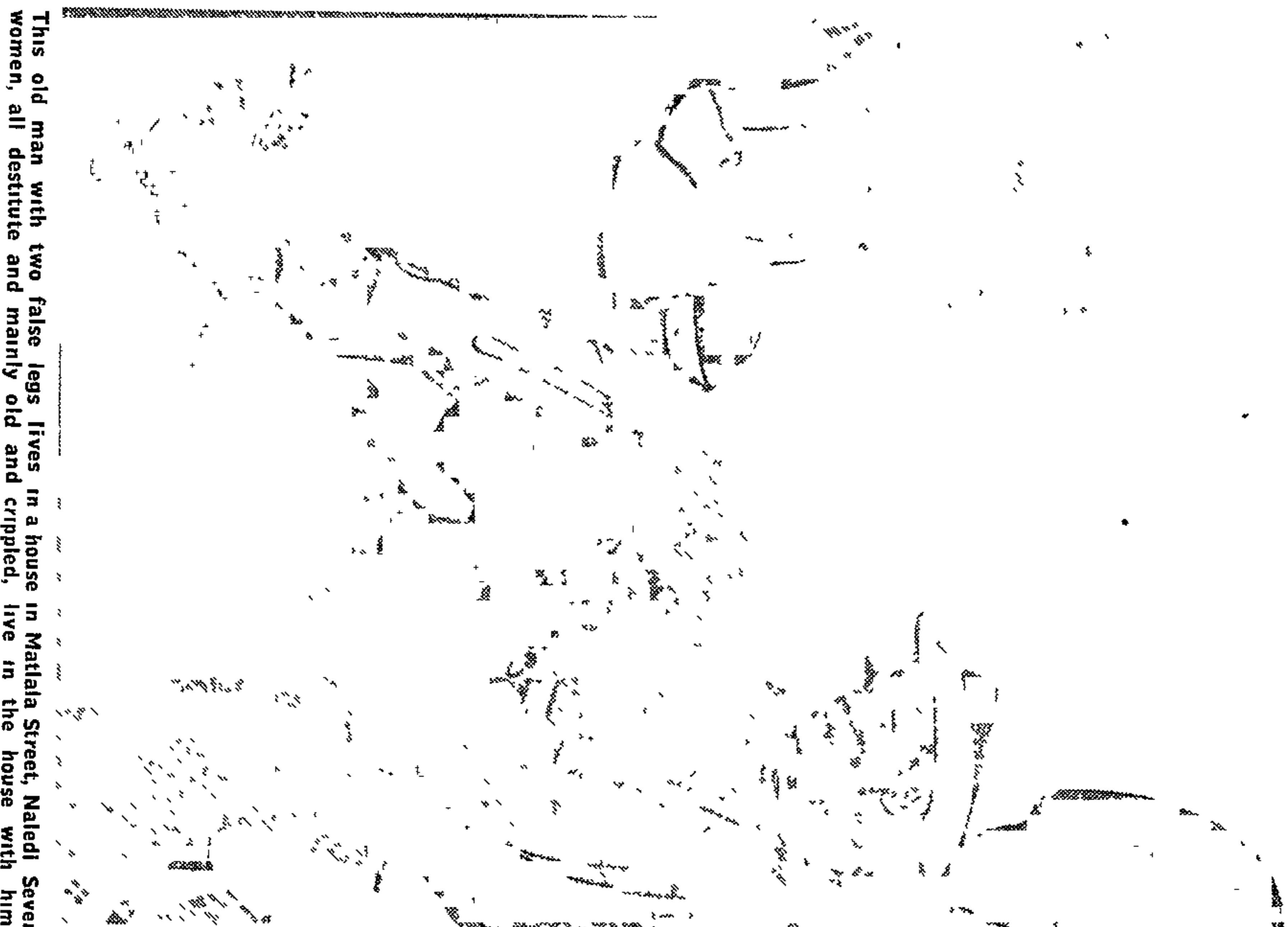
### SCATTERED

Welfare sources say that when the CMR Hostel was open all people of this destitute type were concentrated at one spot where they could be properly cared for.

Now they are scattered while over-worked welfare officers try to do whatever they can on inadequate resources.

Most of them were at one stage picked up by police or inspectors as being destitute — many of them were begging in Johannesburg — and were taken to the CMR hostel.

Now that the hostel no longer exists, sources claim, destitute people picked up now are simply driven to Soweto and left there.

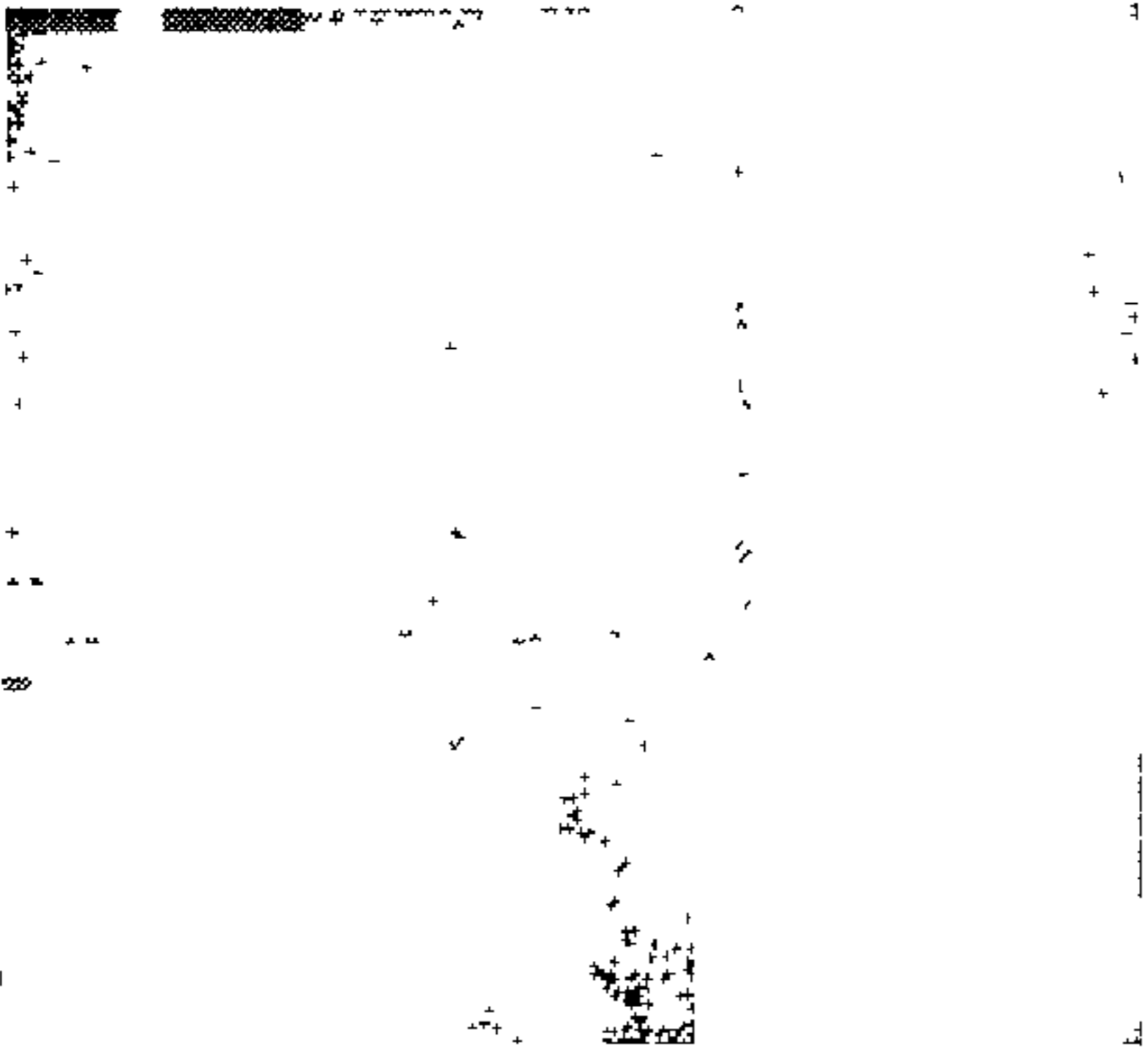


This old man with two false legs lives in a house in Matlala Street, Naledi. Seven women, all destitute and mainly old and crippled, live in the house with him.

Some of the 17 destitute men who live on R15 a month each at the Meadowlands hostel. They are seen in the barrack-type building they share with unmarried workers at the hostel.



# Suzman hits at hostels system



Mrs Helen Suzman and City Deep superintendent, Mr William Ochse, at a window in one of the compound's buildings.

Johannesburg City Deep hostels represented an abhorrent system which separated families and was the direct fault of the Government, Mrs Helen Suzman, Progressive Federal Party MP for Houghton said yesterday

Mrs Suzman visited the City Deep hostel compound yesterday, following numerous public and Press complaints about the conditions of the hostels

It was revealed that the West Rand Board, which is presently accommodating more than 750 Alexandra township residents at the hostels, had initiated a major clean-up of the compound

The City Deep superintendent, Mr William

Ochse, told Mrs Suzman new wiring was being installed to provide better electricity in the dormitories. He denied newspaper reports that lights were left on all night in the rooms

"The lights are turned out at 10 pm," he said

Workmen were also installing a geyser system which could regulate water temperatures, following complaints that the piped water was either too hot or too cold.

Mrs Suzman asked why the clean-up operations began after so many township residents had already been moved into the compound

"This is what they should have done in the first place," she said

# Life on R15 a month

STAR 22/12/77 (127)

Old and disabled people who had to leave the Consolidated Main Reef hostel when it was closed by the West Rand Bantu Affairs Administration Board are living in Soweto without full-time care and are being supported by small grants from the board

They formerly lived in the old CMR hostel under the care of welfare officers. The hostel was closed for economic reasons

Reporters from The Star yesterday found 17

old men, some crippled, living in the workers hostel at Meadowlands. They each received R15 from the board from which sum they have to feed and clothe themselves.

Seven woman and a man are living in one house in Naledi, and eight woman in another house in the area. The houses are unfurnished, but the residents are supplied with food

The chief welfare officer of the West Rand Board, Mr P C Loots, told

The Star today that the people were "200 percent better-off than before the board started caring for them"

Asked whether it would not have been better if the CMR hostel had been kept open and the people cared for there Mr Loots said that was a matter for the board

Mr Loots said a welfare officer visited the people "every day of their lives"

● Bleak life for old, crippled — Page 15.

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RDM 23/12/77

# Suzman ignores official 'no' and visits City Deep

By PATRICK LAURENCE

MRS Helen Suzman, Progressive Federal Party MP for Houghton, visited the City Deep hostel in spite of the refusal by the West Rand Administration Board to give her permission to do so.

Her request for permission was turned down by a senior board official on the grounds the board had decided not to grant admission to the public, she said this week.

"I told him I was not an ordinary member of the public but an MP and

the official spokesman of the official Opposition on black affairs.

"I went anyway, as I regarded it as an impertinence for him to deny entry to a publicly-elected representative."

The hostel compound is rented from Rand Mines by the board and accommodates residents who have been removed from Alexandra township.

Conditions in the hostels have sparked controversy but Wraab has refused to give newsmen official permission to visit the hostels.

Mrs Suzman was, however, courteously received by the superintendent at the hostel, Mr William Ochse, with whom she had a long discussion.

"He told me of improvement I must say there is plenty of room for improvements.

"But it is a great pity they did not effect the improvements before they tore down houses in Alexandra and moved people to the hostels," said Mrs Suzman.

More than 70 years had passed since the hostels were built in 1906 for migrant labourers, she said.

Among the improvements planned or in progress were:

- Breaking down the concrete bunks and replacing them with iron two-tier beds

- Setting aside special rooms for men who wanted to study.

- Providing cooking facilities

"But what they should have done was to plan for urban renewal in Alexandra and move towards getting rid of those giant hostels there," said Mrs Suzman.

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some 2 000 new family houses, at an average cost of R1 325 per house. Erab chairman Schalk van der Merwe claims that most of the official backlog of 4 000 houses will be eliminated by 1980. The actual backlog is much higher, however.

Residents in the East Rand townships are nevertheless angry that Erab has donated R600 000 to building a sports stadium, swimming pool and technical high school in Lebowakgomo. They feel the money should rather be spent on houses and facilities in the Reef townships themselves.

Van der Merwe admits that complaints have been made, but says that the matter was "openly and realistically" discussed with Urban Bantu Councillors and "community leaders" after the decision was made. He argues that the R600 000 donation is justifiable on the grounds that it is simply a way of "repatriating" profits from liquor sold to the 105 000 "single" men under Erab's jurisdiction, most of them from the Lebowa area. "The Bantustan should at least get some of the benefit from the labour of its citizens," he says.

There is a waiting list of around 500 families for houses in Lebowakgomo. Erab argues that this is a priority housing need, since it is government policy to locate as much new African housing as possible within the Bantustans rather than in the "white" areas.

The Department of Information's October 1976 edition of *Bantu* quotes a letter from the Department of Bantu Administration and Development (BAD) in 1971 to the Germiston City Council on the need for the development of Lebowakgomo. "Because of separate development, housing progress for Bantu families is, as far as possible, restricted. Settlement in his own homeland has many advantages for the Bantu," including the opportunity to "develop as a complete person on all levels inside his tribal state," it says.

The letter also notes that "the housing problems of (your) council are thus solved. The Department provides inexpensive and excellent transport services in order that the Bantu employee who continues his job within your prescribed area, may visit his family periodically."

Despite Van der Merwe's bland claim that UBC members in his area are "satisfied" with his explanation of the diversion of Erab funds, there is evidence that they are not.

Commenting on a report that Erab was building houses in a "Bantu town" near Pietersburg for the settlement of families of North Sotho men who work on the East Rand, the Vosloorus UBC chairman, T Xulu, said "It is time that the Erab and its associates withdraw themselves from the fallacy that blacks are temporary sojourners in the urban areas."

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## AFRICAN HOUSING

### Ideology comes first

Despite the fact that 8 000 families in its area are waiting for houses, the East Rand Bantu Affairs Administration Board (Erab) is diverting the equivalent of 20% of its annual housing allocation towards buildings in Lebowakgomo, the new capital of the Lebowa Bantustan, more than 300 km away in the northern Transvaal.

Erab has 74 000 houses in 12 townships on the Reef, with more than 700 000 residents. Of its current budget of R65m (including R12m for capital works), only R3m is allocated for new housing there. Some R400 000 of this is for compounds for "single" men, while the balance of the R3m will be spent on

# BRUNNES HILLBROW VOL

TALLE Kleurlinge stroom na Hillbrow en huur daar woonstelle weens die enorme woningnood vir Kleurlinge in en om Johannesburg — daar is reeds tussen 4 000 en 5 000 Kleurlinggesinne op waglyste vir huisvesting in Kleurlingbuurte om die Goudstad; baie soek nou 'n heenkome in Hillbrow en kry dit.

'n RAPPORT-ondersoek in Hillbrow bring aan die lig dat Kleurlinge — ook Asiëse en in 'n mindere mate swartes — in sommige gevalle al jare woonstelle in die kosmopolitiese Beton-omgewing huur:

● Huurkontrakte word meestal deur blankes gesluit, maar hul anderskleurige vriende woon daar en betaal die huur.

● In die algemeen aarvear blankes in Hillbrow hul anderskleurige bure sonder om 'n wenkbrou te lig. Daar's min haakplekke.

● Volgens woonstellopsigtors is dit 'n algemene verskynsel dat veral Kleurlinge toegelaat word; by sekere woonstelle word tussen drie en vier aansoekers van Kleurlinge en Asiëse per dag ontvang om in te trek.

● Baie woonstelle staan leeg — in sommige geboue tot die helfte van die woonstelle. Kleurlinge sak hierop toe en probeer huur.

● Tussen 4 000 en 5 000 Kleurlinggesinne is op waglyste vir huisvesting in Johannesburg se Kleurlinggebiede. Dis 'n "enorme" probleem vir die stadsraad.

kom sal hulle in Soweto by? Die werk is hier," sê sy.

● Dit word vir opsigtors al hoe moeiliker om vir welvarende en fyn beskaafde Kleurlinge en Asiëse nee te sê: hulle gedra hulle net so goed en selfs beter as baie blankes, meen sommige opsigtors. Boonop betaal hulle hul huurgeld baie sliptelk.

Mr. Francois Oberholzer, voorsitter van die Johannesburgse besuurskomitee, sê met die verskaffing van huisvesting aan Kleurlinge het die stadsraad en die Departement van Gemeenskapsbou 'n "enorme" probleem.

Die grond wat in Johannesburg se munisipale gebied beskikbaar is vir Kleurlinghuisvesting raak op. Die toestemming van Kleurlinge na die stede en die hoë aanwaaier vererger die probleem. Daar is 4 000 Kleurlinggesinne op 'n waglys vir huisvesting in die Johannesburg.



MNR EN MEV PAT COHEN. "Ek voel nie tuis in 'n Kleurlingwoonbuurt nie ek voel tuis in die kosmopolitiese Hillbrow."

## Hierwoel Huituis

"EK beskou myself as 'n byderwetse Suid-Afrikaner... Ek voel nie tuis in 'n Kleurlingwoonbuurt nie, ek voel tuis in die kosmopolitiese Hillbrow..."

Met dié woorde som mnr. Pat Cohen, 'n Kleurling-joernalis wat saam met sy vrou in 'n woonstel in Hillbrow woon, die gevoel op van baie Kleurlinge wat hul intrek in die hartjie van Johannesburg geneem het.

In dieselde woonsteligebou is daar sewe ander woonstelle waarin Kleurlinge woon; hulle is dit eens dat daar geen haakplekke met hul blanke bure is nie, daar word vriendelik in die hysers gegroet.

Mr. Cohen sê: "Die huurgeld wat ek per maand betaal, is net soveel werd as my blanke bure s'n, veral in die huidige ekonomiese klimaat. Ek voel ek doen iets goeds vir die land se ekonomiese deur die leë plekke te vul.

**Vriendelik**

"My benadering tot blankes in Hillbrow en op enige ander plek is: ons is gelyk. Ek diskrimineer nie."

die eiendomsmaatskappy het aan RAPPORT gesê briewe is aan die Kleurlinge gestuur om die woonstel te ontruim nadat blankes gekla het. Die Kleurlinge in die gebou ontken egter dat hulle sulke briewe gekry het.

**'Honderde'**

Mev. Audrey Patterson, 'n Maleier en bestuurder van 'n klereboetiek in Hillbrow, sê sy en blankes in die woonstelgebou waar sy woon, kom sonder haakplek oor die weg. Sy betaal R140 huur per maand.

Mev. Patterson sê "honderde" van haar Kleurling- en Asiëse vriende woon ook in Hillbrow. Gewoonlik word die woonstel onder 'n blanke se naam gehuur.

Die opsigtors van die woonstelgebou waar mev. Patterson woon, sê ons is gelyk. Ek diskrimineer nie."

Die opsigtors sê dis algemeen dat anderskleuriges in woonstelle in Hillbrow en Beres woon. Sy kry gemiddeld elke dag drie aansoekers van Kleurlinge wat woonstelle soek.

Vandeesweek het twee Indrydokers gevra om 'n woonstel. Dis moeilik om nee te sê, sê die opsigtors.

**Hand-uit**

Mr. J. P. M. Kasselman, bestuurder van die Ponte-gebou, sê sy onderhou personeel moes 'n stukkende TV-mees 'n Kleurlingsakeman, 'n Kleurlingvroue is ook in die woonstel gekry en hy het mev. Cohen gevra om die woonstel aan die einde van vandeemaand te verlaat omdat die "situasie hand-uit ruk."

Die woonstel waarin mnr. Cohen gewoon het, was verhuur aan 'n mnr. Kretzmer. Mnr. Kasselman sê hy weet nie van ander Kleurlinge wat in die gebou woon nie.

Mr. Kasselman sê as 'n woonstel aan 'n vermeende Kleurling gegewe word, hoe gaan sy vriende uit sy plek gehou word? Dis waar hy probleem is.

"Ek probeer my gebou se naam beskerm, sommige van my huurders betaal tot R1 000 per maand"

Mr. Kasselman sê hy dring op identiteitsdokumente aan wanneer 'n huurkontrak gesluit word. Dis nie maklik om vir 'n hoogs ontwikkelde anderskleurige te sê hy kan nie daar woon nie.

Mr. Kasselman sê die Ponte-gebou is tans 75 persent vol en dis nie vir hom nodig om dit met ander rasse vol te maak nie. Hy kan by twee anderskleuriges daar toelaat, maar dan kan hy vyf blanke huurders verloor.

Hulle sal 'nie noodwendig hul besware in die openbaar lug nie, maar het 'n briefie aan hom skryf waarin hulle sê dat hulle padgee, sê mnr. Kasselman.

**BRUINMENSE wat in hul duisende sonder huisvesting sit, honderde woonstelle leeg in Hillbrow...en die uiteinde is, sonder slag of stoot, nie-amptelike integrasie in dié digbevolkte woonstelgebied van Johannesburg. THINUS PRINSLOO doen verslag.**



MEV. MALGAS... daar is net aan hulle gesê hulle moet hulself gedra.



MEJ. JOY RHOODE... ná sewe maande uitgeskop.



MEV. EDITH VALENTINE... In Hillbrow meng blankes vryeliker met Kleurlinge as in die Kaap.

## Keer voor, sê hy

**WEENS** die besonder hoë bevolkingsdigtheid in Hillbrow is dit 'n plek waar die samedromming van lede van verskillende rasse-groepe maklik tot rassewrywing aanleiding kan gee. Daarom sal die saamwoon van verskillende rasse teengegaan moet word, sê mnr. Louis Fouché, Sekretaris van Gemeenskapsbou.

Mnr. Fouché se Kleurlinge kan alleen in Hillbrow woon as hulle permitte daarvoor het en dit sal nie ligtelik toegestaan word nie. „Ek is omtrent seker dat sulke permitte geweier sal word. „As Kleurlinge daar woon, is dit 'n oortreding van die Wet op Groepsgebiede.

„Enige onbevoegde, hetsy blank of nie-blank, wat intrek in 'n gebied wat nie vir sy bepaalde rasse-groepe geproklameer is nie, pleeg 'n oortreding tensy 'n permit aan hom uitgereik is.”

Mnr. Fouché sê aansoeke om permitte word volgens verdienste ondersoek, maar dis feitlik buite die kwessie dat Kleurlinge permitte sal kry om in Hillbrow te woon

„As dit toegelaat word, sal gemengde woonbuurte ontwikkel, wat strydig is met Regeeringsbeleid.”

Mnr Alf Widman, LV vir Hillbrow en ondervoorsitter van die Progressiewe Federale Party in Suid-Transvaal, sê in die onlangse verkiesing het hy met 'n paar duisend blankes in Hillbrow te doen gehad en geeneen het gekla oor Kleurlinge wat daar woon nie

Hy het net in een woonstelgebou „'n groot aantal” Kleurlinge teengekome. Die gebou is in Nugget- of Wolmaransstraat.

Mnr. Widman sê hy neem aan Hillbrow se inwoners het die teenwoordigheid van Kleurlinge daar aanvaar. Hy raam daar is minstens 5 000 Kleurlinggesinne in die Johannesburg-gebied wat huisvesting

nodig het. Hy is deur verskeie maatskappye in dié verband genader.

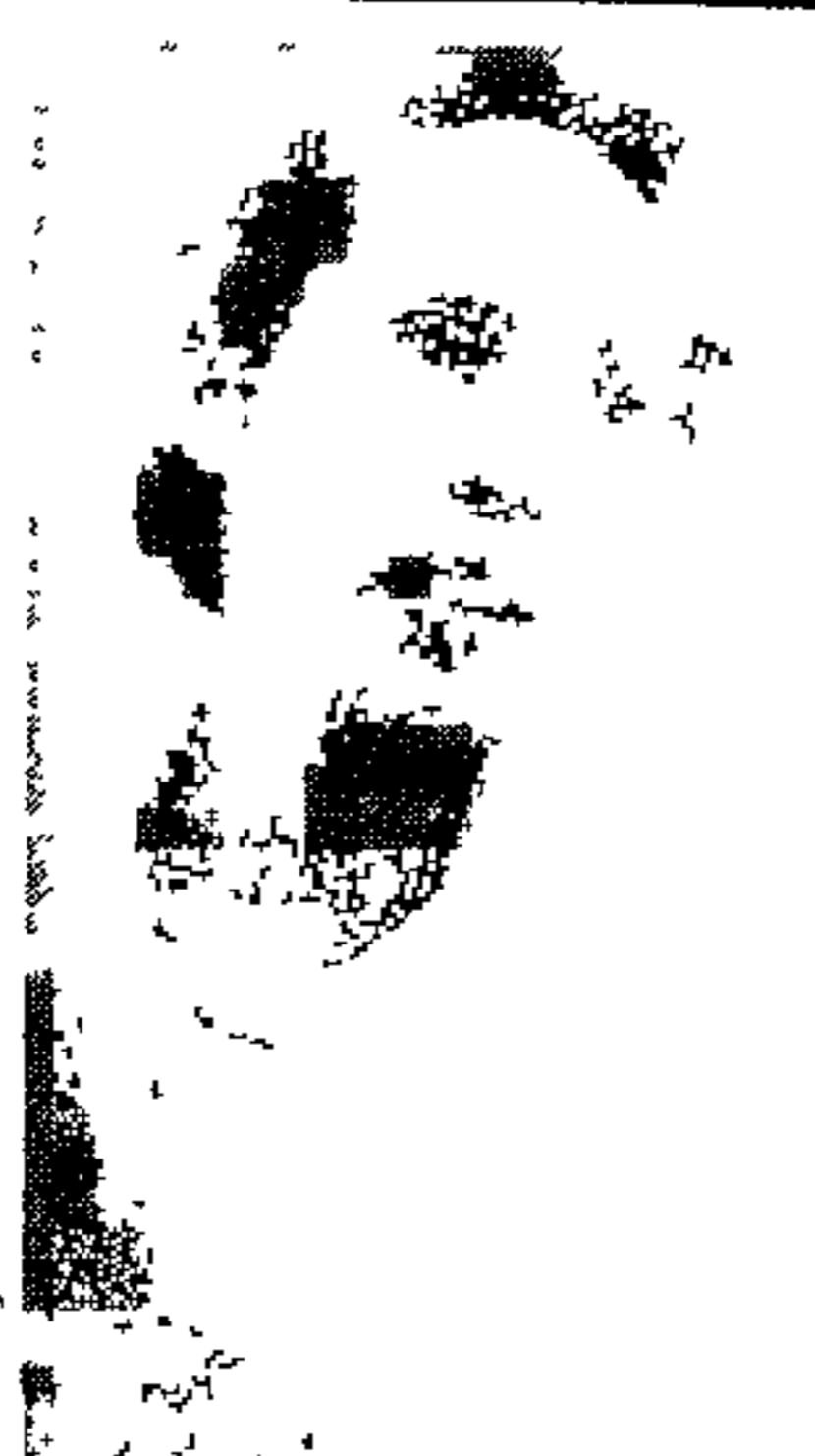
Weens die desperate tekort aan behuising word Kleurlinge gedwing om onderdak te soek waar hulle dit kan kry.

As die opsigters en eienaars van woonstelle bereid is om woonstelle aan Kleurlinge te verhuur, „good luck to them”

## Geen klagtes



MEV. GINA MORERA... geen besware teen Kleurlinge, hulle moet hulle net beskaaf gedra



MEJ BENJAMIN... „Geen klagtes van wit bure

lek. As 'n man arm van gees is, is hy net nie op my vlak nie.”

Ander Kleurlinge het so gereageer: Mev Edith Valentine was besig om tasse te pak toe RAPPORT aanklop. Sy is op pad Kaap toe maar haar man, wat verbonde is aan 'n orkesgroep in Hillbrow, gaan nog 'n ruk in die woonstel agterbly.

Sy meen blankes in Hillbrow meng vryeliker met Kleurlinge as in die Kaap. In dié woonstelgebou is hulle baie vriendelik.

Mej. Joy Rhooode het by 'n Kleurling-egpaar in dieselfde gebou gekuier. Sy het sowat sewe maande op die derde verdieping van 'n woonstel in Johannesburg se middestad gewoon, maar is toe uitgeskop omdat „iemand van buite” gekla het.

Mej. Rhooode sê sy hoop om van die tweede week in Februarie weer 'n woonstel in Hillbrow te kry. „Die blankes is baie gaaf.”

Mev. Malgas sê toe sy en haar man aansoek doen om daar te woon, is daar net aan hulle gesê hulle moet hulle gedra. Geen identiteitsdokumente is gevra nie ” Ons het net die papiere geteken.”

## Gewoond

Mev. Gina Morera, 'n blanke wat langs twee Kleurlinghuurders woon, sê sy is gewoon aan Kleurlinge en swartes. Hulle kan langs haar woon, solank hulle hulle net beskaaf gedra.

Sy is in Portugal gebore en woon vyf jaar in Suid-Afrika. Rassediskriminasie is verkeerd, sy het verskeie swart vriende in Angola gehad, sê sy.

Die opsigter van die woonstelgebou sê sowat tien dae gelede is sy deur die eiendomsmaatskappy wat die woonstelle verhuur, aangesê om nie meer Kleurlinge toe te laat nie. Daar word gevrees dat amptenare van die Departement van Gemeenskapsbou snuf in die neus kan kry

Die huidige agt Kleurlinghuurders in die gebou kan aanbly en daar is geen briewe aan hulle gestuur om te sê hulle moet hul woonstelle ontruim nie Sy weet nie van blankes wat oor die Kleurlinge gekla het nie.

'n Woordvoerder van

● In 'n woonstelgebou in die hartjie van Hillbrow, waar agt woonstelle deur Kleurlinge bewoon word, is geen klagtes van blankes ontvang nie. Die opsigster is egter aangesê om nie meer Kleurlinghuurders in te neem nie, uit vrees dat amptenare van die Departement van Gemeenskapsbou onraad sal merk.

● In die reu'se Pontekompleks — Johannesburg se spogwoonstelgebou waar die huur tot R1 000 per maand is — moet 'n Kleurlingsakeman egter padgee omdat gevrees word dat baie blankes hul huur sal opsê. Die sakeman het drie jaar in 'n ander woonstel in Hillbrow gewoon, sonder klagtes.

● In 'n ander woonstelgebou woon 'n Maleier-vrou en haar twee kinders al meer as 'n jaar. Sy is die bestuurderes van 'n klereboetiek in Hillbrow, en haar woonstel is die bes gemeubelêerde in die hele gebou.

### Modelle

● Die boetiekbestuurderes, Audrey Patterson, is in die woonstel toegelaat op aanbeveling van 'n gewese Johannesburgse ontkleedanseres, Cathy Jennings (Busty Bee-Bee). Cathy wil nou self padgee omdat Kleurlinge, in die gebou te lawaaiërig is.

● Volgens Cathy woon verskeie swart modelle ook in Hillbrow. „Hoe-

Wat woonsteleienaars en die verhuring van woonstelle betref, het die stadsraad net jurisdiksie oor bou- en gesondheidsaangeleentehede.

Mnr. Oberholzer sê die stadsraad „het geen bevoegdheid sover dit die toepassing van die Wet op Groepsgebiede betref nie. Dis 'n saak vir die Regering.

### Meer werk

„Ons weet wel dat daar Kleurlinge in vervalde gebiede soos Doornfontein woon en dat hulle verwyder sal word sodra ander huisvesting beskikbaar is, maar dis 'n heeltemal ander geval as die verhuring van woonstelle in Hillbrow aan Kleurlinge.”

Amptelik weet hy van geen Kleurling wat in Hillbrow 'n woonstel huur nie.

Die tekort aan Kleurling-huisvesting in Johannesburg word geksentueer omdat daar geen toestromingsbeheer is nie, en omdat daar meer werkgeleentehede is as in enige ander deel van die land. Die enigste beperking is dat Kleurlinge in hul groepsgebiede moet woon, sê mnr. Oberholzer.

Volgens mnr. Oberholzer is daar tussen 90 000 en 100 000 Kleurlinge in Johannesburg se Kleurlinggebiede soos Bosmont, Newclare, Coronationville, Eldoradopark, Western Township en Kliprivieroo.

Houses for leasing built by West Rand Bantu Affairs Administration Board

252 Mrs B SUZMAN asked the Minister of Plural Relations and Development

- (1) How many houses for lease on a monthly basis were built by the West Rand Bantu Affairs Administration Board in 1977,
- (2) how many families were evicted for non-payment of rent during 1977,
- (3) how many families were on the waiting list for tenancy of houses at the end of 1977

The MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

- (1) 422 houses were erected for selling/leasing purposes. Of these 401 houses were sold and 21 leased
- (2) 90
- (3) Waiting lists for housing are unreliable and accurate information is therefore not available.



# New hostel plan for Jo'burg council workers

Star  
1/3/78  
121

All new hostels for black Johannesburg City Council workers will be built as blocks of flatlets which could be converted to house families if a shift in Government policy occurred.

This policy decision has been taken by the council's Management Committee, Major J D R Opperman, a committee member, told last night's council meeting.

At present the council is obliged by law to house only single workers in its hostels for black employees, even if these workers are from Soweto and are not migratory labourers.

Mr Carel Venter, chairman of the council's housing committee, and deputy chairman of the West Rand Administration Board, disclosed that the management committee had considered building houses instead of hostels.

But a four-roomed

house, with an inside toilet and shower, housing eight workers would cost R3 500. Rent for workers would be prohibitively high, and the scheme was shelved.

Instead, Mr Venter said, a decision had been taken to build hostels that could be converted into family flatlets if and when Government policy permitted black families in the hostels.

The council has embarked on a R25 million five-year plan to build new hostels.

5.2 MANAGEMENT AND ORGANISATION

Management is one of the main production factors. Sound planning, organisation and management are not only necessary for the success of the undertaking, but also for the contentment of workers.

Under the aforementioned circumstances workers are aware of what is expected from them, they work according to an orderly pattern, develop skills and pride in their work.

Productivity can be increased by making a study of the labour requirements on the farm, working methods, mechanisation, careful advanced planning and good management and guidance.

Knowledge of the worker and his skills and capabilities as well as his shortcomings is necessary.

In work training is necessary.

Mansard 5 col 315  
3/3/78

5.3 REMUNERATION

It goes with the wage, remuneration, terms of employment, working conditions, etc., offered by farmers, are therefore most important.

X Housing for Coloureds in Johannesburg  
15. Dr F. VAN Z SLABBERT asked the Minister of Community Development:  
Whether there is a shortage of housing for Coloured persons in the Johannesburg area, if so, what is its extent.  
The MINISTER OF COMMUNITY DEVELOPMENT:  
Yes, an estimated 4 700 dwelling units

(127)

As pointed out in paragraph 4, the labour conditions in agriculture differ from those in other forms of employment. The farmer not only has to pay a cash wage, but must also provide housing as well as certain needs in kind. In consequence thereof a comparison of remuneration cannot easily be made. When comparisons are made, the cash value of remuneration in kind is seldom fully taken into account as a systematic evaluation thereof is not readily available.

It is therefore vitally necessary that each farmer should give serious consideration to the remuneration paid by him to his workers. For this purpose it is necessary that remuneration in kind should be evaluated carefully and systematically.

**Early-morning raids**

Harrassment of rent defaulters is threatening to sabotage Plural Relations and Development (Prad) Minister Connie Mulder's attempts to establish his department's credibility in Soweto.

In the past few weeks it has become a common sight to see at township managers' offices scores of residents — old and young — being off-loaded from West Rand Administration Board (Wrab) vans after being "arrested" for rent arrears. A number of these residents have claimed that they are not in arrears.

Township dwellers point out that the raids — usually carried out at dawn on weekdays — are causing bitterness between Wrab and the residents.

Albert Mhlungu, chairman of the Soweto Residents' Committee, tells the *FM*: "These are some of the things that make us desperate to run the affairs of Soweto ourselves. The rent raids are distressing. Wrab doesn't consider the plight of Soweto residents. If we have the local government we are asking for in Soweto, we will be able to sort out problems like the rent issue."

A Wrab spokesman dismisses the allegations: "The point we must make is that the board has been very lenient with rent defaulters. There is a minority which has chosen not to co-operate with us. And in those cases we act." He adds that the defaulters are being unfair on residents who are paying their rent regularly. "We mustn't forget that there is a long waiting-list for houses by people who are prepared to pay rent."

There can, nevertheless, be little doubt that the loss of their jobs during the seemingly unending economic recession has made it very difficult for many people to pay their rent

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## PARLIAMENT

# 13 000 tenants <sup>(12)</sup> face higher rents <sup>15/3/78</sup>

JOHANNESBURG — The fate of about 13 000 sub-economic housing tenants will be decided in May when the Department of Community Development decides whether to lower the income qualifications for their Government-subsidised housing.

The Minister, Mr Marais Steyn, announced in Parliament last year that the monthly income limit for white, Coloured and Asian sub-economic tenants had been cut from R200 to R150.

But many local authorities, the South African Institute of Housing Management, the United Municipal Executive and other bodies persuaded the department to reconsider the proposal.

About 13 000 families in South Africa's major cities — 1 500 of them in Johannesburg — earn between R150 and R200 a month.

Yesterday, Mr Steyn said the decision had been delayed because of "possible hardships," but that a final decision on the lower income limit would be made in May.

"If we decide to lower the limit, the people affected will still be able to obtain assisted economic housing," he said.

Rentals for economic housing are higher than those for sub-economic housing.

But a department circular sent to local authorities last year stated that tenants moved from sub-economic to economic housing should be charged more than R6 over their sub-economic rental.

Mr Steyn said the proposed change was caused by the economic climate and the "heavy burden" placed by the higher limits on the national housing fund.

— DDC

The *FM* learns that two more of the "Big Five" — Saambou and Allied — have now lent money to the Vaal Triangle Board. Saambou has lent R1m, and the Allied R100 000, while the other "Big Five" member, NBS, has lent R1,5m.

Saambou's senior general manager, Hendrik Sloet, tells the *FM* that his society first lent money to the Vaalbaab "about a year ago," and that it has since lent more "As the machinery to allow us to lend directly to Africans is not yet in operation, and since the boards — and in particular the Vaal board — are doing a good job in providing black housing, we have no objection to lending money to them," he says

Jim Dodds, Allied's managing director, explains that his society lent the Vaal R100 000 "in one isolated case" following a request by one of the society's clients, an employer who wished to provide housing in that area for his African staff

Both the remaining members of the "Big Five" — the SA Perm and the United — are on record as saying that

they will not lend money to the boards. The Perm's Pat Watson says that the society "still feels very strongly that we want to deal directly with Africans on the same basis as we deal with whites.

"We have consulted responsible black opinion," he continues, "and it agrees with our position. We're hoping that amending legislation will go through during this session of Parliament "

The Vaal board's director of housing, Alec Rabie, states that while the debate has been raging, his board has been able to satisfy the housing needs of about 1 000 people "We have proved that the thing can work " The money borrowed from the societies, he says, has been spent on houses of a superior type to the normal 51/9s

Rabie adds that even when some form of African leasehold is worked out, there will still be a tremendous need for cheap housing, which the building societies are not interested in financing "There is a demand for a better class of housing," he states, "but cheaper housing remains a priority, and that's what we're providing "

FM 31/3/78  
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## AFRICAN HOUSING Cracks in the wall

The united front which SA's major building societies — with the exception of the Natal Building Society — have maintained against lending money for African housing to the various Bantu Affairs Administration Boards seems to be weakening.

# 'Black builders have role'

127

Labour Reporter

Hopes that the creation of black building contractors will help to reduce the housing shortage and unemployment have been expressed by Mr Justice J H Steyn, executive director of the Urban Foundation.

He spoke at the passing out of seven black artisans whom the foundation helped to train as contractors as part of its home improvement scheme in the Sebokeng Township of the Vaal Triangle.

The experience gained in this pilot scheme would be passed on to other areas, the judge said. "Each of these contractors will need assistants and will provide jobs for his own people by becoming an employer himself.

"With black building contractors now assuming their rightful roles in the area of home building and home improvement, I can see no reason why in the immediate future a significant impact should not be made on the housing shortage," said Mr Justice Steyn.

As the foundation trained more such contractors, so more jobs would be created in the black business sector, and the building industry.

1. Wat doen u gewoon?

op te los?

Besprek u die pro- ander plase?

erkers op die plaas of op

Met u al ooit go- span or iets te

ander werkers saam te

kan toevallige en kort

hli?

1. Gaan u probeer om

s te kom of nie?

Waarom/Vaaron nie?

# Lack of land slows slum renewal

127

Star 9/3/8

Renewal of one of Johannesburg's worst slums — Western Coloured Township — is being delayed due to the shortage of land for coloured housing in the municipal area.

The city council has an 8½-year programme to redevelop the area, which will be known as Westbury, but it needs houses to "decant" Western Township residents into so that their old houses can be demolished and proper housing be built instead.

Little land exists in the township for such decanting, and housing for this purpose would have to be found elsewhere.

Town planning officials say it would be undesirable to rehouse them outside the Johannesburg municipality.

Mr Ralph Peffer, of the Coloured Management Committee, said the "little pockets of land" for the coloured people were a direct result of the Group Areas Act.

● Eldorado Extension 7 is earmarked to house people from the slums of Klipriviersoog and Klipspruit West is scheduled to rehouse coloured people from Alexandra.

● Riverlea Extension 10 is designed as a home-ownership scheme and the proposed Eldorado Park Extension 9 will be built only in 1980, due to sewerage problems.

UNLIKELY

"It follows that unless more land is made available for coloured ownership and occupation within the Johannesburg municipal area, it is unlikely that the redevelopment of Western Township can be accelerated," town planning officials report.

Mr Carel Venter, chairman of the council's housing committee, said the council was looking into the question of more land for coloured housing. He said he could not disclose where this would be.

He said Western Township had always been a "problem child." It was previously a township for blacks.



An overhead passageway has broken away from the main structure in this block of flats.

# Roodepan town is falling down

115718 Star (27)

Leslie Abrahams

Roodepan was to be a "second Kimberley" — a town of 10 000 homes for coloured people. Today, with 1 279 of those dwellings completed, it has become a municipal nightmare.

At least 398 of the houses built have cracked. A R200 000 block of flats, has never been occupied because of cracked walls, shifting stairways and vandalism. The block will cost R189 000 to repair — almost what it cost to build.

A total of 929 sub-economic houses, 146 economic houses and 204 flats have been completed at a cost of R4 071 504. Kimberley municipality estimates that experimental repairs alone will cost R280 000, and the final bill will be very much higher.

Ironically, the cause of the problem — faulty soil structure — was well known before building began, leading Kimberley's Diamond Fields Advertiser to describe the scheme as a "monumental error" — one of the costliest mistakes ever made by a South African city council.

Kimberley Town Clerk, Mr P Botha, was authorised to negotiate with the building contractors for the suspension of building operations.

Discussions were held, but building operations continued. The contract did not provide for a stoppage.

Six months later, the city architect told the council that it would be faced with "heavy annual expenditure on repairs to the houses."

## Debates

There have been four soil tests on the site, including one in 1971 before building tenders were called for, and others in 1975 and last year at the request of the city council and Department of Community Development.

Kimberley City Council has debated the Roodepan affair many times.



## Negotiate

Before the tenders for the first phase of the housing scheme were accepted, the City Engineer, Mr J Kooij, said in a memorandum to the council

"The soil conditions in certain areas of Roodepan are a bit doubtful. . . . It is expected that approximately half of the sub-economic scheme could be affected by the soil conditions, and approximately 10 percent of the economic scheme"

The memorandum was simply "noted."

A few months after the first homes were occupied cracks appeared.

On July 21 1975, the

Investigating committees have been set up, the latest headed by the Secretary for Community Development, Mr L Fouche

But the wheels of government grind slowly, and nothing has been achieved after the years of committees, debates and soil tests

The latest committee held its first meeting on April 20 this year, with the next scheduled for June 1

On June 1, will the committee decide to meet at yet a later date?

That is the question worrying the unfortunate residents of Roodepan, who have resorted to stuffing the cracks with old newspapers in an attempt to keep out the winter chill and winds



**ABOVE:** This crack is almost 5 cm wide and the door frame is beginning to buckle.

**BELOW:** Three years after it was built, a sub-economic house is in ruins.

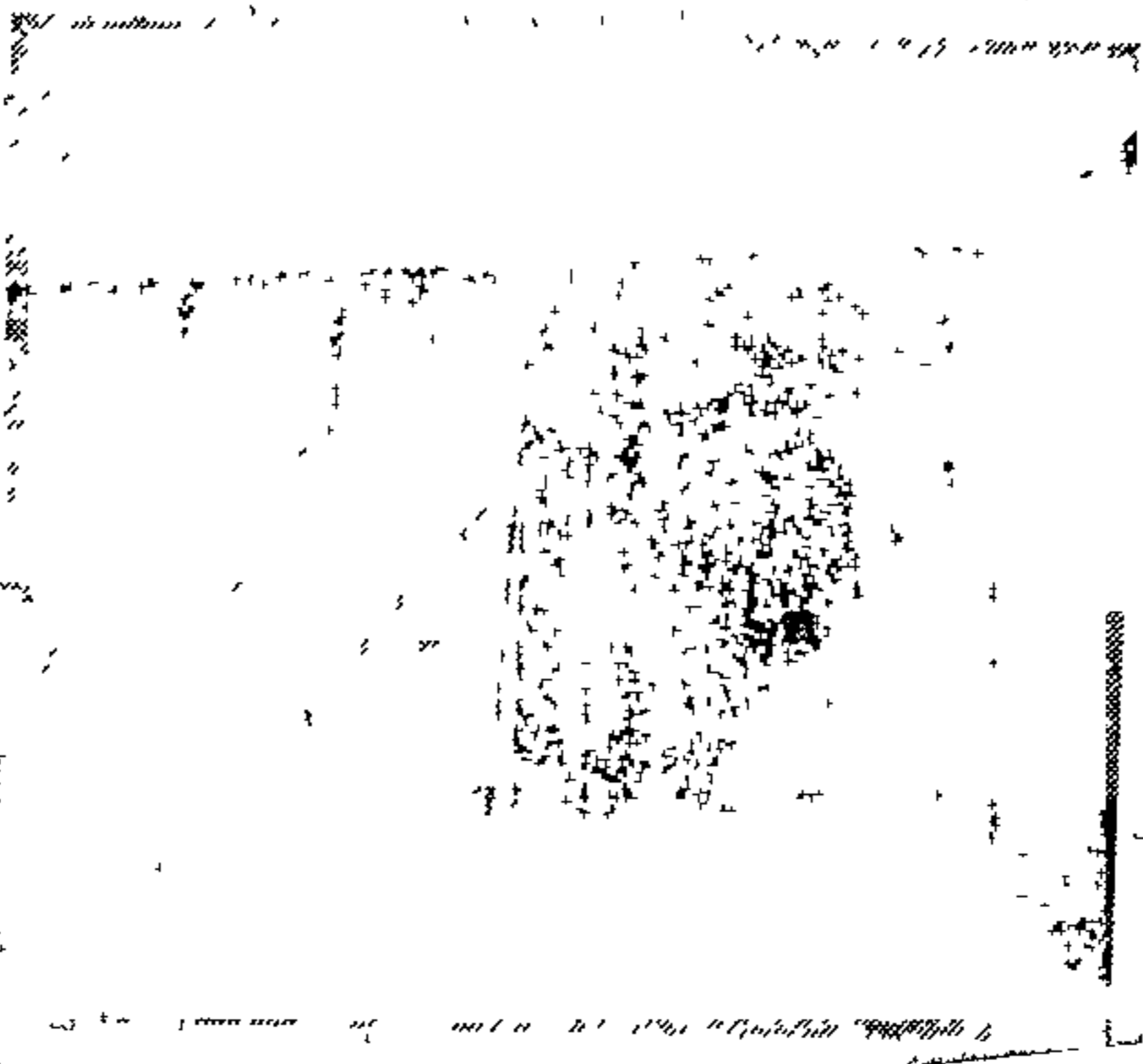


TABLE 1

**LOCAL BUDGETS**

(127)

Stein • 21/6/78

# Pretoria gets R3-million for housing

Type of  
Mk  
Nc  
Br  
As  
Sp  
Fl  
Otl  
Sir  
Dot

Own Correspondent

The Department of Community Development has approved R3,03-million for housing in Pretoria, according to the city's budget, released yesterday.

TABLE 2. ACCOMMODATION FOR SINGLE MEN IN NYANGA

Type of accommodation
Board Hostels
Employer Hostels
'Temporary' Employer Dormitories
<b>TOTA</b>
<b>TOTA</b>

The Budget provided R470 000 to complete storm drain schemes west of Pretoria North and Wolmer, and to start with the main stormwater drain in Sinoville Extension 4

**TRAFFIC PLAN**

"In view of the present economic conditions it is still not possible to begin certain parts of the council's traffic plan," Mr van der Spuy said.

A bridge would be built over the Apies River and limited road construction done where Maria van Riebeeck Avenue and Willow Road crossed. The cost would be R200 000.

1/ The distir ground flc See p. 21

cause contract ve on the other e is 1 336.

A deficit of R5,6-million is expected at the end of the new financial year, but, with the accumulated surplus of R10-million at the end of this month, the net expected accumulated surplus at the end of June next year is R4,03-million.

The R3,03-million for housing provides for R754 000 for whites, R450 000 for coloured people, R250 000 for Indian housing, R1,5-million for utility companies, and other expenditure.

Mr Steyn van der Spuy, management committee member who presented the budget, said the proposed housing in the Indian and coloured areas would alleviate the accommodation needs there to a large extent.

The money for white housing was intended to repair and renovate certain sub-economic houses.

**LAND PURCHASES**

Mr van der Spuy also announced that R1,3-million had been provided in the budget to buy land in the city.

"The expansion of services, town planning requirements and the altering and improvement of streets make it necessary for us to buy erven or portions of erven at times," he said.

The council plans to spend R6,2 million on roads and related works during the new financial year.

# up Spc

22/6/78 Stev (127)

DORMITORY

Beds occupied

Number of

Length of

Breadth of

Windows

H.

Nu

Floors

- a) Coloured
- b) Rubber
- c) Uncovered

Stove in

- a) Lead
- b) Low & concrete forms

Lockers

Kitchen

- a) Aluminium sink
- b) Hot water
- c) Stove

Electric Lights Ceiling

ABLUTION BLOCKS

No. of Showers

No. of Toilets

- Sinks a) aluminium
- b) concrete

Hot Water

Urinals

Lights

OUTSIDE

Gutters

Drains

Concrete

\* No. of hostels, built by one company, which are identical.

## Householders will feel the pinch

By David Breier, Municipal Reporter

Johannesburg's property rates will go up by an average of 8 percent after today's austerity municipal budget which will hit householders and businessmen alike.

### Joburg: the R1-m a day city

Johannesburg's record R372-million budget means that the council will be spending more than R1-million a day

Of this, R285-million is for the day-to-day running of the city — an increase of 12 percent on the amount spent in the past year

The capital budget for new projects is R85.8-million — about R5-million up on last year

The general rate-in-the-rand will rise from 2,83c to 3c — the highest allowed without special permission from the Administrator of the Transvaal. This is a six percent increase.

#### REMISSION

Last year, the council introduced a remission to cushion land-owners in most suburbs against high rates due to the new valuation roll

Rates increases will vary from suburb to suburb, based on rebates and remissions granted by the council.

Houghton residents will pay only 3 percent more, while some householders in areas such as Bramley and Dunkeld will pay 12 percent more

Businessmen will pay an average of 8 percent more, while the hard-pressed city centre will pay six percent more

The rates increase follows hard on rises in bus fares and parking garage fees, and on water and refuse removal tariffs, which were approved by the council earlier this year.

#### Good news

Good news in the budget is that householders, flat dwellers, businessmen and industrialists will have a chance to reduce their electricity bills, which have soared during the past few years

A new electricity tariff will reduce costs for those who use electricity sparingly, and increase the tariff for extravagant users. The tariff will remain much the same for average consumers.

"We have put the homeowner first. He is vital to our city's growth and stability, and therefore he is entitled to expect prior consideration," Mr. Oberholzer said in his budget address

Although businesses would pay an average of eight percent more in

Budget details: See Page 6.

### Art grant boosted

Art will receive a better deal in this year's budget, despite the recent controversy surrounding the purchase of abstract art

The Art Gallery's capital budget will increase from a meagre R20 000 for the past year to R85 000. Of this, R60 000 will be for new art works, R10 000 for exhibition screens and R9 000 for security

Two years ago the gallery received R80 000 for new art. The day-to-day running of the gallery will cost nearly R300 000 for the coming year.

20.
3
15
6
7
30
45
24
1
-
-
9
4
2
1
2
-
-
1
1
1
-
1
1
1
1
2
2

This remission of two-thirds of the increased value has been halved. Next year there will be no remission and owners will be rated on the full value of their land.

Householders will be helped by an increase in the rebate which will rise from 25 percent after remissions to 31 percent. The maximum rebate allowed by law is 40 percent.

The rebate for flat-owners will increase from 18 percent, after remissions, to 19 percent.

#### CITY CENTRE

The city centre receives no rebates or remissions and will be affected only by the six percent increase in general rates.

Suburbs such as Houghton, which had little or no increase in land values last year, are not affected by the reduction of remissions which were not granted to them. They will enjoy the greater rebate and their rates will rise less steeply than in other suburbs.

rates. "I think this increase is so slight as to present the commercial fraternity with few serious problems," he said.

#### Deficit

Mr Oberholzer said that for the first time in many years, the council ended the present financial year with a deficit of R1-million instead of the small surplus budgeted for.

The reason was that the council had to pay back R1.4-million to property owners who received land value reductions in the Valuation Court.

Mr Oberholzer said Johannesburg rates were one of the lowest on the Reef.

The council also slashed its provisional budget for new capital projects by R36-million in a bid to arrest the growth of capital charges, which, at R67-million, exceed the council's rate income.

127 23/6/78

# R18-m goes to build houses in Jo'burg

Millions of rands have been allocated in the past few weeks to cut Johannesburg's huge coloured housing backlog, raising the amount earmarked for this purpose to R18-million.

This was announced at last night's city council budget debate by Mr Jan Burger MPC, the National Party Whip in the council.

He was replying to an attack by Mr Mike McCrum (PFP) who charged that of R7,29-million budgeted for new coloured housing last year, only R4-million was spent.

Mr McCrum said that of R7,66-million budgeted for new roads, sewerage, water reticulation and other services in coloured and Indian areas, only R4-million was spent in the past year.

By contrast, while R1-million capital spending was earmarked for white housing last year, R2,1-million was actually spent.

"The severe cutback in capital expenditure which is essential for the benefit of those groups of people who have no direct representation in the city council and who are desperate for additional housing and approved amenities, is nothing short of a scandal," Mr McCrum said.

Mr Burger replied that only about R4,3-million was made available by the Department of Community Development for both white and coloured housing in the past year.

He said that only contracts already entered into could be completed.

Although the council's budget reflected only R10,5-million for coloured housing for the coming year, R18-million was now available, he said.

The State Committee for

Johannesburg, consisting mostly of Government officials, had this week approved a R2-million loan by a bank consortium.

Of this, R1-million was for Eldorado Park housing, and R1-million for services for self-build sites at Bushkoppies.

He said that about two weeks ago the Department of Community Development approved another R2,6-million from the banks at low interest. Earlier an R11,3-million bank loan had been approved, while R2,5-million was available from community development loans.

More than 1500 houses would be built with the money. In addition the Department of Community Development planned 1000 houses for Ennerdale this year.

Dr Emile Jammie, the director of the Coloured and Asian Affairs Department, said the reason the money referred to by Mr McCrum was not spent was that the council failed to receive the loans it expected from the Department of Community Development. He said no money obtained for housing or services was unspent.

# Soweto's Beverley Hills

(127) FM

23/6/78

Private enterprise is taking its first tentative steps into middle-class black housing — with some success too.

A recently completed pilot scheme of 35 houses has turned Soweto's Pimville Zone 5 into a spot of colour in Soweto's drab stretches. And the six completed houses for IBM employees put the Beverley Hills area of Orlando West into (by Soweto standards) luxury class.

The Pimville scheme is a pilot project managed for Southern Life, IBM, Swiss SA Reinsurance, and Federated Employers by Reeve Steyn, a contracting engineering firm. The Beverley Hills scheme was the brainchild of IBM alone.

Said Southern Life's chairman Laurie Albertyn recently in Johannesburg: "One dilemma which faced us was the argument that until freehold was granted to urban blacks, any move by private enterprise to provide black housing would be construed as support for unsecured leases.

"But several black community leaders told us that while freehold was the ideal, the need for more and improved housing took precedence." So Southern went ahead.

Indeed with Soweto's waiting list for houses stretching well beyond 21 000, some help from private enterprise is urgently needed. Wrab's shoestring budget is already at breaking point. In fact Wrab is only too pleased to co-operate — Jack Robins, Wrab's chief architect, designed the houses for the Beverley Hills project.

Both schemes, however, are strictly for top earners.

Rocky ground in Orlando West pushed construction costs for the Beverley Hills homes to between R12 500 and R16 000, with at least R600 more per house for infrastructure costs. The Pimville houses are slightly cheaper, ranging from R5 500 to R8 300, but, being in an undeveloped area, houses carry infrastructure costs of at least R1 350 each.

Houses in this class require radically different budgeting for home-owners accustomed to paying at most R25 a month for rent. The jump to a monthly outlay of R160 for Beverley Hills, and R110 for Pimville is staggering.

Do employees get value for their money? Aiming at a high degree of individuality, IBM offers a choice of 14 alternative designs for the Beverley Hills scheme. All houses in both areas have four rooms, kitchen, bathroom and separate toilet and waterborne sewerage, with other optional additions.

All this is good for construction companies too. Says Ian Murdoch, of IBM SA, who has spearheaded IBM's efforts, "Houses are desperately needed, and construction companies badly need work too. What is important now is that restrictions on spec buildings be lifted."

The big problem with black housing all along has been finance. Until now government's prohibition on freehold title for blacks in urban areas has meant that building societies could not lend directly to prospective homeowners.

Since the Bantu Administration Board (Baabs) owns the land, the only totally secure investment is if money is loaned through them. The African Bank will grant loans direct if employers agree to guarantee and fund them.

The NBS operated a complicated

procedure for getting around this, dubbed by Murdoch the "double reservoir" system.

It worked like this: the money invested by employers at 9.5% with NBS was made available to the relevant board at 10.5%, and the board lent it to the employee with an extra 0.25% administration charge on top.

Already R700 000 has been committed to the Pimville scheme, says Rodney Fann, Marketing Development manager for NBS in the southern Transvaal. Recent legislation now allows direct loans, releasing large amounts of building society money for black housing in the townships.

Meanwhile many employers remain wary of investing money in housing for blacks. Says Murdoch: "Although there is increasing interest by local and overseas companies, the huge administrative responsibility of such a scheme is a stumbling block. Another major obstacle has been the unrest in Soweto."

Yet home-ownership is one of the keys to stability in Soweto. Clearly a case of the chicken and the egg.



IBM employee's house . . . more to come

# One man's dream, another's nightmare

We've heard a great deal recently about the "quality of life of urban communities." But some of those communities are under sentence of death

(127)

(343)

F.M 23/6/78

Security and permanence for the urban black are catchwords in these days of 99-year lease excitement. It is easy to forget apartheid's masterplan, which sees Africans in the cities primarily in terms of the labour they can offer, while reserving most aspects of the good life for whites.

While the Riekert Commission is quietly going about its task of looking into the recruitment of African workers and the laws governing their presence in the cities, the masterplan is steadily continuing to unfold. Alexandra township, literally a stone's throw — as the 1976 upheavals showed — from Johannesburg's mink and manure belt, is a classic example.

As long ago as the Thirties, white ratepayers were campaigning for the township's abolition. But somehow Alex escaped unscathed when Sophiatown and other African freehold townships were obliterated in the Fifties. It continued to hover on the fringes of white consciousness until the great bus boycott of

1956/57, when employers in town and madams in the suburbs discovered how badly they needed its workers, and got up at dawn to ferry them to work until they agreed to use Putco again.

Now, 20 years later, city and suburbs need the workers of Alex as much as ever. But there is no place for the township itself in the masterplan, so Johannesburg's last surviving African freehold homes have to go.

Unfortunately for the masterplanners, the Alex labour supply cannot be housed in a bantustan nearby. There isn't one near enough for the daily commuting which is possible between Durban and the KwaZulu township of Umlazi, for example. So the next best solution is being applied: hostel accommodation for economically useful people, with "unqualified" people — who may be children, wives, or the elderly — having to go to the bantustans. The lucky ones who "qualify" for family accommodation in the urban areas are rehoused in Soweto or Tembisa.

The draft plan has now finally been officially approved. All remaining family accommodation in Alex is to be eliminated, and "single" men and women moved into hostels. The plan chops Alex into seven areas, with up to eight hostels in each. Amid the barrack-town monotony will be four community centres, a civic centre, and a central recreational area. Church sites and sportsfields will be tokens to community life.

The plan is not just an ideologue's dream. Slowly but surely it is being given concrete reality. The first two hostels, one for 2 600 men, the other for 2 600 women, were opened in 1972 and are now full. Building operations for a third hostel, to house 3 000 men, will probably begin in January next year. Nico Malan, housing director of the West Rand Administration Board (Wrab), says it will cost about R7m. Negotiations with the Department of Community Development for a loan are at an advanced stage.

The cost per bed in the new hostel is about R2 300. Taking this as standard

There are 10 090 family houses in the three townships, and only 38 of these have more than four rooms. By far the most common house (over 75%) is the type NE 51/6, a four roomed dwelling unit of about 45 square metres, built in terraced rows of up to eight units long.

The houses are not provided with electricity, ceilings, flooring or internal doors and the walls are unplastered. There is a small outbuilding at the end of the plot housing a toilet and bath, with cold running water.

The houses are allocated by the BAB and tenants have only a monthly lease which is subject to numerous conditions imposed by Government legislation. The BAB will permit improvements to be done at the tenant's expense and it is stipulated that all improvements become the property of the BAB from whom no compensation can be claimed if the house is vacated.

Despite these restrictions, many houses have been extended and improved. The tenants have added bedrooms, diningrooms, lounges, kitchens and bathrooms whilst in a large number of those houses without additions, electricity, ceilings, flooring and cupboards have been installed. Comfortable and attractive interiors are often found in a house which outwardly differs little from its neighbours.

for all future hostels gives a total of R57,5m for the whole Alex complex — before rising costs are taken into account. Services and other facilities are additional expenses

The new hostel, claims a Wrab spokesman, will have considerable improvements in style on the older ones. It will for instance, boost washing and dining facilities for each group of 16 residents

Meantime, family housing in Alex is being systematically destroyed. So far about R100 000 has been spent on demo-

ns Sam Buti, president of the SA Council of Churches, last December said he had 500 documented cases. And the Black Sash has records of 69 families who reported between October 1977 and January 1978 that they were to be split up. "And we only see the tip of the iceberg," the Sash's Sheena Duncan tells the *FM*.

Soweto itself of course has a huge housing backlog. There are about 10 000 "qualified" families on the "primary" waiting-list, but the actual backlog has

roads or constructing pavements and drains. Says a Wrab spokesman: "There is no point in spending money on tarring roads when Alexandra is about to be completely replanned."

Moreover, for the last 15 years, Alex residents have been prevented from improving their houses by the knowledge that they are merely "temporary sojourners."

Duncan also makes the point that many people have remained illegally in Alex "because they have nowhere else to live in spite of being lawfully employed in Johannesburg."

Alex is but one example of apartheid practice. The fate of Unibell, Mowbray, and Crossroads are others.

### Sharpeville again

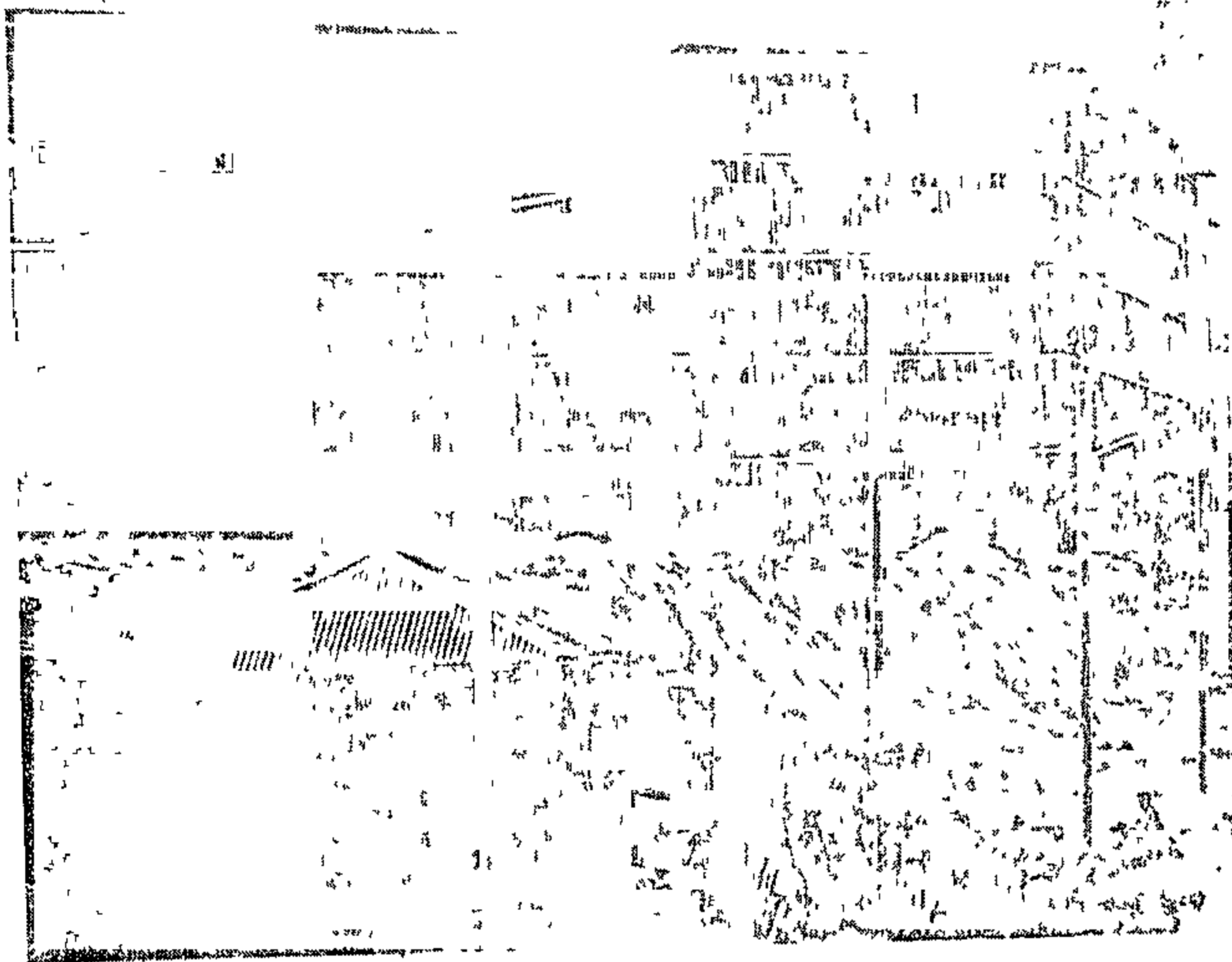
Townships in other places are going to be "disestablished." Sharpeville, which came to symbolise South African apartheid policies to the entire world, is one of them. Situated between Vereeniging and Vanderbijlpark, it has a population of 44 000 and consists of 5 911 houses, the latest issue of *Bantu*, published by the Department of Information, says that it is a reasonably modern black township. However, "due to a lack of flush sewage and the fact that the electricity supply is restricted to street lighting in limited areas such as shops and public buildings, it will be moved to Sebokeng in due course." So it looks as if Sharpeville is going to be in the headlines once more.

Another township serving Vanderbijlpark is Boipatong. It has 14 000 people "consisting of 1 876 families and 2 000 single people." *Bantu* says it is a "modern town, with flush sanitation and electricity, which is at this stage restricted to street lighting and businesses." Boipatong's modernity is not going to save it, for it too is going to be moved to another site.

So is Bophelong, another township whose people serve Vanderbijlpark. It has flush sewerage and an electricity supply which includes domestic use. Its 10 000 people live in 1 405 houses. The reason *Bantu* gives for moving Bophelong "within the next 10 years" is that "it is in the way of Vanderbijlpark expansion."

All three of these townships are under the control of the Vaal Triangle Administration Board (Vaalbaab). Another 14 539 "family-type" houses have been built since 1966 in Sebokeng, Vaalbaab's main black township. Vaalbaab still has a shortage of 5 000 houses. *Bantu* says the shortage "is being eliminated at a rate of 4% a year."

*Bantu* does not make it clear how the 5 000 shortage takes account of the people who will be needing houses. Sharpeville, Boipatong, and Bophelong are "moved" and the 8 192 houses standing there demolished.



Alexandra hostel . . . hardly a home from home

lishing homes, a Wrab spokesman tells the *FM*. Malan claims that no houses are demolished until alternative accommodation has been found.

About 40 houses become available in Soweto each month, and, says Wrab, some of these are earmarked for Alex families — at least 40 so far this year. Although Wrab says that removals of families to Soweto have been discontinued for the time being, 25 families were shifted there from Alex in February and March this year. The number of "single" men removed from Alex to Soweto and elsewhere was 496. Last year even more people were moved, some of the "single" men to the disused mine compound at City Deep.

Only if both husband and wife have the requisite "qualifications" under Section 10 of the Urban Areas Act are they entitled to a house elsewhere when they are ordered out of their home in Alex. No qualifications, no house. Some people, moved into hostels, say they were told to "send your children away."

Wrab, of course, has repeatedly denied that it has been splitting up families. But

been unofficially estimated at more than 22 000 — and growing by 2 000 a year.

Wrab is also expropriating and buying out the remaining land held in freehold by Africans in Alex. There are 513 families still owning land there.

Of the estimated 11 000 families living in Alex in 1963, about 4 500 are left. Overcrowding has always been one of Alex's chief problems — as, indeed, it is a major problem in other townships. Assocom thus told the Cillie Commission that the average number of people per house in 10 of the major urban areas had risen from 13 to 17 in the short space of five years.

Although Alex is indeed overcrowded, some of the owner-built houses there are fairly solid, as the *FM* found during a recent on-the-spot investigation. But neither the overcrowding nor the generally dilapidated air of the township is surprising: no houses have been built there by the state for some years, as a matter of policy. Nor has very much been spent on improving or even maintaining existing infrastructure. Last year no money at all was spent on tarring



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sites, to be followed by an additional 400  
Collaboration from employers and authorities is essential. The Western Transvaal Baab Dempster reports, has been very sympathetic, and prepared to make the necessary reappraisal of minimum standards. The next step is to approach employers.

The best thing about site and service schemes is that they are cheap. Dempster claims that construction costs can be slashed by up to 40%. Soweto alone, it is estimated, needs 21 000 houses, requiring over R84m worth of conventional housing. Such money is just not available: all the Baabs in the country spent only R24m last year.

Private sector money now available for housing is unlikely to affect more than a fraction of the black population. So really cheap housing is essential.

Unlike conventional black township housing schemes which require perpetual subsidisation, site and service schemes are self-supporting. Residents pay site rent, supply the labour and buy building materials.

Site and service is not new to SA. Hendrik Verwoerd came under sharp attack in 1953 for implementing a similar scheme for Soweto. Stands were made available for thousands of families to construct a temporary shack at the back, leaving the front of the site available for an eventual permanent home. Site and service is widely used in Zambia and South American countries.

Since government intends to build only 8 450 houses in the major black urban areas this year — scarcely enough even for natural population growth — quick and cheap housing action is needed. Site and service will help.

their own shelters, using building materials sold to them at cut rates. "We intend to make use of the building skills and financial resources of the community itself," says UF's regional director Pat Dempster. "People begin with the bare essentials and then expand as their resources allow."

This may sound like authorised shanty towns, and in fact site and service does require a radical reappraisal of minimum building standards. Townships will probably be unsightly initially. But in terms of comfort, residents will be no worse off than they have been used to — overcrowded matchbox houses, or ill equipped mud huts in rural areas.

The big plus factor is that with greater security of tenure through 99-year leases, residents will (hopefully) be prepared to invest more money and effort in improvements. Nobody wants to improve a place that could be bulldozed any day.

Little detail as to precisely how site and service will work has as yet been worked out, beyond plans for 200 initial

FOR SALE

2-3566

**HOUSING**

**Better than nothing**

If you can't build a man a house, help him build one for himself. That's the rationale behind Urban Foundation proposals — approved by the Bantu Affairs Administration Board this week — to set up a "site and service" scheme at the Western Transvaal township of Khutsong, near Carletonville.

This is how it works. Land and essential services, such as water, access roads and sewerage are to be provided by the local authority. Residents then construct

Shanty for sale . . . starting somewhere



● Smart houses . . . but their owners feel unsafe.

Officials, residents  
in Carletonville  
keep mum as . . .

# Sinkhole terror returns to town

**Sunday Express investigation by Desmond Blow**

THE sinkhole spectre has returned to Carletonville. Three houses in one of this booming far West Rand mining town's most select suburbs have been abandoned with damaged foundations, cracked walls, and ripped ceilings.

Other people wish to move, but cannot sell or rent their homes

The three families had to abandon their houses in Vlei and South streets during the last couple of months, after they were officially informed that the houses were not safe

Few people are talking. Accommodation is at a premium, and some people are hoping to sell their houses

Mrs Dolly Pienaar, who owns the abandoned house in South Street, is bitter because neither the mines nor the insurance company will pay her out, each saying she should claim from the other

Mrs Pienaar says the building society holds her husband liable for the R18 000 outstanding on the bond, and this week summoned her for that amount.

"We paid R20 000 for the house a couple of years ago and subsequently spent a couple of thousand on improvements — now we may have lost everything," she said.

She has been to see her Member of Parliament but to no avail, and has also complained to the Town Clerk of Carletonville, Mr J F de Lange.



● Mr G Coetzen . . . moved out within four days.

Mrs Pienaar said that a few months after they moved into the house three pipes burst as the foundations subsided.

Thousands of litres of water disappeared into an underground hole.

Mrs Pienaar said that seven years ago a sinkhole appeared in the grounds of the Dagbreek Laerskool across the road. The hole was filled up and cordoned off.

"A geologist has told me the new subsidences are an extension of the hole in Dagbreek school grounds, and extends to Vlei Street," Mrs Pienaar said

Building societies will not grant loans on cracked houses adjoining the abandoned houses, and people have been forced to stay there even though they feel unsafe

Mrs Irene van Rensburg, wife of a doctor, said they had bought their house two years ago and had recently

managed to rent it, but were unable to sell it as building societies would not grant a loan

"It is clear to the naked eye that South Street itself is sinking," she said

These are the first known subsidences under homes in this growing mining town since the mid-sixties, when sinkholes and subsidences occurred after underground water had been pumped from the mines

The largest of the three abandoned houses, a five-bedroomed house in Vlei Street, is valued at R40 000 by its owner, Mr G Coetzen, vice-principal of Dagbreek Laerskool.

Mr Coetzen told me that he had moved from his house within four days of being told that it was unsafe

A spokesman for the Far West Rand Dolomitic Water Association, which buys damaged property on behalf of the mines, said it had been decided to buy the two houses in Vlei Street. The Pienaar home in South Street was still being considered

Mr Siegfried Tuz, whose home lies between the abandoned house in South Street and the houses in Vlei Street, told me:

"Seven holes were drilled in my garden to make tests  
"A R3 500 drill disappeared down one hole and has not been recovered."

But Dr D J Kleynwegt, chairman of the State Technical Committee in Pretoria which investigates the subsidences, said that although

the final results of tests of neighbouring houses were not yet complete, there did not appear to be any immediate danger to any of them

Carletonville has a grave shortage of accommodation

A thousand extra families have arrived in Carletonville during the past year because of the two new proposed mines, Deelkraal and Elandsrand.

The Town Clerk of Carletonville, Mr J F de Lange, agreed that Mrs Pienaar had spoken to him about the cracks in her home, but said "I think the cracks and subsidence are due to bad workmanship"

2/7/78 RSM 12



● One of the many cracks in Mr Coetzen's house . . . the tapes across the cracks measure the movement of the subsidence.

DEPARTEMENT VAN GEMEENSKAPSBOU

No 1414

7 Julie 1978

WET OP HUURBEHEER, 1976

ALGEMEEN ONTBINDING VAN DIE HEIDELBERG HUURRAAD

Hierby word vir algemene inligting bekendgemaak dat Sy Edele die Minister van Gemeenskapsbou kragtens artikel 2 (2) van die Wet op Huurbeheer 1976 (Wet 80 van 1976) die Heidelberg Huurraad (Kaap) met ingang van Mei 1978 ontbind het

DEPARTMENT OF COMMUNITY DEVELOPMENT

No 1414

7 July 1978

RENT CONTROL ACT, 1976

ABSOLUTE DISSOLUTION OF THE HEIDELBERG RENT BOARD

It is hereby notified for general information that the Honourable Minister of Community Development, by virtue of section 2 (2) of the Rent Control Act 1976 (Act 80 of 1976), dissolved the Heidelberg (Cape) Rent Board with effect from 1 May 1978

Renaissance in Italy

Denounced the natural forms he saw carved in stone, they were he said in a talking picture... Renaissance in Italy

naissance, 18\* ... Renaissance in Western Art 12-13

The Arts

The Arts in the Early Quattrocento in Florence

number of figures giving each a simple and expressive gesture, and by means of... Renaissance in Italy... The Arts

Millard Meuse, Painting in Florence and Siena After the Black Death: The Arts Religion and Society in the Mid-Fourteenth Century (1964)

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● One of Alexandra's unisex hostels. Now there are plans to put up more, for men only, at a cost of R2 000 a bed

# HOUSES CHEAPER BUT APARTHEID NOT ECONOMICS MAKES THE RULES

# 20 000 new hostel beds in Alex - at R2 000 each

SINGLE-SEX hostels are to be built to house another 20 000 people in Alexandra — at a cost per bed that is higher than for family houses.

The West Rand Administration Board will begin building the third multi-storey single-sex hostel around the end of this year. These hostels have come under heavy criticism because they part men from women and children.

There are still about 5 000 people living in the existing houses in Alexandra, but these houses will have to make way for the front-end loaders. The last urban Black freehold property

owned in South Africa is in Alexandra. Houses there are being demolished while in Soweto the 99-year lease system is being implemented. "The question therefore arises what is the Government's plan for the future

of the urban Black — single-sex hostels or 99-year leases?" Mrs Janet Levine, a Johannesburg city councillor, asked this week.

## By JOHN MATISONN Political Correspondent

And Mrs Sheena Duncan, president of the Black Sash, said "It makes no economic sense either. Single-sex hostels accommodate people at a cost of about R2 000 a bed. Yet R5 000 provides a four-roomed house with internal bath in Soweto.

"The taxpayer is paying for an ideology with four or five people in a house the cost per bed would work out at about half."

A spokesman for Wrab, Dr W Cohen, agreed that the houses in Soweto

worked out more cheaply per bed than the hostels. But, he said, Wrab wanted to remove the "hovels" in Alexandra, and did not pull down the houses of families until they had found alternative accommodation for the occupants.

But in answer to questions put to Wrab in writing, Dr Cohen said that the board "cannot acknowledge persons living together but unmarried as a family for purposes of accommodation on a family basis".

To do that would be grossly unfair to those on the waiting list for family housing. "If both the man and

woman are legally in the area, but can produce no evidence of being married, the man will be directed to accommodation in a hostel for single men, while the woman will be advised to seek accommodation for herself and her children, if any, as a lodger with a friend or relative in Soweto."

The plan for the next single-sex hostel was approved by Wrab this year. It will accommodate 3 000 men and will have facilities for gardening, recreation and a hall.

Dr Cohen said the new hostel would cost about R7.5-million. According to present estimates the planned accommodation of a total of 25 000 people in single-sex hostels would cost

R57-million, but costs would obviously increase over the years.

Mrs Levine called for a halt to the demolition of the Alexandra houses. She said a community spirit still existed in Alexandra and this should be fostered.

Some of the people of Alexandra had been there since the early Fifties, she said. They might now be housed in single-sex hostels in the area where they had lived as family units for decades.

Being right next to the White Northern Suburbs of Johannesburg only made more obvious that splitting up family units and putting 3 000 men in one building with strict security would not help maintain stable communities.

SCHEDULE OF STOCK	
UNIT	SELL PRICE
50c	
2,80	
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0,80	
2,80	
0,70	
2,10	
0,80	

2 PM

4/21/78

*[Handwritten signature]*

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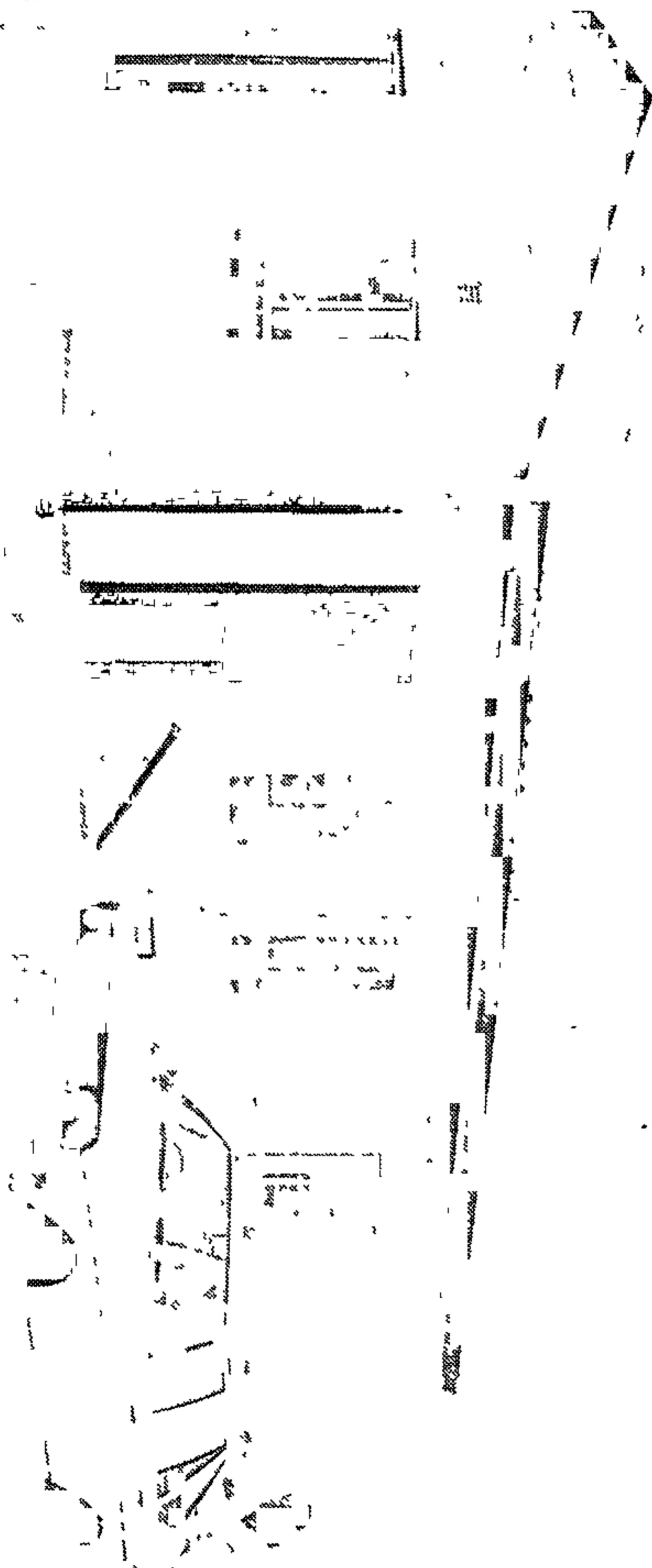
# 'Show' township

AT LEAST a quarter of the households in the "model" township of Sebokeng, near Vereeniging, fall "well below the breadline", according to a survey carried out by a team of sociologists from the University of Stellenbosch.

During the team's fieldwork in Sebokeng from January to April the household subsistence level for blacks in the area was fixed at R152,60 a month for a family of six.

Under the leadership of Dr Simon Bekker, the team found that a quarter of the households with six or more persons had a combined income of less than R150 a month.

Situated about 15 km from the industrial towns of Vereeniging and Vanderbijlpark, Sebokeng, with a population of 100 000, is regarded by whites as a model township.



The negative view of the township.

ected no improvements at all.

The team described Sebokeng workers as "privileged black workers", in the sense that most have permanent residential rights and are better off than most of their counterparts elsewhere in South Africa.

Half of the men work in manufacturing and just over a fifth of the women are domestic servants. At least a quarter of the women are unemployed.

Most men earn between R100 and R150 a month (33%), with the next largest category (21%) earning between R150 and R200 a month.

Combined household incomes are concentrated in the same R100 to R200 a month range, but with relatively more households than families earning more than R200 (31%).

Problems experienced by...

crease, less than half (41%) had been informed of the

It falls under the Vaal Triangle Administration Board (VTAB) which is classified as one of the most enlightened in the country. Sebokeng is often selected as the township to show visiting foreign VIPs and is singled out for praise by both anti- and pro-government publications.

It was chosen as the launching point for the new system of community councils, on which the new Minister of Plural Relations, Dr Connie Mulder, is pinning such hope as a means of improving race relations.

The first community council elections were held there in November last year. But the Stellenbosch team found "Residents are generally ill-informed about the community council."

Six in every 10 residents were unable to say what the council's function was. An even higher proportion was unable — or unwilling — to

and focuses on what can be described as a "Catch 22" situation.

"The board cannot get work for the people but arrests them for not being employed. The board will not build sufficient houses but arrests people who try to build houses for themselves."

The team warned that the responses it drew were "overly neutral" on local government issues, adding "Interviewees were often of the opinion that fear rather than honesty formed respondents' answers."

Another factor which restrained criticism was under-representation of young blacks in the sample. The team concluded "The youth do seem more critical of the administration board, more pessimistic about the future of the community council and more openly resentful of influx and

## Sebokeng is often held up as a model township, but a sociological survey by the University of Stellenbosch presents a less rosy view. PATRICK LAURENCE reports.

### Labour controls

Most of the houses in Sebokeng are the standard four-roomed 51/6. All houses up to 1976 consisted of the 51/6. This house is rented — or sold — with no ceilings, internal doors or plastering and no internal latrine or water tap.

- Sebokeng, like most black townships, suffers from a housing shortage and, consequently, overcrowding.
- Almost one house in five provides accommodation for a registered lodger-family.
- One household in six consists of 10 members or more.
- The average number of

persons to a household is 6.5.

The board's policy is not to subsidise rents, but to rather put money into health, sport and community facilities. One result has been sharp rises in rents, 33% in July last year and 25% in April this year. Current rent for the 51/6 is R18,85 a month.

Board officials and, latterly, community council members, have sought to inform Sebokeng residents in advance of both the proposed increases and the reasons for them.

The Stellenbosch team found, however, "Though almost all respondents were aware of the proposed in-

reasons for the increase."

Of those who thought they knew why the rentals had been increased, most were misinformed. About 80% thought it was to facilitate immediate installation of electricity in homes, although that was not so.

The team characterised the general reaction to rent increases as one of dissatisfaction and powerlessness. It cited as a typical response the following: "The rent is increased yet salaries remain the same."

Many people thought rent increases should be accompanied by improvements in board-owned houses, with complaints about leaking roofs (44%) and cracked walls (26%) figuring prominently.

A high proportion of residents have themselves effected improvements, 75% having plastered and painted house walls. Only 5% ef-

residents noted lack of work (the most mentioned problem), the board's police and lack of medical facilities and services in the township.

Writing of the board's police or "blackjacks," the team reported "A number of residents believe that these black employees are poorly educated and that some practise widespread favouritism. The SAP, though not liked by residents, are preferred."

The team concluded that Sebokeng's residents had aspirations similar to those of urban dwellers throughout the world. Their main problem was lack of security, including the need to have their permanency recognised.

"Their view of the administration of their residential area is negative. Residents perceive that their local government is imposed upon them."

say whether the council would succeed or fail.

Among the minority who knew of the council an attitude of "wary optimism" prevailed, the researchers found.

They spoke to a sample of 150 adults who were eligible to vote in the election. "Only half the respondents knew of the election," the team found.

The overall percentage poll in the Vaal Triangle area was 20%. Sebokeng contributed 17 of the 36 councillors, the remainder being drawn from surrounding townships. Of the 17 Sebokeng councillors, 11 were unopposed.

The VTAB, like administration boards elsewhere, fulfils two conflicting roles. It functions both as a local government seeking to provide social services and a bureaucratic authority imposing influx control and controlling labour.

There was some acknowledgement of the board's contribution to services. But it was coupled with "deep-seated resentment of the board's control over migration and labour."

The ambivalence is reflected in the following statement by a resident: "The board does good work because we have clinics, shops, lights, police and playgrounds, but it does more bad because it arrests people wrongly."

STAR 16/8/78  
(127)

Evictions  
denial,  
but row  
goes on

# Help blacks to buy own homes —Vaal expert

The chairman of the West Rand Administration Board, Mr Manie Mulder, has denied that many Soweto families are being evicted and that WRAB officials acted inhumanly.

But Mrs Sheena Duncan, director of the Johannesburg advice office of the Black Sash, has questioned the accuracy of the WRAB figures and has added her voice to those warning of increasing anger and resentment at evictions.

Mr Mulder, commenting on reports about increasing resentment in Soweto, said in an interview last night that in the past seven-and-a-half months 44 families had been evicted from their houses.

"If you take into account that it is 44 out of 102 000 houses, the percentage is absolutely minimal. And I regard it as a very, very favourable figure over which there really has to be no concern."

## REASONS

Asked what the reasons for the evictions were, Mr Mulder said "These are persons who have been behind with rent payments for more than four months without making any arrangements or making any effort to pay the arrears."

The Minister of Plural Relations, Dr Connie Mulder, also denied today that Soweto had a large number of evictions due to non-payment of rent.

The Black Sash's Mrs Duncan said evictions were not escalating but they seemed to be becoming more widely known about in the community.

She believed dissatisfaction was rising partly because evictions provided a focus for people's resentment at, for instance, the housing crisis.

"Judging by the many people who come to us about evictions, I would have thought a far larger number of families are involved than the WRAB figures show."

The chief director of the Vaal Triangle Administration Board, Mr John Knoetze, today called for urgent action in providing homes for blacks because of the housing shortage crisis.

Mr Knoetze was addressing a building conference at Milner Park, Johannesburg.

He said it was important to involve blacks directly in providing houses and stressed that loan repayments should not be "burdensome".

In the Vaal Triangle a basic six-room house could be completed for around R3 000, a figure many black families could afford.

But because of the numbers needed building houses and providing essential services would cost 1 000-million rands.

Mr Knoetze said that loan aid was necessary to alleviate this shortage.

"A tremendous responsibility therefore rests on the shoulders of senior executives of the State and private enterprise to ensure the mighty contribution which is possible if they work in harmony," Mr Knoetze said.

Mr W Baqwa, group labour relations manager of Roberts Construction, told delegates there should be no differences between "black" and "white" housing.

"There is a desperate need for everybody to move away from the concept of 'black' housing and rather settle for economic and subeconomic housing," he said.

"Blacks were no longer simply satisfied with basic home shelter needs and desired more basic amenities."



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FOREIGN INVESTMENT

~~111~~

FM 18/8/78

# Urban Foundation scores

For months foreign banks have been weighing up the pros and cons of committing funds to SA specifically for encouraging socio-economic development among blacks. Now some are taking the plunge.

In a major breakthrough, the Urban Foundation has raised 8m Swiss francs to finance coloured and African housing projects in the western Cape and Soweto. The money is being provided by Geneva-based Bank Leu (SwFr 5m) and the UK merchant bank, Kleinwort Benson (SwFr 3m). The loans carry an average interest rate of 7% and mature in three years. Guarantees have been provided by several of the Foundation's donor companies.

The funds will be used as bridging finance for the building of some 400 houses by the coloured-controlled Peninsula Community Association and the Cape Chamber of Commerce. A further 300 dwellings will be built in Pimville, Soweto.

Urban Foundation director Judge Jan Steyn, who visited several British banks last February, reckons overseas companies say the Foundation has built up "a high credibility" in the UK and Europe.

The Foundation has to date been promised donations totalling R16,7m, and there's a strong chance it will try to negotiate further foreign loans in the future. However, the first priority, says Steyn, is to implement the 99-year leasehold scheme and assess the demand for such leases among blacks.

Meanwhile, the *FM* learns that foreign banks have also been approached to help finance the electrification of Soweto. As far as can be ascertained, these fund-raising efforts have not yet been successful, though in the case of a leading European bank, the matter was discussed at the highest level.

As one banker puts it, nothing has come of these efforts, as banks feel that "black urban townships are part of the political problem. A loan could backfire." Another disincentive for the banks was the soft terms requested.

Continental bankers also report approaches by some private sector clients looking for finance for black development projects. Informal talks have already been held with SA Treasury officials on the question of black-oriented loans.

Last month, Germany's Bayerische Hypotheken Bank and the UK's Hill Samuel lead managed a DM25m private placement for the Corporation for Economic Development. The loan was guaranteed by the SA government.

It looks as if there may be some new business in SA for the international banks after all.

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Journal of Law and Economics April 1973) 11-34

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# EXPRESSIONS SOME ARE OLD AND SOME ARE

CHURCHES and welfare groups are bailing out hundreds of destitute Soweto families threatened with eviction by giving them the money to pay their rent arrears, after they have already been locked out of their homes.

This emerged this week in discussions with organisations concerned about the apparent increase in the number of threatened evictions in Soweto.

The Sunday Express heard of several cases — many involving invalids and chronically sick people — where execution of eviction orders was stayed only after a church or welfare group stepped in.

And we were shown documents proving that some of the attempted evictions were the result of administrative blunders and involved families up to date with their rent.

Many Soweto leaders, including the Anglican Dean of Johannesburg, the Very Rev Simeon Nkomo, have warned that evictions are causing bitterness and anger and could result in a volatile situation.

Allegations made to the Sunday Express included

- Families were being woken before dawn and forced to ride in a van to the township superintendent's office to await his arrival
- One van had about 30 people inside, some of whom claimed to be up to date with rents
- Tenants have to wait as long as six hours at the superintendent's office to be served with a final eviction order
- The order claims they owe money, but the sum or the number of months' arrears often is not specified
- They are given seven days to pay
- Some families claim they

# Hands reach out to the evicted



## Old man must live in the veld

By ZANDI SIKWEBU

FOR three months Mr Jackson Banyili, a 78-year-old widower and father of six, has been living in the veld at Soweto after being evicted for not paying rent.

His dog, Robo, guards his furniture, at night he sleeps between sacks on a couch and his son, Ernest, sleeps under a table.

Mr Banyili's house at Alexandra was demolished and his family was later evicted from their new house at Klipspruit. Relatives are looking after the children.

He told the Sunday Express: "My goods were taken out and I found them in the veld."

"A good Samaritan has given me a job scrubbing floors in a restaurant but I want to be with my children in my closing days before I die."

## By JENNIFER HYMAN

this year because of rent default.

But Mr Jan Bosman, public relations officer for Wrab, concedes that many more people are locked out of their homes in an attempt to evict them, but are reprimanded at the last moment.

The West Rand Administration Board insists that only 45 families have actually been evicted in Soweto

said he wasn't interested. He gave me until 10 o'clock next morning to pay."

She cited the following examples of evictions that were stayed "at the last minute":

CASE 1: Mrs M lives in Erdem. She is completely up to date with rent payments and has in fact already paid her rent for September. One morning this week the "Backacks" ar-

have to pay electricity arrears as well as rent before their homes are re-opened — despite the fact that in four areas of Soweto no electricity accounts were sent out for six months and tenants were then served with R70 or R80 worth of bills in one month.

Some claim that if new tenants are prepared to pay arrears, they are moved up the waiting list and given a house.

Many families threatened with eviction claim that they appealed several times to the township superintendent and explained their plight, but were told he was "not interested".

The West Rand Administration Board insists that only 45 families have actually been evicted in Soweto

Dozens of Soweto residents have complained to welfare groups about the methods used to serve final eviction orders.

They say they are wakened in the early hours of the morning by "Black-jacks" (Wrab police), who lock their homes and bundle them off in vans to the township managers' offices, where eviction notices are served on them — often after they have had to wait several hours.

Wrab has claimed that township superintendents are always prepared to listen to tenants' problems and to defer payments in cases of real hardship.

However, Mrs Ina Periman, regional director of the Institute of Race Relations, disputes this. She has been present at interviews with dozens of people threatened with eviction.

"The constant theme is, 'I went to the superintendent and told him I was laid off and had no money. He

rived at her home at 7 am and insisted that she accompany them to the township manager's office.

She got into the van and found about 30 other people already in it. At the office she waited until noon, when she was handed a final eviction notice saying she owed rent for several months.

A member of the Institute of Race Relations accompanied her back to the office. She took her rent receipts to prove she had paid rent in June and July 1976 — when many rent records were destroyed — and was paid up to this September.

The manager rescinded the eviction order.

CASE 2: A family in Orlando East are all tuberculosis patients. The elderly parents and daughter are out of work and have no source of income. They received eviction warnings but were "too scared" to go

**To next page**

# ILL, BUT THE ORDER CAME: GET OUT

SUNDAY EXPRESS August 20, 1978 11

THE West Rand Administration Board denied in a Press statement this week that the situation in Soweto regarding rent evictions was abnormal or could lead to an explosive situation.

On the same day as the Press release went out, less harsh methods of collecting arrears were announced.

Early morning raids on tenants in arrears with their rent would cease and employers giv-

en an opportunity to help residents find the necessary money, it was announced yesterday after a meeting between Wrab and the management committee of the Soweto Council.

In the Press statement from the board's chairman, Mr Manie Mulder, certain newspapers and political pressure groups were accused of trying to create a "situation of near friction" in Soweto.

Wrab realised communication

problems could occur when residents were dissatisfied with decisions made by township managers, the statement added.

For this reason Wrab was establishing an advice bureau, under a senior official, where residents could receive advice, guidance, and assistance with rent problems.

According to Mr David Thebe-hali, chairman of the Soweto Council, the new methods of collecting rent arrears mean:

- A revised warning notice would go out to all residents a month behind with rent.
- If they do not report to the township manager's office within 10 days their employers will be asked to help raise the rent.
- After that a summons will be issued and referred to the councillor representing the area.
- If no payment is received in 14 days an eviction order will be served

**Denial—  
then Wrab  
eases up  
on rent**

## From previous page

to the township superintendent. Then their house was locked and they turned for help to the Anglican Dean of Johannesburg.

They were made to pay not only their rent arrears of R30, but also electricity arrears of about R40.

**CASE 3:** A 19-year-old girl lives in Meadowlands with one mentally ill brother, another who has a cardiac condition, a 12-year-old brother who was taken out of school because the family couldn't afford the fees, and an 18-year-old — the sole support for the family — who has a meagerly-paid temporary job.

The girl, in whose name the house is registered, went to the superintendent in May this year and explained the family's plight. She was fetched by police again in June and explained once more.

This month she was collected in the early hours one morning and taken to the office. She explained once again but was told the Superintendent was "not interested". She was given until 10 am next day to pay rent arrears of R56,30.

**CASE 4:** An epileptic widow, who lost her disability pension when she was admitted to hospital for six months, was threatened with eviction.

When she went to the superintendent's office, she explained she was unable to work. He said he did not believe her. She had an epileptic fit in his office and the eviction was suspended until September 13.

Mr Bosman told the Sunday Express this week that all rent arrears pre-dating June 1976 were written off, but that Wrab had costs of services and loan repayments to consider. If current rent arrears were written off for some people, the burden would fall on other residents.

Evictions for rent arrears show a dramatic increase from about July to September each year. Mrs Perlman believes this is because labourers are usually laid off around August or September.

"They collect unemployment insurance for six months, which tides them over. They run into trouble by June or July the following year and, by August, are being threatened with eviction."

Mrs Sheena Duncan of the Black Sash said she did not believe that more evictions were taking place this year than in previous years.

"What is happening though is that evictions are being used to direct the anger of residents against Wrab — against being on a house waiting list for years, against being unable to register children on your house permit and against being raided by the Blackjacks in the middle of the night."

**There's  
help  
and  
hope**

STAR 21/8/78

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# 'Impossible task' on black housing for authorities

## Housing 'key to stability'

The provision of black housing was an "impossible task" for the Central Government and the Administration Boards, a conference on black housing was told in Johannesburg today

Speaking at the function, organised by the National Development and Management Foundation, Mr S J Bornman, acting housing director of the East Rand Administration Board, said: "The provision of black housing, coupled with provision of necessary services at today's costs and measured against existing needs, is not only a too onerous, but an impossible task for the Central Government and the Administration Board"

This was brought home when keeping in mind that the Government was also responsible for other population groups

As a result, he said, the

first step in the planning programme of administration boards was to eliminate ignorance and mistaken notions about the financial implications

Secondly, active support and direct participation of employers should be enlisted "This must be seen as a concerted effort to enlist all available capital."

### SAVING

Blacks should also help by saving for their houses "It is heartening to affirm from experience that a considerable number of blacks make this effort," Mr Bornman said

The experience of the architects and other professional groups should be enlisted He quoted an architect as saying it was possible to build better in the townships at the same costs

A call for commerce, industry and local govern-

ment to tackle black housing was made by Mr N Malan of the West Rand Administration Board director of housing at the conference.

He was speaking on "Black housing — a key to a stable black society" He said a combined effort to provide housing for blacks was essential.

Building projects cost Wrab much money and after a scheme had been approved, it might be started only five years later and the original costs would have increased.

This extra money, said Mr Malan, was paid by Wrab and was sometimes never recovered Facilities in black townships were expensive but were important and had to be maintained.

Although 99-year leasehold was a big improvement it was an error not to provide full home ownership for urban blacks, the chairman of a black housing conference said in Johannesburg today

A second error, Mr D J Roberts said, was that blacks had no say in the design of their houses

He was chairman of a conference on "black housing — the key to a stable black society" organised by the National Development and Management Foundation

Making a strong plea for consultation with blacks, he warned that a lack of contact with the blacks using the houses could result in resentment instead of appreciation

Mr A van Rabie, housing director of the Vaal Triangle Administration Board, said it was essential for blacks to be involved in all aspects of the planning and provision of black housing

## Black housing: Govt action 'lags behind needs'

The Government's actions in providing housing for blacks have not come up to its public statements, a Johannesburg black housing conference was told today.

Mr D I G Murdoch, legal adviser to an international company, told the conference, organised by the National Development and Management Foundation, that a "very severe urban black housing backlog" had been created, because too little was done too slowly for too long

Contrary to the theory of Government policy, the number of blacks in urban areas had continued to rise.

"What is required now is a massive well-planned drive to reduce this backlog," he said, pointing out

Rand Board in Soweto was 768 for 1976 and 455 for 1977."

Legislative changes promised in November 1977 by Senator Horwood, the Minister of Finance, were passed only in July 1978 and today were still to be implemented Present indications were that it would take 6-18 months before finance for black housing became available from the building societies.

"There is still a lack of appreciation in some Government circles of the importance and urgency of the task that we, the Government and the private sector, share I am personally hopeful and the signs are present that a more flexible approach will be adopted in

that already in 1976 Mr Willem Cruywagen, as the responsible Deputy-Minister, had said black housing had to be a combined and countrywide effort

"However," Mr Murdoch said, "the actions of Government thus far have not supported their public statements Needing 20 000 houses a year for Soweto alone, the total number of houses built by the West

future"

Employers and financial institutions should also get on with the job instead of debating the problems In general they have not used their financial muscle and business acumen

Major re-education of blacks was also needed so that they would accept the increased financial responsibility of home ownership.

# Urgent action call on black housing

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By PATRICK LAURENCE  
Deputy Political Editor

AN URGENT combined effort by the Government, commerce and industry was needed to reduce the enormous backlog in black housing, Mr Nico Malan, the West Rand Administration Board director of housing, said yesterday.

For the administration boards alone to handle the task of eliminating the backlog and meeting the ever-increasing demand was almost impossible. Mr Malan told a conference on black housing organised by the National Development and Management Foundation.

Referring to money released for black housing by the Department of Community Development, Mr Malan said: "There has been a considerable de-

crease in the allocation of funds for black housing in recent years."

Blacks got the smallest cut of the available money in the latest 1977-78 allocation — R8-million against R123-million for coloureds, R17-million for Asians and R30-million for whites, he said.

Mr Malan's counterpart on the Vaal Triangle Administration Board, Mr Alex Rabie, told the conference "The backlog in housing for black communities is currently estimated to be in the region of 200 000 houses in the urban areas."

Another problem facing boards, Mr Malan said, was the delay in approval of application for funds by the department and the actual allocation of the funds.

Delays could be as long as five years, during which time building costs rose by 1% a month — necessitating another application for more funds.

Mr Malan gave several examples. In one case, in June 1971, Wrab applied for a loan of about R65 100 to build 100 houses in Pimville, Soweto. Approval only came through more than three years later. By then building costs for the project were more than R285 120.

The housing backlog in Soweto had built up over the past 10 years and made a socio-economic survey on its housing needs superfluous.

"There are 12 000 families on the Soweto waiting list," Mr Malan said.

According to figures given to the conference by

Mr Malan, no houses were currently being built in Soweto from Community Development funds.

Slightly more than 400 houses were under construction from department funds in the West Rand townships of Bekkersdal and Mohlakeng.

The Johannesburg City Council had undertaken to advance R2 700 000 to Wrab for the building of the improved 51/9 model house — a superior version of the prototype "matchbox" house, the 51/6.

The Vaal Triangle Administration Board and its predecessor, the Management Board of Sebokeng, had erected 16 000 houses and installed 16 000 hostel beds over the last 10 years at a cost of R40-million, he said.

## Leasehold faces delay

By PATRICK LAURENCE  
Deputy Political Editor

IT could take another 18 months before building societies were able to release money to finance the 99-year leasehold housing scheme for urban blacks, the National Development and Management Foundation housing conference was told yesterday.

Promised in November 1977, the scheme was passed in Parliament last month but had not yet been implemented, Mr D I Murdoch, a legal adviser to an internationally known computer firm, said.

The 99-year leasehold scheme required a special registry to record leasehold details and it could take as long as 18 months before it was set up, he said.

Earlier, the Deputy Secretary for Housing with the Department of Plural Relations, Mr M G Lötter, had told the conference

that the scheme would only come into operation at a date still to be gazetted.

"The relevant regulations are at present being framed and certain preliminary steps taken to streamline and facilitate the implementation of the scheme," he said.

"The department is, however, doing its utmost to implement it at the earliest date possible," Mr Lötter said.

In his paper, Mr Murdoch referred to a call in 1976 by the then Deputy Minister of Bantu Administration, Mr W A Cruywagen, for a "combined and countrywide effort" to meet the housing crisis in the black community.

Mr Murdoch commented: "The actions of Government thus far have not supported their public statements."

About 20 000 houses a year were needed for Soweto alone, but the totals built by the West Rand

Administration Board in Soweto in 1976 and 1977 were 768 and 455, he said.

"The tragedy of the situation is that, whilst there is this major demand for houses, the building and construction industry has gone through a period of recession which is unequalled in the last 30 years."

Mr Murdoch went on to refer to different interpretations of official housing policy and regulations at all levels and the "confusion and delay" which it caused.

"There is still a lack of appreciation in some Government circles of the importance and urgency of the task that we, Government and private sector, share."

When the new scheme did take off, many employees in the black community would have to be educated into spending more than the present 3% to 5% of their income on housing, Mr Murdoch said.

the 4 000-long backlog would be wiped out by 1980.

JCC can already boast of 843 houses nearing completion in Eldorado Park. And, after six years delay, the council has the green light from the Mining Commissioner to develop Riverlea Extension 2, a 44 ha area on old mining ground 8 km from Johannesburg.

But the proposed 4 000 houses will exhaust all remaining coloured group areas in Johannesburg. Existing coloured townships in Greater Johannesburg can accommodate a maximum of 100 000 people, and there are already 85 000 coloureds in the area. So where to from here?

Coloured leaders want an end to the group area policy which precipitates the crisis. Yet police continue to harrass coloured people who make use of the plentiful accommodation in "white" Johannesburg.

JCC has requested that a further coloured group area be proclaimed in the St Martin's Trust area, making room for another 4 000 houses. But the Department of Community Development's building chief, Willem Marais, insists that, due to the presence of dolomite, there is no more land south of Johannesburg for coloured group areas.

#### New city

Community Development's solution is a new coloured city, at Ennerdale, 30 km south of Johannesburg. Intended to house 250 000 people, Ennerdale is envisaged as a model city. Tenders for the first phase of 862 houses have already been accepted, and Community Development is laying out R2,8m for tarred roads, electricity and other services. Marais tells the *FM* that his department hopes to construct 1 000 houses a year.

For the 2 000 people already living in the old impoverished village at Ennerdale, the development is welcome. Housing has been frozen in the area since 1971, due to inadequate water supplies.

As a result, 306 Ennerdale families need houses urgently. "The overcrowding is destroying our community," says Fred Norman, chairman of the Coloured Management Committee of the area. His committee has worked closely with Community Development, to ensure that the department does not build a slum.

But those who are being squeezed out of Johannesburg view the new dispensation with suspicion. Ennerdale is unlikely to attract enough industry to provide jobs for its people. So the vast majority will have to commute daily to Johannesburg, earning and spending their money there.

In fact, many coloured leaders fear that Ennerdale will become a coloured homeland, and indeed, Community Development views Ennerdale as the future centre of coloured life in Trans-

vaal. Marais tells the *FM* that the new city will probably be given full local autonomy — which, says Coloured Management Committee member Ralph Peffer, is exactly what coloured people fear. "With the new constitution," he says, "local autonomy will be forced on the coloured people. But you cannot have an autonomous city without a source of revenue."

## COLOURED PEOPLE

### Unliked solution

*FM* 1st Sept 1978  
Some relief for Johannesburg's acute coloured housing shortage is on the way after last week's assurances from the Johannesburg City Council (JCC) that

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# ownership better late than never

it was claimed that the homes would cost a third less than similar houses built by private enterprise

The council intended to help middle-income families by selling the houses to them without making any profit on the land

But red tape held up the scheme.

In November 1975 a revised application was

sent by the council to the Director of Local Government

The council's housing committee has just been informed that the director has approved the layout plan

The Surveyor-General has issued final stand numbers

Mining surface rights have been cancelled

The Department of Ag-

ricultural Credit and Land Tenure and the Mining Commissioner are dealing with the reservation for township purposes

And draft conditions are awaited from the director

However, while the bureaucrats were at work, housing conditions altered because of the economic recession in Johannesburg

Mr Sam Moss MPC, a member of the council's housing committee — he was chairman of the committee when the scheme was announced four years ago — said that there was no demand for council housing today

The scheme had been announced when there was a housing shortage and the cost of homes was rising steeply. Since then,

the slump had created a glut

For example, the economic housing scheme at Claremont Stage Three is now 46.8 percent empty. The Bellavista Complex is 12.1 percent empty and Vredepark has seven percent vacancies.

Nonetheless, the council foresees better days ahead and is going ahead with the home-ownership scheme

## Home-

A Johannesburg municipal home-ownership scheme announced in 1974 is beginning to get off the ground — at a time the city council cannot let existing homes

The council plans to build the homes for whites at Elandspark, Johannesburg's "Deep South."

When the scheme was announced early in 1974



# Steyn vows

## Lenasia

### home boost

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The Department of Community Development will go all out to speed up the building of 2 000 Indian homes in Lenasia, the Minister of Community Development, Mr Marais Steyn, said yesterday during a tour of the township

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Mr Steyn was accompanied by Community Development and Johannesburg Council officials and members of the Lenasia management committee.

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He said he was impressed with Lenasia's growth and development.  
Mr Louis Fouche, Secretary for Community Development, said Lenasia had been smartened up "tremendously" and it was "better than some of the white suburbs in the south of Johannesburg."

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#### SAD TO SEE

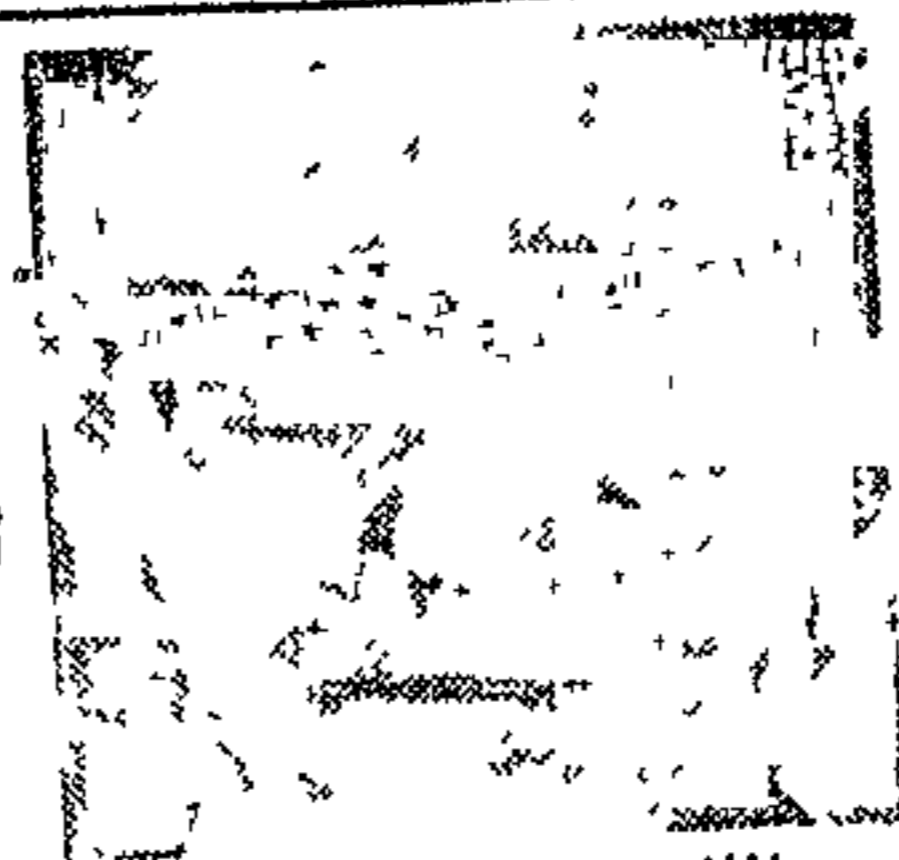
He said it would be an honour to live in some of the homes.

"However, it is sad to see some of the beautiful homes marred by open rubbish dumps" He called for all this pollution to be cleaned up

ary vast international money follow Euro-dollar rate  
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• To Back Page

# Blacks to pay dearly for own houses



Judge Steyn ... "thousands can afford it."

**BLACKS who opt for home ownership in Soweto under the 99-year leasehold system face a three to four-fold increase in their monthly housing costs.**

Even so says Judge Jan Steyn director of the Urban Foundation an estimated 40 000 to 50 000 blacks throughout the country could afford to buy their homes. That means some R100-million in finance will be needed.

But with the first loan applications likely to start coming through early next year the big question is how great will the demand be?

Present subsidised rentals in Soweto are between R14 and R18 a month but payments on a R5 000 mortgage bond plus site rental would be R56 a month and R65 on a R6 000 bond.

The Urban Foundation reckons 17 000 families at present renting in Soweto and 30 000 in the whole PWV area could afford a R5 000 bond.

It is assumed that stable combined family incomes would be considered for loan purposes by the building societies and that repayments would be held to no more than 25 per cent of income.

But is it reasonable to believe so many will be prepared to accept such a jump in their housing costs?

By TONY KOENDERMAN

The Urban Foundation thinks it is, pointing out that there are already some black home ownership schemes operating. And even though these are on much less favourable conditions with for example 30 year leases and have not had any firm basis in law, acceptance has been high.

Home ownership runs at 42 per cent in the older Pretoria townships of Atteridgeville and Mamelodi 53 per cent in some East Rand townships and 25 per cent (and growing) in the Vaal Triangle.

The Minister of Plural Relations Dr Connie Mulder has estimated that black savings in building societies alone amount to about R150-million.

Many blacks may welcome the opportunity to invest in a home which is an appreciating asset.

Even so a four-fold increase in housing costs may be a high price to pay and Mr Steyn is urging employers to assist black workers by subsidising or guaranteeing their bonds.

ADM 2/10/78

# 'Give blacks title deeds'

① 127  
② 127  
③ 127

By MIKE LOUW

BLACKS should be given complete title deeds instead of the 99-year leasehold for housing in urban areas

This was one of the resolutions adopted at a meeting held by the Sofasonke Party and Federal Party at Eyethu Cinema, Soweto, yesterday. Resolutions adopted at the meeting were

● The Soweto Council should be given complete autonomy, the same as any other town.

● The 99-year leasehold should be replaced by

a complete title deed to blacks living in urban areas,

● Both blacks and whites should be given the same type of education,

● Influx control and permits for whites to enter Soweto should be abolished;

● The Government should consult blacks before promulgating laws which involved them.

The honorary president of Sofasonke Party, M. Ephraim Tshabalala, who is also a member of the Soweto Council, told the

meeting his expulsion from the party was not recognised.

Mr Tshabalala was expelled from the party by a meeting held at a private house in Soweto a week ago. His expulsion was announced by the "mayor" of Soweto, Mr David Thebehali, who is also a member of the Sofasonke Party.

Another member of the party, Mr Edward Manyosi, criticised Mr Thebehali for having promised Soweto residents he had obtained a loan abroad but had failed to prove it.

DD 12/10/78

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# Allow black houses in city suburbs plea

**VEREENIGING** — Municipal leaders of the Transvaal have been asked to provide housing areas for professional and middle-class blacks.

This plea was made at the congress of the Transvaal Municipal Association yesterday by Mr Johan Nel, managing director of Union Acceptances Ltd.

"Has the time not come that local governments be given the necessary powers to at least begin with smaller suburbs where the professional and middle-class black man, who can afford a decent house and/or the amenities that go with it, can settle?"

"It will give them the chance to get away from

the masses and to create a better standard of living and new goals for their children and their people

"I am basically conservative and I am not at all pleading that we do away with group areas,

"I'm thinking rather of neighbouring areas and on the use of unoccupied white township areas for this purpose, but in such a manner that they are administered by you and will become an integral part of your municipalities," Mr Nel said

Such a move would aid South Africa as it would help build stable communities and therefore encourage the return of overseas capital

"I know that these things cannot happen

overnight and that many ratepayers will not simply accept it, but the overwhelming majority of our whites today see that we cannot use the traditions of the past as a basis for our future planning"

The president of the Transvaal Municipal Association, Mr A. J. Botha, said white municipalities had a duty to assist black and Coloured local authorities

Mr Botha, who is chairman of the Vereeniging Town Council's Management Committee, said it was the government's prerogative to ensure that new local authorities for other races made use of white municipal expertise to develop in the right direction. — SAPA.

“ P J C f f u e f C F f

# Wrab lays on special tour to show where money went BUT DUBE HOSTEL IS NO BETTER

THREE Wrab officials took the Sunday Express on a tour of Dube Hostel this week in an attempt to point out to us something of which we had been unable to find evidence — the spending over five months of R19 000 on maintenance.

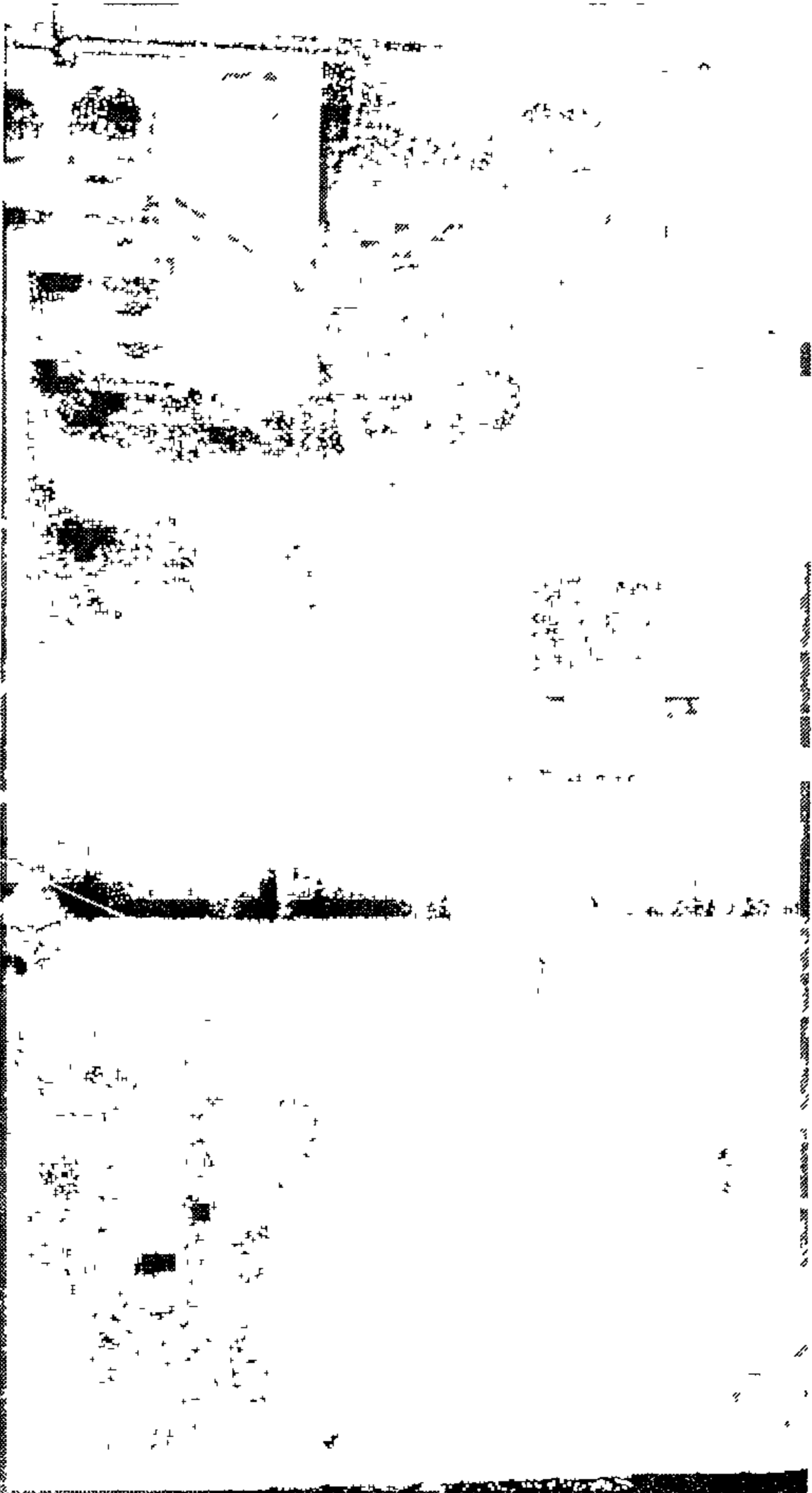
But I remained unconvinced that much had changed since I first reported on the conditions at the drab hostel near Soweto's "lower Houghton" suburb — Dube. I accept the money was spent. But a lot can be cleaned up with R19 000, even in a sprawling hostel sleeping 6 272 migrant workers.

I was taken to the hostel by chief township manager Mr A B Clarke, senior hostel superintendent Mr G Oosthuizen and senior township manager Mr T F Bronkhorst. I can't reconcile what I saw with some of their claims. There was one bright note: broken windows I saw last time had been repaired and the frames brightly painted.

Mr Oosthuizen said there were 20 bathrooms and 17 had hot and cold running water. "And we are doing our best to fix the remaining three." A worker, who said his job was cleaning the bathrooms, told me "Only three bathrooms have hot water."

I saw eight naked men in the open washing from sinks on an outside wall of one of the bathrooms. The men claimed they did not use the bathrooms because the shower pipes did not have spray fittings.

Mr Oosthuizen also claimed. All bathroom shower pipes had spray fittings broken doors had



● One of the Dube hostel toilets on which part of R19 000 was spent. A man washes himself while a fellow resident cleans a pot. The whole thing takes place in public.



been repaired; the yard was cleaned regularly, the rooms had been recently repainted, and the rooms had plugs.

He said generally the money was spent on replacing taps and fitting boilers, electrical equipment, toilet basins and doors.

And Mr Oosthuizen said a lot of equipment was stolen or damaged by hostel outsiders.

I found

- Not one of the 20 bathrooms had a shower fitting, although one had scratch marks on a pipe as though a fitting had been attached, then removed.

- I noticed three doors to sleeping quarters had been recently replaced, but did not have locks.

- Several taps were not working.

- The yard was littered with empty beer cartons and there were many flies.

- I cannot say the rooms had not been recently painted, but this did not appear to be so.

- None of the sleeping

rooms or kitchens in at least two blocks had plugs and inmates of other blocks told me they had no plugs.

In all, I found nothing to reflect a R19 000 outlay on repairs and maintenance.

After my previous tour, Mr Jan Bosman, Wrab's PRO, said. "If there is no sign of maintenance it is the result of theft of equipment and vandalism."

During last week's tour the officials admitted things were not what they should be. They emphasised the board was doing its best with limited money.

They said they could not specify how the money was used because the man concerned was not available. The hostel's superintendent, too, was not in as he was on leave.

I saw many residents apparently with nothing to do. Some said they were out of work. Mr Clarke said they were not being expelled from the hostel, "because we feel for them. They have their families to look after

in the homelands."

And Mr Oosthuizen said most of the hostel inmates were in arrears with their rent. Neither official indicated how long men could stay on if they could not pay the rent.

Mr Clarke said the hostel superintendent, Mr A Roux, would meet the Dube Hostel Peacekeeping Committee this week about grievances and living conditions. Wrab's assistant director of housing, Mr F W Robins, said this week. "I cannot disprove your findings. The last time I was there was three months ago. The conditions were very bad. But from your story I can see there has been some improvement. We are trying our best."

And Wrab PRO Mr Bosman added "Whether there has not been apparent improvement at Dube Hostel is debatable. But the amount has been spent. We are continuously looking at the conditions and communicating with the residents. "Come back in a month."

Star 29/11/74  
Housing plan for aged (127) ~~200~~ dex 8

EMINISM - THE WOMEN'S MOVEMENT REPLY

Own Correspondent

TZANEEN — There is a steady demand for housing for the aged in Tzaneen and the town council has budgeted R129 000 for further accommodation.

The council decided at its recent meeting to proceed with the plans for 24 units. After these have been approved by the Department of Community Development, the Rural Council and the Department of Welfare and Pensions, tenders for the project will be called for.

T. Feminists we are appalled by the naivety of the S.S.D. editors' retentious study entitled "A Critique of Bourgeois Feminism" in letter. We would like to point out some of the combined misconceptions and muddled thinking that appear in their article.

what a Women's Movement should be confines itself to stating the s Movement is a political movement", "It must, therefore, identify on within the structures of society". To assume that factors such the reserves, squatter-camps and the role of women in these' have even theoretically, by the U.C.T. Women's Movement indicates that article has no direct knowledge of discussions and projects ass among Women's Movement members. A notable difference being Movement are perhaps more aware of the discrepancy between

"examining the institutions that continually produce and reproduce the structural position of women in South Africa" and developing what the writer idealistically refers to as "adequate political practice" from within the context of such an undeniably bourgeois establishment as a white university. To theorize around the projected "Integrated struggle for liberation of all men and women" is mere utopianism, organisation must concern itself with specific oppression. Separatism in no way excludes the awareness of other oppressed groups.

In correlating such diverse statements as the "fundamental contradiction that exists between men and women" (which contradiction is never examined in detail) and saying that "the contradictions that exist between social classes then assumes secondary importance (if at all)" the writer fails to realise that he/she moves from stating a basic feminist tenet to attack one particular feminist stance - radical feminism (not to be confused with Marxist, Socialist, Liberal or Lesbian Feminism) which is only one of the numerous positions held by U.C.T. women within the 'umbrella' organization of the movement. This article is a misinformed attempt to stereotype the U.C.T. Women's Movement into an homogenous radical-feminist group and attack its policies accordingly.

By a process of flawed illogical reasoning several false conclusions are deduced, the most erroneous of which concerns "consciousness-raising". No feminist position in any Women's Movement would endorse a description of "consciousness-raising" as an involvement with personal issues. It is clear that, despite the tedious catalogue of fundamentals, the writer has failed to appreciate the basic fact that "women's problems"- rape, the pill, abortion etc., are not personal and private problems and that the small group facilitates the crucial transition in awareness from the personal to the political. Without individual political consciousness there can be no mass political consciousness. A practical example of this is the "speaking bitterness" sessions held by small groups of Chinese peasant women, which played a vital role in their mobilisation.

The cultural conditions of people's lives are as important as the economic basis of their oppression in determining consciousness. In speaking of "the very real contradictions that exist between bourgeois women who experience their oppression as discrimination and working class women who experience their oppression as essentially exploitation" a dichotomy is being set up between the 'bourgeois' psycho-sexual forms of oppression on the one hand and the 'real' material forms on the other substituting a mechanistic model of class relations for a more profound understanding of how these two aspects of oppression depend upon and reinforce each other.

The mock-warning that "inadequate strategies" could ensure that "Women's liberation is not achieved simultaneously with the liberation of men..." shows no cognisance of the historical fact that in no third world revolution this century have women, by fighting alongside men, come anywhere near achieving equality, simultaneously or after the revolution.

Star 30/11/78 (127)

## Protest on high rents

About 1 100 families living in the Meadowlands hostel in Soweto are complaining that they are facing starvation because of high rents.

The families were moved to the hostel after the destruction of their homes by the Kliptown floods.

People complained that all their earnings went in rent.

All adults pay R7 a month plus water charges with R3,50 for children under 16 — R21 a month for a family of four



127

# R800-m needed for black housing in next 5 years

Own Correspondent

About R800-million would be needed to provide housing for blacks in the Pretoria, Witwatersrand and Vereeniging areas, Mr Tim Hart, a regional manager of the Natal Building Society, said today

He told delegates to the National Development and Management Foundation seminar in Pretoria that this sum would be needed in the next five years to overcome the existing backlog and for natural population increases.

It would provide

114 000 new houses in the area serviced by the Vaal Triangle, West Rand and East Rand administration boards.

Turning to the financing of houses under the new 99 year lease system, Mr Hart said building societies were going to favour giving loans to owners of houses built to a standard very much higher than have been built by the administration boards. This would limit the number of houses which would be available for loans.

In a speech read on his

behalf, Mr C H Kotze, chief director of the Central Transvaal Administration Board, said rising costs had the worst influence on the provision of black housing.

There was a housing shortage of 4 030 in Mamelodi and Atteridgeville and the gap between backlog and provision of houses was increasing.

If the Board was to provide sufficient housing for blacks in white areas it would have to provide some 49 000 additional beds in black residential areas.

# R29-m boost from US for black homes

8/21 22/12/78

BRUCE

127

By Sieg Hannig

An unexpected injection of R29-million in low-interest loans from three American banks — generated by the Urban Foundation — will boost next year's black home ownership programmes.

The money will be made available through local building societies who will match it, rand for rand.

This will make R58 million immediately available for urban home-buyers when the new leasehold scheme is put into effect next April.

The executive director of the Urban Foundation,

Mr Justice Jan Steyn said that, depending on the demand from blacks, it was hoped to obtain further foreign loans later.

He gave the target as R100-million over five years — all of it to be matched by local building society funds.

"The loans will provide an invaluable impetus to black home ownership," the judge said.

"The Urban Foundation still favours freehold title for urban blacks but regards the new system as a real opportunity for advancement.

"We are very pleased that major foreign financial institutions have

agreed with our view, and committed themselves in such a significant way to black advancement in South Africa."

He named the American banks as The Chase Manhattan Bank, the Bank of America and the Morgan Guaranty Trust Company.

They made the R29-million loan to Barclays National Bank, Nedbank and the Standard Bank of South Africa which will hold the money in trust.

He said the interest rate to borrowers would amount to about 6,8 percent.

The lowest rate from local building societies is 10 percent.

The lower rate for the passed on to the borrower in one of two ways:

- A reduced monthly repayment.

- A normal monthly repayment which, with the lower interest, will result in faster redemption of the loan.

Mrs Deborah Mabiletsa, a black regional director of the Urban Foundation in the Transvaal, and Mr Franklin Sonn, a coloured regional director in the Cape were in New York with the judge and others during the negotiations last month.

Dr Nthatho Motlana, chairman of Soweto's Committee of Ten, is "excited" about the news of the US loans.

He regarded the new leasehold system as "an interim situation in the development towards freehold land tenure for all South Africans."

Housing + Hostels  
TOL (127)

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# Housing costs soar

(127) DO  
2/2/79

JOHANNESBURG — The cost of a compact family home will shoot up by R3 000 this year, according to one of the country's top builders

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Runaway fuel costs, more expensive building materials and the inability of builders to continue absorbing increases themselves, will send up the price of a R20 000 home to R23 000 by the year end

And while there is statistical proof South Africans are at last beginning to accept lower housing standards — which they have often

been urged to do — the industry itself believes the stage is being reached where acceptable standards are going to be even lower

The trend has been scientifically projected by a house-building firm which says whites alone will need 24 000 new houses in 1979 if the needs of the growing population are to be met

"Potential home-buyers who delay their decisions are in serious danger of joining the ranks of those who can no longer afford to buy," the firm says. "The message is clear.

Unless potential home builders are in a position to at least keep pace with rising home costs, they are going to have to abandon any idea of owning their own home — or they will have to accept less house as such "

To keep pace with increasing costs, the salary of a potential home-owner would have to rise by R62 a month every month for the next year to maintain his buying power. This was based on the building society rule that repayments should not exceed 25 per cent of income — DDC.

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South African scene in perspective.

Health will also be viewed as a symptom of social well-being, and the extent to which ill health results from social disintegration and inequality, resulting in such symptoms as stress (break-up of families), malnutrition, alcoholism, etc. The respective roles of improved socio-economic conditions and general improvements in health care will be examined in bringing about a reduction in ill health. (e.g. whether Kwashiorkor figures have fallen as a result of the care given at Mission Hospitals).

## Resource materials:

Bibliographies on diseases in S. Africa issued by Hans Snyckers Institute, Pretoria,  
Disease surveys by HSIR  
Transkei and Ciskei Disease Pattern Survey  
H.G. Wells "Health, Healing and Society"  
Ivan Illich  
Govt. publications. WHO publications

## Possible participants:

Dr. Greg Wells, Charles Johnson Hospital, Ngutu  
Prof. H. Seftel, Wits  
Dr. Sam Fehrsen, Pretoria Medical School  
Dr. P.J. Kloppers, Pretoria, Hans Snyckers Institute  
Dr. Bruce Dick, Dept. of Comprehensive Medicine, UCT Medical School  
Dr. Trudi Thomas, East London  
Dr. Michael Leary Red Cross, CT (malnutrition)  
Dr. Cremin (ricketts) - Red Cross  
Dr. E. Rose, East London (nutrition in Transkei, oesophageal cancer)  
Dr. G. Daynes (TB)  
Dr. R. Whitford, Rietvlei, Transkei  
Jakes Rawlinson, 32 Scott Rd, Observatory (UCT medic) wants to write paper  
Anne Rayner, UCT medic (editor 'Pulse')  
Dr. Hofmeyr, Umtata (VD)  
Prof. Pat Smythe, paediatrician, Durban ? Addington  
Dr. G. Ellis

# Black miners' pay has risen 600 percent in six years

stor 2/2/79

212  
211  
127  
355

## Labour Reporter

Black underground workers in the South African mining industry are earning six times the wages they earned six years ago, the Chamber of Mines reports in a review of working conditions.

The review describes the country's black mine-workers as "the best cared-for workers in Africa."

This is demonstrably true as a general statement, it says with reference to the size of the industry, wages, food, accommodation, medical, social, welfare and recreational provisions.

The Chamber points out that:

- Since the 1972/3 gold price spiral, gold mines have spent or committed nearly R350-million on accommodation — almost half on improvements and the rest on new hostels and houses.

- More than 3 000 houses for married blacks are under construction or due for completion in the next three years at a cost of about R36-million.

### "KING'S RANSOM"

- The skilled/unskilled ratio in cash wages has fallen from 18 to 1 to just over 7 to 1.

- Black mineworkers can save up to R1 000 in a nine-month spell — "a king's ransom in terms of regional African economics."

- Black gold miners' wages are averaging about R130 a month for underground work plus at least R50 worth of free food, accommodation, medical care, recreation, etc.

- Black workers' remittances distributed free to their families, plus deferred pay amounted to R130-million last year.

# Mines spent R560-million on Black wages in 1978

Sum Exp, 4/2/79  
 244  
 129  
 277

BY PAUL DIAMOND

LAST year South Africa's gold mines spent R560-m on Black wages and R130-m of this was sent home by way of deferred pay and remittances by the miners.

Of this R130-m, R60-m found its way to Lesotho, Mozambique and Malawi.

These governments stipulate that their migrant miners transfer 60% of their pay to their home country.

The mining houses have earmarked another R400-m to improve the quality of life for Blacks on the mines.

The funds will be used to provide married quarters and more sophisticated hostel accommodation.

Last year some 500 000 Blacks rolled up for employment in the gold mining industry, which represented a turnover rate of about 130%.

In 1978 employment con-

ditions were buoyant for Black mine labour, with many mines over the 100% complement mark.

Black underground wages on the gold mines now average R130 a month with the addition of cash in kind — for food, accommodation, and medical care — amounting to R50 a month.

Today, according to TEBA, The Employment Bureau of Africa, the ratio of Black to White wages (basically unskilled to skilled) is seven to one. Six years ago the propor-

tion was 18 to 1.

This reflects the very considerable boost given to Black wages by the mining industry, and also highlights the fact that South African Blacks are being attracted to the mines by the pay and the short contracts.

South African Blacks now constitute 50% of the mines' Black complement, or double the proportion of local Blacks working on the mines in the early Seventies.

The latest monthly report issued by the Chamber notes in an article on higher Black wages that the scope for further improvement

depends on.

- The economics of the industry, especially the ability to contain costs through greater productivity;
- The removal of statutory imposed race discrimination in the work place;
- The willingness of White workers to accommodate the progress of Blacks in more skilled and productive works.

"The need to continue maintaining acceptable minimum wages for Blacks and, where possible, to increase them, does bear on the escalating costs equation which has critical implications for both wage and

employment levels."

While the industry talks glibly of Black advancement, the simple fact is that it is held in check by the inexorable Mine Workers' Union, which is showing no signs whatsoever of abandoning its militant stance over job reservation.

The labour-intensive gold mines are paying heavily for job fragmentation and over-full Black worker complements.

Up to 1961 about R350-m has been earmarked for Black single accommodation and no less than R36-m for 3 000 Black married

quarters, which are either under construction or will soon be completed.

Groups like Rand Mines and Anglovaal are spending R50-m and R18-m respectively to better their Black living conditions.

At Rand Mines' new Riet spruit colliery about R11-m is being devoted to Black married quarters.

(The Government has given the mine permission to house an unprecedented 85% of the Black labour force with their families.)

they thought a language and communication e answers are summarised in the following

ch firms in Durban sample indicated their ranging from 1 being 'urgent' to

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quarters, which are either under construction or will soon be completed.

Groups like Rand Mines and Anglovaal are spending R50-m and R18-m respectively to better their Black living conditions.

At Rand Mines' new Riet spruit colliery about R11-m is being devoted to Black married quarters.

(The Government has given the mine permission to house an unprecedented 85% of the Black labour force with their families.)

firms for the reasons why they did not want to employ more technicians than they indicated in Question 3. Six firms that they had no need for more technicians than they had indicated in Question 3. The following table shows the relative frequency

# Rent unpaid so families are evicted

Argus Correspondent

JOHANNESBURG. — Six coloured families have been evicted from their homes in Karlien Park coloured township, Rustenburg, because they had not paid their rents.

According to a spokesman for Rustenburg Municipality, the families owed arrears that ranged between R100 and R163. The monthly rents is from R17 a month.

The families would be allowed to move back into their homes once they began paying their arrears, he said.

Rustenburg Municipality leased the homes from the Department of Community Development and had in turn to pay the department for the homes.

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*Hansard 3 of 91 19/2/79*  
Families moved from Alexandra

52 Mr D J DALLING asked the Minister of Plural Relations and Development

(27) How many families from Alexandra were moved to family accommodation in the area of the West Rand Administration Board in 1978.

The MINISTER OF PLURAL RELATIONS AND DEVELOPMENT



# Tenants warned on rent rises

By GRAHAM BROWN  
Municipal Reporter

HUNDREDS of Johannesburg's low-income flat tenants are paying high rents because they do not know they are protected against rent increases, claims the city councillor for Hillbrow, Mr Simon Chilchik, MPC

He said yesterday he was receiving five or more telephone calls a day from pensioners and other tenants frantic at the prospect of rent increases following the gradual lifting of rent control

The Housing Act specifies that the rents of single tenants earning less than R300 a month, or families earning between R380 and R540 a month, may not be raised without Rent Board permission — even in decontrolled buildings — if the tenants occupied their flats on or before April 6 last year

Mr Chilchik's message to these tenants was "Know your rights and stay put" But if they moved into a flat after April 6, they had no protection at all, he said.

"The hardest hit of all tenants are the state pensioners. The only way to protect them is to bring their pensions into line with the cost of living"

Last April the Minister of Community Development, Mr S J Marais Steyn, lifted rent control for buildings first occupied

between January 1960 and June 1966 For the first two years, he said, rent increases should be limited to 10% a year

Any landlords of these buildings who exceed the 10% limit before next year face a return to rent control The Minister is expected soon to extend the decontrol to older buildings

Some decontrolled landlords, however, could exceed the 10% ceiling legitimately by including rent increases to which they were entitled in recent years but did not claim Higher rates, salaries and maintenance costs can also be added to the ceiling

But Mr Chilchik accused some landlords of "cooking their books" by charging maintenance expenses to certain blocks in their group — making it appear that a rent increase was justified — when the money was in fact spent elsewhere

He called for a law making it compulsory for landlords to bill charges separately to individual buildings under their control so that work allegedly done on any one building could be verified

This would give the Rent Board more teeth, he said.

All flat tenants with problems should approach him or the councillors for Hospital Hill, Mr Harold Rudolph and for Berea, Mr Max Neppe, Mr Chilchik said

NAME	SETWORK	HISTORY	PAPER I	UNSEANS	PROSE	PAPER II	AV. OF I & II	ESSAY/TEST	FINAL	ALTERNATIVE
Ward, D F.S. Town	25	25	2	20	40	31	34.8	12.1	46.9	
White, Miss M.	12	12	46	13	15	47	46	6.3	52.3	
Williams, G.S.	13	19	68	16	14	43	45.6	13.2	58.8	
	15	21	71	11	18	41	35.2	8.1	43.3	
						79	66.4	16.7	87.4	

LATIN I

OCTOBER/NOVEMBER, 1978

Handwritten: 4 (24/1) 28/2/79  
Indian residential area

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258

1983 Mr D J DALLING asked the Minister of Community Development

- (1) What progress has been made by his Department in the (a) planning requirement, and (b) purchasing of land in regard to the Indian residential area to be established north of Johannesburg
- (2) what are the projected dates relating to (a) proclamation of the new township, (b) provision of services, (c) sale of land and (d) occupation of houses

The MINISTER OF COMMUNITY DEVELOPMENT

- (3) (a) The consultant entrusted with the task of compiling contour plans of the area is expected to complete his task by 1979-04-30,

whereafter the detail planning will receive attention

- (b) all the properties in private ownership have been expropriated to facilitate the township establishment. Agreement on compensation has already been reached in respect of 91 of the properties, whereas negotiations are proceeding with the owners of the remaining 220 properties, of which 111 are owned by a single person. On expropriation ownership passed to the Community Development Board

- (c) (a) 1981-06-30  
(b) 1980-05-01 to 1981-01-31  
(c) 1981-07-01  
(d) From 1981-07-01 in respect of dwelling units in housing schemes

The dates are given on the assumption that no delay as a result of unforeseen circumstances will be experienced and are therefore subject to alteration

The hon member is no doubt aware that township development is a complicated and protracted procedure. Everything possible is, however, being done to meet the aforementioned dates

and these were in very good condition. The Boers were  
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 When the lawyer was drawn up to be  
 counted off they were to be photographed  
 and got quite excited. He cried out, 'I protest against  
 this and refuse to be photographed'. No-one wanted to photo  
 him, but now we think he may want to conceal his identity for  
 some reason. Our Boer guide hints that Preller has good  
 reasons for not wishing to have his photo circulated.

Soweto family housing units  
 Hansard 4 (276) 2/3/79  
 \*7 Mrs H SUZMAN asked the Minister  
 of Plural Relations and Development

How many family housing units were  
 built in Soweto during 1978 (127)

The DEPUTY MINISTER OF PLURAL  
 RELATIONS AND DEVELOPMENT

320 110 by the Administration Board  
 and 210 by private owners

The State vs J. Kriel

\*8 Mr D J N MALCOMESS asked the  
 Minister of Police

Whether the Police propose to take any  
 steps as a result of the evidence relating to  
 election expenses given in the Johannes-  
 burg regional court in the case of *The State  
 v J. Kriel*, if so, what steps, if not, why  
 not

†The MINISTER OF POLICE

No, because the evidence did not dis-  
 close an offence  
 The hon. member is also advised in regard  
 section 123 of Act No. 46 of 1946

9th September We marched almost up to Commando Nek on the  
 north side. We did not cross the Nek as Allenby thought we  
 should be sent off to Warmbaths on the Petersburg railway  
 where Hinton had wrecked a train. We had such a pretty

a Kaffir scout identified them as those who had burned alive one of our mule drivers a year ago. The Boers captured one of our convoys on its way to Rustenburg and ordered the drivers to go over a drift. The first wagon stuck so the Boers rolled the wretched driver in a wagon cover, poured paraffin oil on him and set fire to him. This was to make the others more careful."

*Hansard 4 (269) 2/3/79.* (127)  
Houses in area of West Rand  
Administration Board owned by occupiers

76 Mrs H SUZMAN asked the Minister  
of Plural Relations and Development

What percentage of the houses in the  
area of the West Rand Administration  
Board are owned by the occupier

The DEPUTY MINISTER OF PLURAL  
RELATIONS AND DEVELOPMENT

Ten per cent

313 127 109 10/13/79

## SOWETO EXPANSION

### Westward ho?

Will the next suburb of Soweto be in BophuthaTswana?

The West Rand Administration Board's housing director, Nico Malan, recently startled a Johannesburg Chamber of Commerce meeting by suggesting just that. With land in Soweto getting scarce, development in BophuthaTswana was a very real alternative, he said.

Soweto has an official housing waiting list of nearly 12 500 — others put it at over 20 000 — and a natural increase requiring 2 000 houses a year. But Malan tells the *FM*, there are, at best, only 10 000 new sites available in the township.

So more space is urgently needed. One solution is high density housing plans already afoot for 400 flats in Diepkloof while cluster housing and flats are planned for 3 000 families in Jabulani. Finance has yet to be approved.

The other obvious solution is to expand Soweto to the south and southwest. "But Soweto can only expand to a limited degree. After that it becomes uncontrollable from an administrative point of view," claims Malan. "The only other way out, it seems, is to do township development where land is no problem, and that is in the nearest homeland — BophuthaTswana."

Malan stresses that a decision is still to be reached by Wraab as to the viability of such a solution. "But the principle of township development in the homelands has already been established. The Vaal Triangle Board is developing in QwaQwa, and the Central Transvaal Board in Mabopane in BophuthaTswana," he tells the *FM*.

### Cheaper

Adds Frans du Randt, Chief Commissioner for the Witwatersrand: "I would be in favour of such a solution. Firstly, it is preferable for a family to live in its own milieu in a homeland. Secondly, the rural areas are usually cheaper than Johannesburg."

Both Du Randt and Malan admit that distances are a problem. Du Randt believes weekly commuting would be the answer. "Breadwinners would only have to spend four nights a week away from the family. This would not disrupt family life," he says.

Malan points out that *weekly* commuting "means two housing units — a hostel room and a home — for one family." He believes however, that *daily* commuting could involve no more than two hours' travelling time. Fuel would be a major factor, but Malan does not see this as insurmountable.

BophuthaTswana has not yet been ap-

proached. But David Mokale, Minister of Urban Affairs and Land Tenure, tells the *FM* that long-distance commuting "affects productivity, and becomes extremely expensive." He adds that "hostel life is good for no one."

Nor do commerce and industry favour the BophuthaTswana idea. "The Transvaal Chamber of Industries favours family accommodation being provided in the area where people work, except where contract workers are involved," says TCI president Jack Holloway. "Daily commuting would adversely affect a man's productivity, and weekly commuting disrupts family life."

# Why black wives lose lease rights

127

Staff Reporter

URBAN black women are not eligible to hold houses under the 99-year lease scheme unless they are married by ante-nuptial contract

The majority marry in community of property

At a seminar held in Soweto this week, a woman demanded to know the reason for her exclusion from the lease

Mr J H Smith of the Witwatersrand School of Business, who was guest speaker, replied that women must watch their positions as they could not be leaseholders unless they were married by ante-nuptial contract

"Similarly, any leases in favour of minors must be registered in the name of the guardian of the minor."

A woman who is married out of community of property is automatically a minor

People who qualify for the lease are

- Blacks born in the Republic or South West Africa who have lived continually in the area since birth,

- A person who has lived in one area for 10 years or worked

for one employer in the urban area concerned for 15 years

Leases are transferable between two persons who qualify. The original leasee delivers the certificate of lease and other documents obtained from the bondholder confirming that he has been repaid the outstanding amount

Transfers may not be registered in favour of two or more persons

The leasehold legislation allows a qualifying person to

- Occupy the premises for residential, business or welfare purposes,

- Erect, alter and demolish buildings,

- Use the lease as security for debts incurred or loans raised by means of registered mortgage bonds,

- Sub-lease the premises with prior written consent of an administration board and dispose of the leasehold rights by way of sale, donation, exchange, bequest or other ways

Leases registered in the Registrar's Office can be mortgaged in the same way as any other immovable property held under freehold title

# High-rise living urged to beat Soweto shortage

High-density residential areas and centres with six to 12-storey blocks of flats have been recommended as a solution to the housing shortage in Soweto by a consortium of architects and engineers.

These controversial re-

commendations have been criticised by town planners who believe high-rise living creates more social problems than it solves

Ecoplan was drawn up by a multi-disciplinary consortium of professional people briefed by the

Soweto Council. The plan was shown to The Star's CARE campaign.

Working on a present population of 900 000 people increasing at 2.3 percent annually, Ecoplan estimates that by 1985 housing and services will have to be provided for 1.1-million people.

## BACKLOG

The housing backlog now is 30 000 units. Occupancy rates for the average four-room house are nine people, although occupancies of more than 20 were found.

Because of the shortage of land, Ecoplan recommends density increases from 38 to 62 units per hectare. This would be achieved by low-rise flat developments of two to three storeys.

At decentralised centres blocks of flats up to 12 storeys high will be built. Ecoplan also suggests high-density flat development at Jabulani which is planned as the central business district.

127

412 Mr. J. MILLING to the Minister of Economic Development

- (1) What progress has been made since July 1978 in the construction of housing units in Hill Top, West Yorkshire housing project and how many present living in the area?
- (2) when will it be expected that the first houses be ready for occupation and (b) the project be completed?

The MINISTER OF ECONOMIC DEVELOPMENT

- (1) Tenders for the erection of 359 sub-economic dwellings by the local authority were accepted on 1979-01-30, while tenders invited for the erection of 220 economic dwellings are being scrutinized by the Department with a view to their possible acceptance. A tender for the installation of the sewerage network has also been accepted and the local authority will undertake the installation of the water and clearance network departmentally.
- (2) (a) By 1979-06-01, and

14 MARCH 1979

(b) by 1980-02-01, provided the financial resources are available.



# Bright, modern Soweto

Picture Soweto with its own university near its thriving city centre, well laid out parks, pedestrian streets and cycle paths, flats and townhouses — these are some of the features from the plan that tries to turn the township into an attractive city. The Star's CARE campaign reports on Ecoplan.

By Mike Nicol

Highrise blocks of flats in Soweto, and high density, low rise apartments with up to 250 people a hectare that is the new city of Soweto as envisaged by Ecoplan, a scheme drawn up by experts briefed by the Soweto Council.

Ecoplan decided on this because land is at a premium. There is just not enough to absorb the expected 1985 backlog of 9 000 houses and still leave room for parks.

In restructuring Soweto, Ecoplan stresses there should be little demolition and no reshuffling of existing communities. The proposal is to divide the township into 69 neighbourhoods or suburbs, each with six communities. In addition there will be decentralised business centres, a central business district, and an industrial zone.

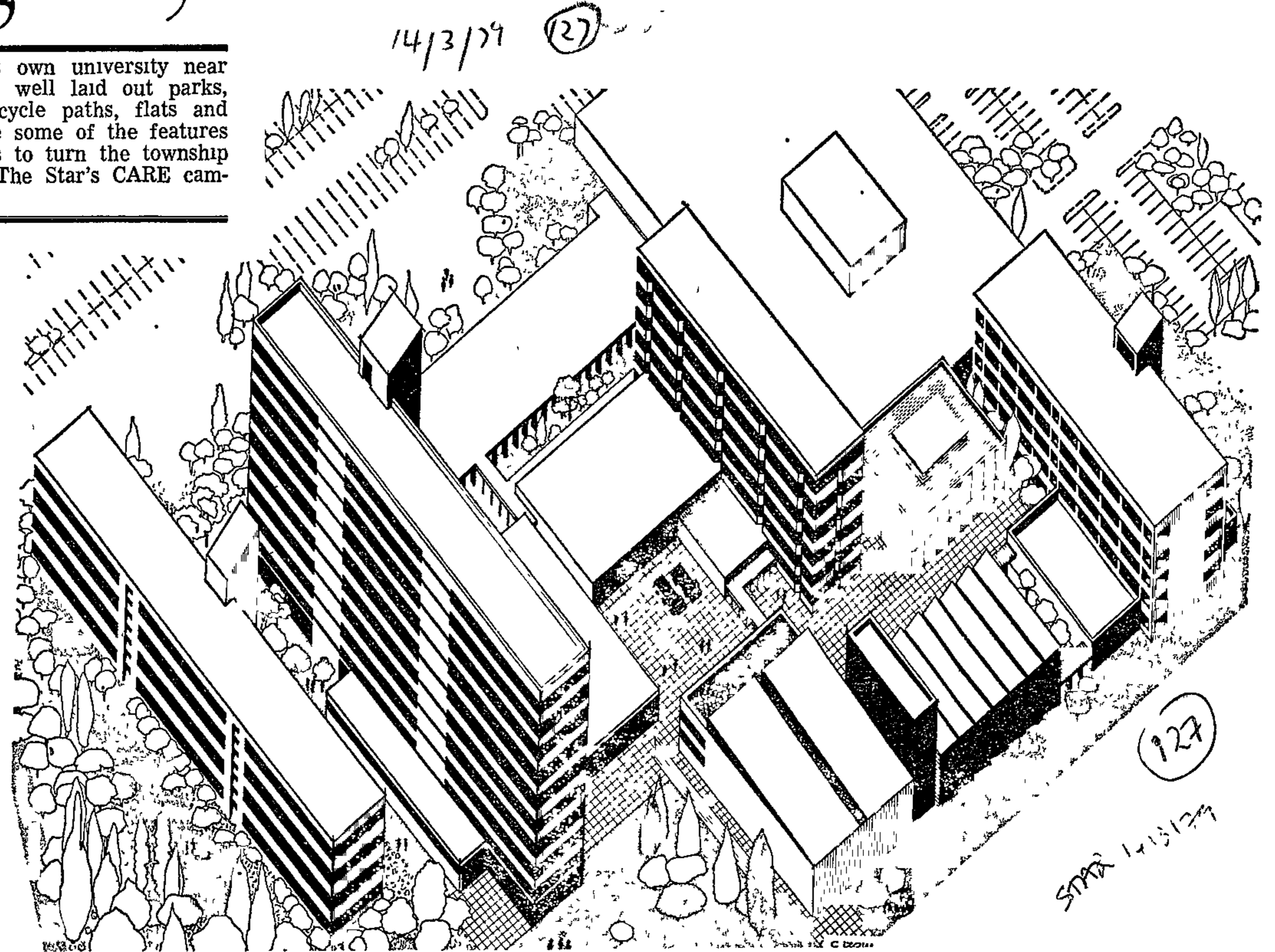
## ARTS AND CRAFTS

Each neighbourhood will have a community of 500 to 1 500 people. Each community will have a creche, shops, flats and open space. A feature of the plan — a school and cycle paths. Walking distances between home and creche or shops has been limited to about 600 metres.

The decentralised shopping and office centres, or urbo-activity centres, Ecoplan calls them, will have shops, offices, medical suites, community halls, arts and crafts workshops, cinemas, post offices, exhibition space and local administration offices.

The plan shows two blocks of flats of six to 12 storeys at each urbo-activity centre. The cost of housing and the decentralised centres will be about R285-million.

The Jabulani site where the Soweto Council's



An architect's impression of a decentralised shopping centre — or urbo-activity centre — with highrise blocks of flats, offices, cinema, community hall and exhibition areas.

chambers now stand has been planned as the city centre, possibly with a university.

Improving Soweto's transport system is one of the most vital tasks proposed in the five-year plan. A glaring absence from Ecoplan is an in-depth study of the vital role already played by taxis and lift clubs.

It is estimated that about 65 000 people commute in legal or pirate taxis and minibus lift clubs.

Ecoplan warns that public transport patronage is dropping because of overcrowding, crime and extremely long travel times. Residents are swit-

ching to car travel and if present trends continue public transport use will drop from 82 percent in 1977 to 43 percent by the year 2 000. By that time 34 000 rush-hour vehicles will enter Johannesburg from Soweto. At the moment the figure is 29 000 from all areas.

Comments Ecoplan "It is unlikely that central Johannesburg will be able to absorb such large volumes of traffic from Soweto." The consortium recommends that the car should be restrained — but does not say how — and that public transport should not be allowed to slip below a 60 percent patronage

The plan points out that Soweto's roads are pot-holed and eroding, mainly because of inadequate stormwater drainage. A crash programme of R3-million is needed to stop the deterioration. Total expenditure on transport and roads up to 1985 is estimated at R71-million.

Ecoplan also details improvements to the water and sewerage systems, both of which are inadequate, at a cost of R142-million.

In the chapter outlining the R135-million electrification project it is suggested that extensive use be made of solar water

heaters combined with conventional electric geysers. These would make considerable savings on the monthly electricity bill.

The central issue of the R705-million redevelopment plan is whether it is accepted by the man-in-the-street. Unless at least 80 percent of Sowetans decide to buy their houses, Ecoplan's financial viability will be jeopardised.

The report calls for Government aid in continuing to meet financial shortfalls, delaying repayments on the R63-million still owing on existing houses, and guaranteeing loans at the

lowest possible interest rates.

Ecoplan aims to make Soweto's citizens responsible for their city and recommends a basic levy on all houses of R3,50 a month as well as a charge of 12 cents a kilolitre of water. This will rise to R4,50 a month by 1985.

For electricity the charge will initially be R2 a month and two cents a kW unit rising to R4,50 in 1983 and three cents a kW unit.

While some planners have reservations about the report, it does form the basis for the restructuring of the township into a city with permanence and recognition.

smoer 12/3/78 (12X)

# L.W. No. af Rents sink flood victims

Mzimhlope Hostel in Soweto is home for dozens of families who fled the floods of Kliptown in 1977, but the cost of living there is overwhelming.

has three sons, Zacharia (39), Alpheus (24) and Titus (21), and four daughters, Pauline, a mother of two, Maisie, Letta, a mother of two, and Mirriam, who has one child

Mrs Mafate said she earned R40 a month and four of her children earned R357 monthly between them.

Sake-Afrikaans

The Mafate family of a mother, seven children and five grandchildren is paying R52,60 a month for a living space in the giant hostel

The family has divided its room with hardboard into six tiny compartments. The eight beds are used by the adults.

The West Rand Administration Board said it was charging the squatter families at the hostel higher rentals because they were "reluctant to look for alternative accommodation."

ka - 50)  
gesk. - 50)

Afrikaans

Mrs Veronica Mafate

- 2de vraestel Afd. A - Mnr. Snyman (prosa)
- Afd. B - Mnr. Walters (poësie)
- Afd. C - Dr. v.d. Merwe (drama)

In vraestel 2 moet VYF vrae beantwoord word, naamlik minstens EEN vraag maar nie meer as TWEE vrae uit elke afdeling nie. (100)

L.W. 'n Woordeboek mag by die beantwoording van beide vraestelle in Afrikaans gebruik word. Elkeen wat hiervan gebruik wil maak, moet sy eie woordeboek saambring. Oor en weer lenery sal nie gedurende die eksamen toegelaat word nie.

## Afrikaans-Nederlands I: Twee vraestelle (3 uur elk)

- 1ste vraestel Afd. A - Dr. Gilfillan (Ndl. poësie)
- Afd. B - Mnr. Walters (Afr. poësie)
- Afd. C - Mnr. Snyman & Dr. v.d. Merwe (Afr. & Ndl. prose)
- 2de vraestel Afd. A - Mev. Waher (Taalkunde)
- Afd. B - Dr. Pheiffer & Mnr. Snyman (Taalgeskiedenis, Fonetiek, Fonologie)

In die eerste vraestel moet VYF vrae beantwoord word, nie minder as EEN en nie meer as TWEE uit elke afdeling nie. Indien meer as EEN vraag uit Afdeling C gekies word, moet EEN vraag oor Afrikaanse prosa en EEN vraag oor Nederlandse prosa beantwoord word. In die tweede vraestel moet TWEE vrae uit Afd. A en DRIE uit Afd. B beantwoord word: 'n verpligte fonetiese transkripsie, EEN vraag oor die Fonetiek en Fonologie en EEN oor die Taalgeskiedenis.

Ndl. grammatika (Dr. Pheiffer) en Ndl. poësie (Dr. Gilfillan): toetse sal gedurende September afgeneem word. Die punte sal vir die eksamen tel.

## Afrikaans-Nederlands II: Twee vraestelle (3 uur elk)

- 1ste vraestel Afd. A - Dr. Gilfillan (Ndl. 17de eeuse en moderne Ndl. poësie)
- Afd. B - Mnr. Snyman & Dr. v.d. Merwe (prosa)
- Afd. C - Dr. v.d. Merwe (drama)
- 2de vraestel Afd. A - Prof. Scholtz (Semantiek ens.)
- Afd. B - Dr. Pheiffer (Taalgeskiedenis)
- Afd. C - Mnr. Walters (Afr. poësie)
- Afd. D - Mev. Waher (Taalkunde)

In die eerste vraestel moet VYF vrae beantwoord word, TWEE vrae uit Afd. A en in Afd. B minstens EEN vraag oor Ndl. en EEN vraag oor Afr. prosa en EEN vraag uit Afdeling C. In die 2de vraestel moet ook VYF vrae beantwoord word: minstens EEN en nie meer as TWEE uit Afdeling A en B nie. Uit elk van Afd. C en D moet EEN vraag beantwoord word.

# Home for the Radebes

By Frank Jeans

Solomon Radebe has moved house. And getting out of his 51/6 which Mr Radebe called home for 10 years has been a day to remember.

He has exchanged life in a drab little town in Sekhokeng for a refreshing breath of environment.

He has closed the door on that four-room house - not like the one that's been built in a creche - and with his wife Miriam and her two children is now in a stylish three-bedroom home with all mod cons and a garage - a home designed to blend into a little horseshoe harmony complex in another corner of Sekhokeng where all the

houses are different.

But the Radebes have done more than change their life-style. They are four of the small crowd which has begun to step out from a legacy of the past into new housing patterns which are emerging in their country.

Not that it was all luck which put the Radebes in their little horseshoe.

Mr Radebe, a R400-a-month salesman, with Vaal Bottlers, a company in the Coca-Cola group, put his stake - a R500 deposit - into his home and he will pay back about R90 on his bond.

The important fact, however, is that Solomon is in a house he can afford - a spiced place without too much extra to

stretch the Radebe budget too far.

At R8000, the Radebe home is all that any man needs, and pound for pound dollar for dollar, you couldn't get better value for your money.

In the case of black homeownership, of course, the cost factor is of prime importance, and even after the "hurrahs" which welcomed the move to legislation bringing land title to black nearer the question is asked.

With this gradual elevation of blacks to better homes, can they afford the cost of land as well?

Is freehold really essential to ultimate happiness, and would Solomon Radebe be the happy man he is today if he had the

cost of say a R1000 stand to meet within his monthly budget?

It is said that what the black man wants more than anything else when it comes to a home of his own, is not land possession, but security of tenure.

Remove the risk of eviction in home ownership, he would probably tell you and you can keep the land.

Says Mr Alex Rabie, director of housing at the Vaal Triangle Administration Board: "All options that are open to the white man are open to the black man. And we are more concerned with security of tenure than land title as such."

The only requirement which is laid down is that

the black man, like the white man must pay what he gets. And same token like the man, the black man have pride in what he owns.

But in these projects, what is most in the foreground, is the great element of the While options are for him, the black homeowner right to make his choice.

It is because that in the Vaal Triangle speculative housing to be discouraged those people might be forced to take what is because of a housing shortage.

The private sector the Vaal Triangle has

Hunt & Sherman  
Study Guides to Lipsey and/or Gill, Samuelson.

## 1. The Meaning and Scope of Economics

Scarcity and Multiplicity of Wants. "Economics as the science which studies human behaviour as a relationship between ends (goals, objectives) and scarce means which have alternative uses."

Wants and Resources. CHOICE. COST. Free and Economic Goods. The basic Economic problem. Is scarcity obsolete? Economic approach can be used with respect to most situations involving choice.

Gill, Samuelson, Lipsey  
Galbraith, F.K.. The Affluent Society  
Keynes, J.M. Economic Possibilities for my Grandchildren (Reading No. 84)

## 2. Economics as a Social Science

The nature of scientific method; model building; inductive and deductive methods; problems involved in applying scientific methods to studying economic behaviour; positive and normative economic statements.

Lipsey: Part 1  
Samuelson: Chap. 1.

## 3. Basic Economic Processes and Concepts

Utility; Wealth; Production; Consumption; Exchange; Factors of Production: Land, Labour, Capital, Entrepreneurship; Investment; Saving.

Real and Money Income. Saving (Investment) luxury of the rich. "Vicious circle of poverty."

Specialisation (Division of Labour) a technique for overcoming scarcity - Technical and Economic Efficiency. Advantages and disadvantages of specialisation. Comparative advantage and specialisation. Specialisation limited by the size of the market.

Speight: Economics (Specialisation) Samuelson: Chapter 3

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26/3/79 @127  
@343

black man, like the man must pay for he gets. And by the token, like the white the black man will pride in what he

ected R25-million for the provision of better-style homes, and operations by international groups such as Coverland Roof Tiles give some indication of the level of demand

from Mitchell's Purn in the Cape to Sebokeng and Prynville, the company is laying roof tiles at a rate of 57 houses a day

Says Mr Fedebe: "It's a good thing they are doing here. We never expected to feel we could own this style of house. It's a great feeling."

I indeed the beginning of Sebokeng and at the moment the foundation upon which projections of 25 new cities for South Africa by the end of the century are being

private sector and the Natal Triangle has in

Mr F. Norman beside one of the new houses under construction at Emersdale. "The quality of the homes is good"



# Showpiece

# for the coloured people

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② 84

England has its Milton Keynes as showpiece town of the Seventies — a place which has emerged out of the monotony rows of the industrial revolution

It is the tangible evidence, too, that urban environment can be successfully forged with the rural

And so too, is South Africa studying into the "people first" concept in living with its own Milton Keynes called Ennerdale which lies about 40 km down the Golden Highway from Johannesburg

After seven years of planning and groundwork, this vast township for coloured people which will some day in the next century be home for 250 000 has now reached the exciting stage

For if Ennerdale is scheduled for completion in the year 2025 or thereabouts, it is catering for the housing needs of the present — an on-going development to meet population demand cycles

The first 30 of the white-style houses in the 6 000 ha township have been built, and the first citizens of the new Ennerdale which nestles in a horseshoe of hills, will soon move in

And what is important too is the fact that the project allows for people to have everything "tailor made" There will be no waiting for the extras in servicing

The natural "horseshoe" style will be carried through in each phase and "pocket handkerchief" parks will give way to neat little sun traps and sitting areas in an

phitheatres created from topsoil and boulder

A sports stadium and community centre are taking shape in the town, one of the most ambitious ever undertaken in South Africa housing, will be well served by schools, transport and shopping centres

Fifty thousand units by next century is a lot of house and the planning of residential areas which has broken away from the grid iron effect is an achievement in itself

And with density at 10 houses per hectare, as well as a mix in living-style, there is no cramming

The tiled roof houses on 600 sq metres comprise three bedrooms, lounge-dining room and modern kitchen and range in price from R18 000 to R22 000 including stand

Mr F Norman, a civic leader in the area, believes "things are at last being alleviated"

And what has obviously pleased the coloured people there has been the accord throughout the planning stages, during which they have been consulted by the Department of Community Development which acted on their advice and recommendations

Says Mr Norman "Coloured communities have been in the Ennerdale area for 60 years, and we have been long-suffering

"Now we are happy at the prospects We have insisted on landscaping in the new township and all the amenities that should belong there, and the Department of Community Development has met us in every way

"We are happy too, with the houses They are well finished and the quality is good."

*Black home ownership: many could be excluded*

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# Cost-cutting the vital factor

If R1 000 were to be knocked off the cost of black homes under the 99-year leasehold scheme the number of potential buyers could double, according to a study in the Transvaal

Soweto residents will be lucky if they pay less than R4 000 for existing homes under current plans and provisions for 99-year leasehold ownership.

Add another R2 000 for the kind of extension which most Sowetans would want to make, and the majority of them would be priced out of the leasehold scheme. But there's hope for some cost reductions as the scheme gets under way, reports SIGFRIED HANNIG.

Black incomes are so low that even a few hundred rands, charged by surveyors or conveyancers, can put thousands of people out of the home-owning bracket

This is why people who favour black home-ownership are still fighting for price and cost cuts under the 99-year leasehold scheme

row R5 000 or more (R232 or more income a month) But almost three out of 10 earned enough (R196 a month or more) to borrow R4 000

for land usage irrespective of the age or location of the property sold under a 99-year leasehold title

Some observers were shocked by the R1 533, saying that nothing prevented the authorities from selling existing serviced sites at much lower prices, while charging the

And then he still has to get a home improvement loan — because who wants to buy such a home if it's not for the sake of improving it?

With one additional room costing R2 000 or more to build, the R4 000 becomes R6 000 or more

Against this back-

thing from R2 235 to R6 660 (plus an R80 water meter), depending on its age and refinements

Thus the total selling price — home, services and land usage — of an existing Soweto home would amount to at least R3 663

And that does not include any of the other costs attached to the transaction, notably the costs of conveyancing and surveying

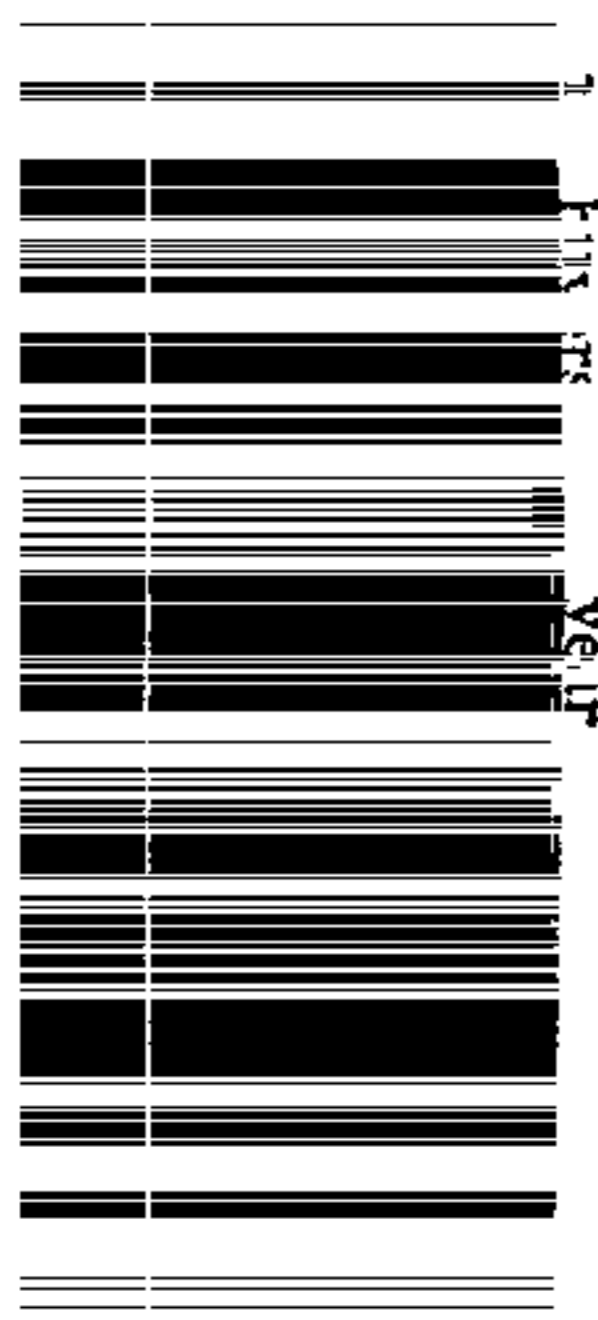
Mr Genis says that, according to the regulations, a conveyancer (attorney) would charge a total of R169 for the transaction, including the registration of the leasehold, the bond, stamp duties on both of these, administration costs and the R1 a year rental required for the first

veged because to a large extent only the corners of blocks in black townships were surveyed in the past

The surveying costs, according to an administration board spokesman, could be as high as R150 to R200 per peg

And the nominal property would require four pegs at a cost of R600 to R800 unless one or more of the adjacent properties were surveyed earlier

However, Mr Nico Malan, the West Rand Board's housing director, says the 17 existing Soweto townships currently awaiting approval under the 99-year leasehold scheme have been fully surveyed and their sites require identification only at a cost of about R50



if they were to price too many potential buyers out of the market

The crucial importance of price levels and lending practices has been shown up by a study which Dr B G Boaden, a business economist of the University of the Witwatersrand, has carried out for the Urban Foundation

The study was based on income levels of blacks in the Pretoria/Witwatersrand / Vereeniging (PWV) area

Thus the average of the breadwinner's income and of the income of the total household was estimated to calculate how many households in rented homes could afford building society loans at 10,5 percent interest

The study showed that only 14 out of every 100 households earned enough to bor-

### housing backlog

To put this into perspective, it may be noted that Dr Boaden estimated the existing number of black rented homes in the PWV area at 192 000 and the housing backlog at 70 600

Inevitably this huge backlog creates a strong demand, bearing in mind that building societies will not provide loans for extensions to existing homes unless these homes are owned under a 99-year leasehold title.

But the study shows that the cost of home ownership will make a big difference to the number of potential owners.

What are the cost factors?

The West Rand Administration Board is charging R1 533 for the services (water, sewerage, etc) plus R300

of new homes the going rates of R2 000 or more

According to the regulations, the price for services is the average of the actual cost of installation (many years ago) and the replacement (present) cost

The Star has been reliably informed that efforts are afoot to arrive at one common price for services under 99-year leasehold sales by different administration boards

### Conveyancing

The selling price of a 51/6 (the cheapest) house in Soweto is to be R1 750 plus R80 for the installation of a water meter, according to Mr P Genis, the manager of the West Rand Board's home ownership scheme

And the selling price of a better-class 51/9 house could be any-

But, he adds, R142 of this are the direct charges levied by the conveyancer. And these can be saved if the buyer completes the transaction without conveyancer

### Surveying

The trouble is that most buyers would want building society loans to enlarge or improve their homes — and building societies insist on conveyancers

What is more, other informed sources say the conveyancer's charges might add up to more than R200 — money which the buyer would have to fork out in cash.

The same applies to the cost of surveyors

At the very least, a buyer would have to pay for a surveyor to identify the property — an estimated R50.

More likely, however, the property would have to be sur-



Unless efforts to cut costs and prices are successful. Soweto residents could easily pay R4 000 or more to own such a house under the 99-year leasehold scheme.

ground moves are a-foot to cut costs at all levels in order to permit a large-scale and rapid emergence of home ownership in black townships.

Hopes are high that surveying costs in particular will be eliminated

There is no need for surveyors to identify properties which are

readily identifiable in any event, the argument goes.

Besides, surveyors will be needed to lay out new areas if the

housing backlog is to be reduced

Perhaps similar commonsense can help to cut the other costs as well.



ECOPLAN FOR SOWETO

# One step forward

(127) pm 6/4/79

The Ecoplan consortium's proposals for Soweto are a start — but nothing more. They are hardly a final solution for the township's pressing needs.

For one thing, the plan takes no account of what the people of Soweto themselves want. This is obviously crucial to success of the whole exercise. The old philosophy of plan-first-and-ask-afterwards is now thoroughly discredited. Take Durban's new Indian township, Phoenix, to see why.

Can one really expect an impoverished, overcrowded community living under deteriorating conditions to pull itself up by its bootstraps, even with substantial help? The consortium pro-

insurance for the house itself.

While life assurance is available to blacks, house insurance presents a real problem. If it is obtainable at all the rates would have to match the undeniably high risk.

With such extra financial burdens, Sowetans might be excused scepticism about the advantages of home ownership. Yet the consortium is confident that, given a vigorous marketing campaign, more than 80% of householders will buy their homes within a relatively short time.

The consortium has accepted, a little uncritically perhaps, that the land area is fixed, with only limited room for extensions. Thus, faced with the need to pro-

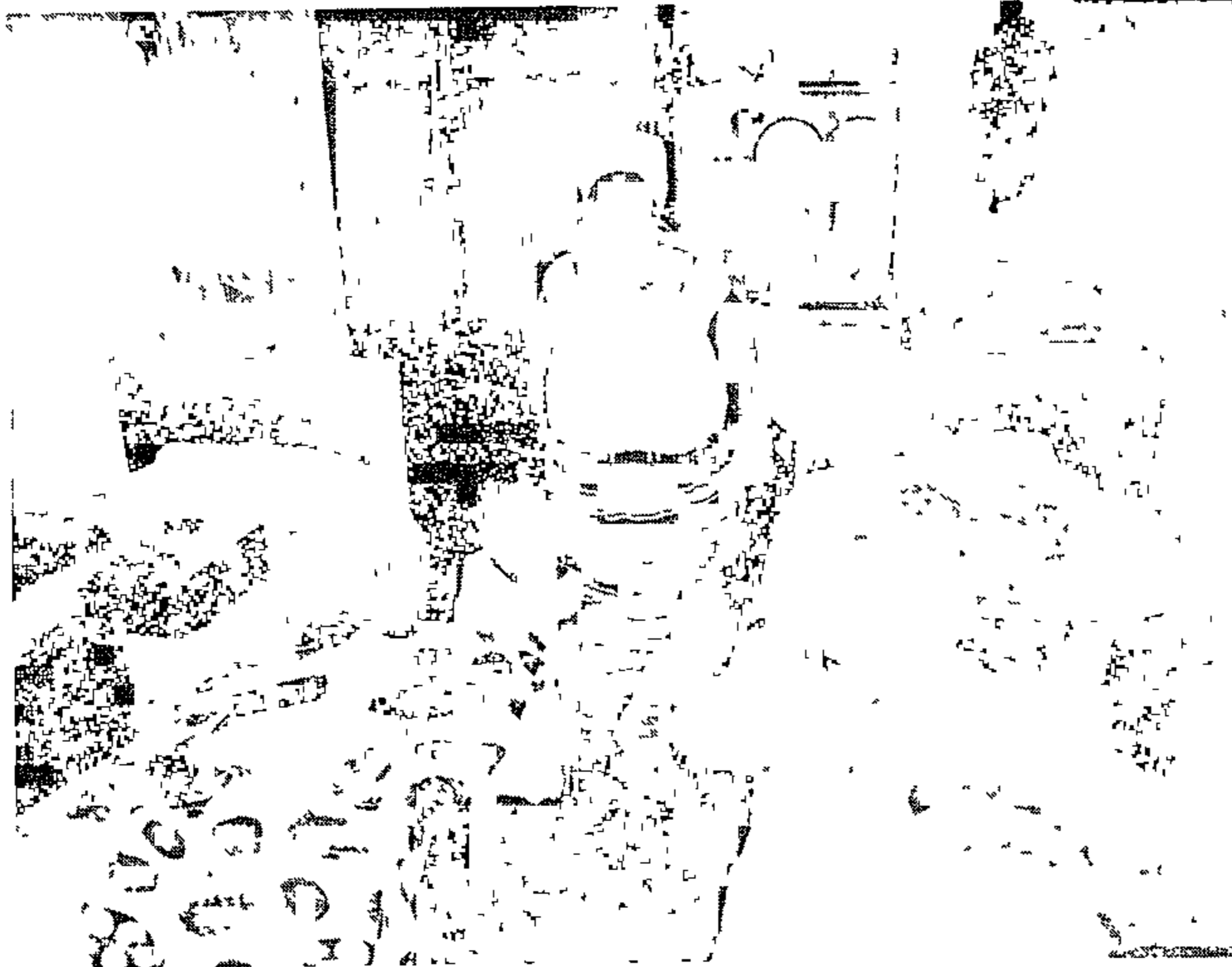
apparent how they can be "integrated gradually into the community" by being moved into flats with eight people to a flat.

Financial implications of the proposals are staggering. Experience suggests that the estimate of R705m could be only a start.

The government is called upon to hand over existing buildings to the council and waive the R63m still owing. It is also expected to go on meeting annual administration deficits estimated in 1979/80 at R11m. Cash flow depends on the residents buying their houses.

There are many details in the plan which could be criticised. That is why it should be taken as a starting point, and not as a final scheme. Unless there is clarity on broad policy issues such as the growth of the whole PWV region and employment opportunities the plan could come unstuck.

The problems of Soweto are urgent, but there is no urgent need to make things worse by unsound solutions.



Who needs higher density?

vides no real answer.

Looked at from any angle, the R705m development plan means that Sowetans are going to have to pay more for a roof over their heads. Key elements in the financing are that residents buy their houses and the site and service system is replaced by site rating and consumption charges.

This could mean that a family currently paying R15/month rent might be required to pay upwards of R45/month on a new house, plus water and electricity charges. In addition there would be the costs of compulsory life insurance to cover the mortgage loan, and

vide 34 000 to 50 000 dwelling units by 1985, the planners have opted for higher density living without considering possible alternatives.

Their solution is "high density single and double floor units and three floor blocks of family flats," raising densities from 38 to 62 units/ha. There would also be neighbourhoods created with high-rise flats and various business and entertainment amenities. If these are to succeed the inhabitants will certainly have to be consulted beforehand.

Another point needing further consideration is the position of the 45 000 hostel dwellers. It is not immediately

# Over-hasty demolition of houses — councillor

Star 9/4/79

By David Breier  
Johannesburg's suburbs of Doornfontein, Jeppe, Fairview and Troyeville have been devastated by the demolition of hundreds of houses years before the area will be needed for renewal.

And the process of devastation is being continued by the Department of Community Develop-

ment despite city council attempts to stop it.

City councillor Mr John Fossett accused the department this week of being 'a law unto themselves'.

He said that some years ago he persuaded the council to allow homes to be demolished only if the land would be built on again within six months.

This had helped stop the rot in Doornfontein but in Jeppe/Fairview/Troyeville which is frozen only the Community Development bought and it was not bound by council rules.

Mr Fossett said Community Development was still demolishing homes without any immediate prospect of the land being built on.

He said that when the department bought a house it no longer had to pay rates. In this way the council was losing millions of rands in rates.

Mr Fossett lashed out at the department for 'putting the fear of the devil' into local residents in department-owned houses. 'To get them to leave early so that their houses could be demolished.'

These people were scared by being told their roofs would be demolished over their heads, he said.

He said old people this week had to pay R20 for moving when they had to leave a block of flats to be demolished.

Mr Fossett also criticised the department for charging exorbitant prices for land. For example, the Methodist Church had had to pay R138 103 for less than 0,4 ha for an old-age complex.

Industrial ground would cost about R250 000 for 0,4 ha, he estimated. These prices would hinder the renewal of the area.

## PLANNING

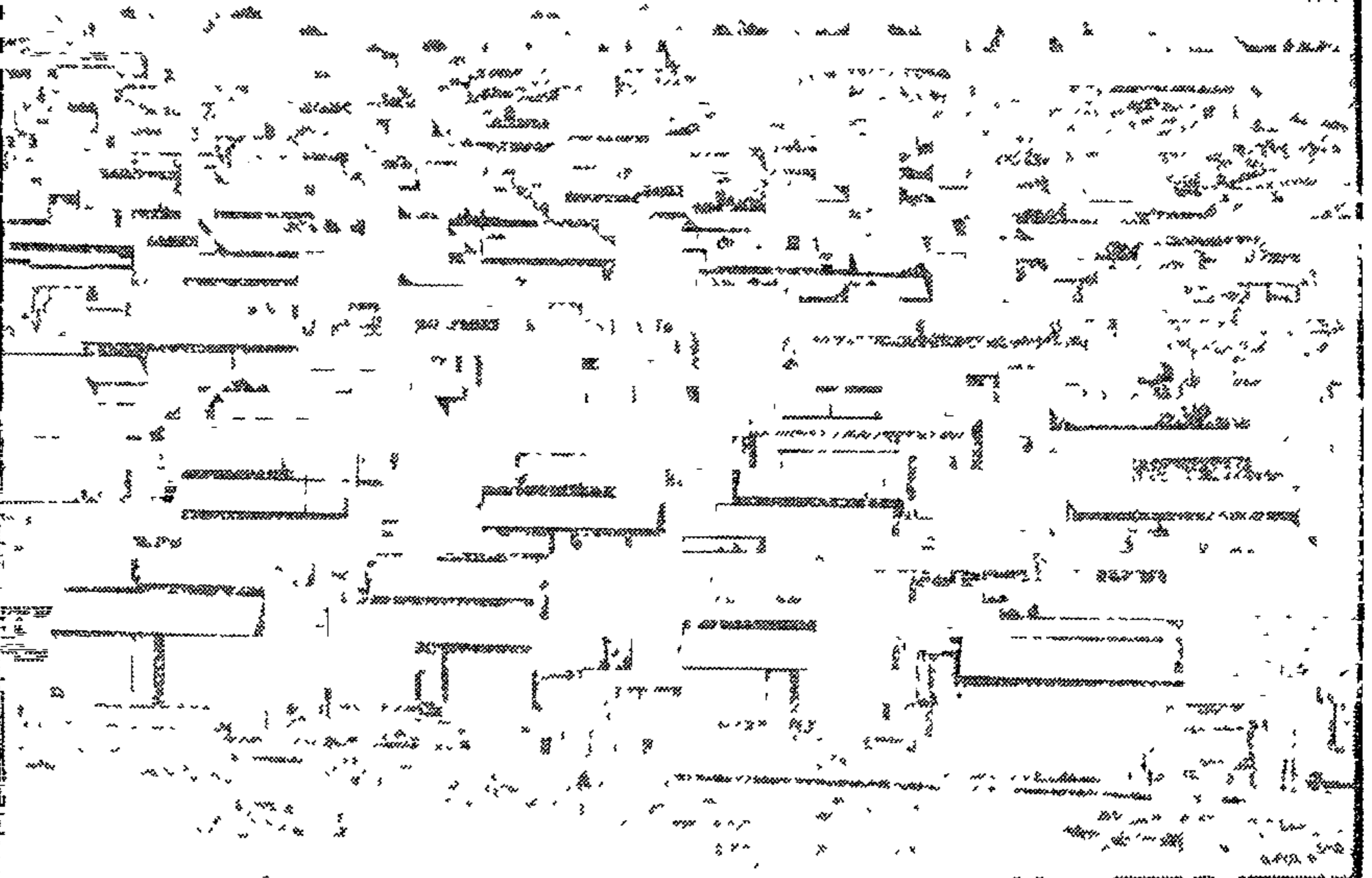
The idea of moving industries and other 'non-conforming uses' from residential areas to the 'Troyeville block' north of Bezuidenhout Street was good town planning, but he criticised the manner in which it was being done.

After zoning schemes for the area were approved, renewal would begin as land was resold.

In Doornfontein, the huge New Doornfontein development scheme was still being held up by provincial red tape.

~~(1) 84~~

(2) 127



Many of the families occupying these townships homes may soon own and improve them — with the help of building society loans under the 99-year leasehold scheme

exclude a vast proportion of urban blacks from building society loans

### Condition

But requirements vary from one building society to another

Mr R T Hart, Transvaal regional manager of the Natal Building Society, told The Star that loans for the purchase plus improvement of the cheap 51/6 type homes would be provided by his society

But this would be on condition that the homes were structurally sound

● "Building societies are required to ensure that a borrower's monthly bond repayments do not exceed 25 percent of his regular monthly income," say the guidelines

"Most societies are prepared to regard 100 percent of the breadwinner's income and up to 50 percent of the spouse's regular income as income for this purpose"

It should be noted here that Dr Boaden's calculations were based on the average of the breadwinner's and the household's income

● Building societies will require a deposit of at least 20 percent of the value of a housing loan, unless part of the property is already paid for or collateral security is provided

This is a legal requirement

"Moneys so invested will be released as and when the loan has been reduced to an acceptable level"

● Fees attached to housing loans also add to the odds against the potential home owner

Firstly there is the mortgage bond registration fee which varies from R55 for a loan of up to R700 to R125 for a R10 000 loan and R240 for a loan of R40 000

Then there is the valuation fee which building societies charge for inspecting and valuing properties

This ranges from R10 for an ordinary loan of R3 000 to R40 for a R7 000 building loan and even more for higher loans

● Finally there is the requirement of comprehensive insurance for every house mortgaged to a building society. At present this costs about R1.50 a year for every R1 000, but it may vary from one building society to another

In addition, building societies offer, through their

insurers, a form of life insurance designed to repay the loan in the event of the death of, say, the breadwinner.

### Risks

While the building society guidelines may appear harsh, bearing in mind the level of black incomes, it must be noted that largely they serve to safeguard the interests of inexperienced would-be home owners

Sudden unemployment of either husband or wife is one of the risks which has to be taken into account

With this in mind it is worth studying the table reproduced with this article which sets out the monthly repayments in rands on a loan of R1 000 at various rates of interest over various periods

The table, provided by the Association of Building Societies, does not show the repayment rates at 8.75 percent interest

But it serves to demonstrate how the repayments vary under interest rates which are subject to fluctuations from time to time

It also shows that a great deal of money can be saved if the loan is repaid over a shorter period

Take a nine percent loan over 30 years and a 9 percent loan over 10 years

In both cases R7,50 of the first repayment on a R1 000 loan represents the interest, but does not repay anything

In the case of the 30-year loan, the so-called repayment reduces the loan by only 55c

**Footnote:** Additional information is available in "The building societies' guide to home-ownership for urban blacks," which can be obtained from building societies on the Reef or from the Association of Building Societies, PO Box 5728, Johannesburg 2000

A pamphlet entitled "Black home ownership arrives" can be obtained from the Urban Foundation, PO Box 1198, Johannesburg, 2000

# Boards help buyers at lower deposits

## Pledge

While the need for such hefty deposits will hit the poor very hard, some employers may well decide to come to the rescue

"An employer may be prepared to invest money with the building society at interest and pledge the investment to the society as security for the excess loan requirements of this employee," the guidelines point out

Would-be black home owners can buy their homes through loans from Administration Boards at much lower deposits than those required by law in the case of building society loans

But there are important considerations which make board loans less attractive propositions to

home buyers as well as to Administration Boards

The boards obviously would prefer to see black tenants buying their homes with building society loans

This would give the boards immediate payment for the full value of the properties — money which would increase their ability to provide housing for those who cannot afford to buy homes.

The alternative of board loans means a slow payment of the same money as buyers pay off the loan to the boards

## No plans

For much the same reason boards are expected to be reluctant to grant any loans for the improvement of existing homes being bought under the 99-year leasehold scheme.

Indeed there are no plans for such loans, according to Mr P Genis, manager of the West Rand Administration Board's home ownership scheme

The obvious reason is that a home improvement loan would increase the board's financial commitments while a loan for the purchase of an existing home does not require any outlay from the board.

Yet most home buyers are expected to be motivated by the desire to improve their homes — and they would want home improvement loans for that purpose.

That is why board loans, which provide no money for improvements, are expected to take second place to building society loans

Of course, it may be feasible to obtain a board loan first and a building society loan for home improvements afterwards. But this would be cumbersome, even if the boards and building societies were prepared to consider it.

## Cheaper

And then there is the risk that a house bought with a board loan may not meet the building societies' requirements, such as structural soundness, for a home improvement loan.

Moreover, at the building societies' initial lend-

ing rate of 8,75 percent their loans are considerably cheaper than the 9,5 percent loans currently offered by the boards

There is nothing to prevent the Minister of Plural Relations from lowering the boards' lending rate below that of building societies. But that would amount to reducing the boards' chances of getting immediate and full payment for home purchases which take advantage of building society loans.

All considered, would-be home owners seem best advised to get their housing loans from building societies

Yet it is worthwhile considering that a board loan requires a deposit of only R300 or 5 percent of the purchase price of the property — whichever is the lesser — while a building society loan requires a 20 percent deposit.

Whatever the choice, the first step towards home ownership for Sowetans is to approach Mr Genis at the West Rand Board's offices in New Canada.

## Confined

At this stage only Dube residents may apply, but other Soweto townships and townships elsewhere, are expected to be opened to 99-year leasehold purchases soon.

Mr Genis points out that purchases of existing homes are confined to the present occupants of such homes.

He will not consider selling any occupied home to anybody other than the family occupying the home

After the initial submission of documents for the acquisition of a 99-year leasehold right, Mr Genis's office will send the prospective home owner to building societies for loans.

At least one building society has been open to consideration of such housing loans in Johannesburg and Soweto since the beginning of this month

The approach can be made through any branch in central Johannesburg or at the Diepkloof branch of the Natal Building Society, which is opening a branch in Dube in August, says Mr R T Hart, Transvaal regional manager of the NBS.

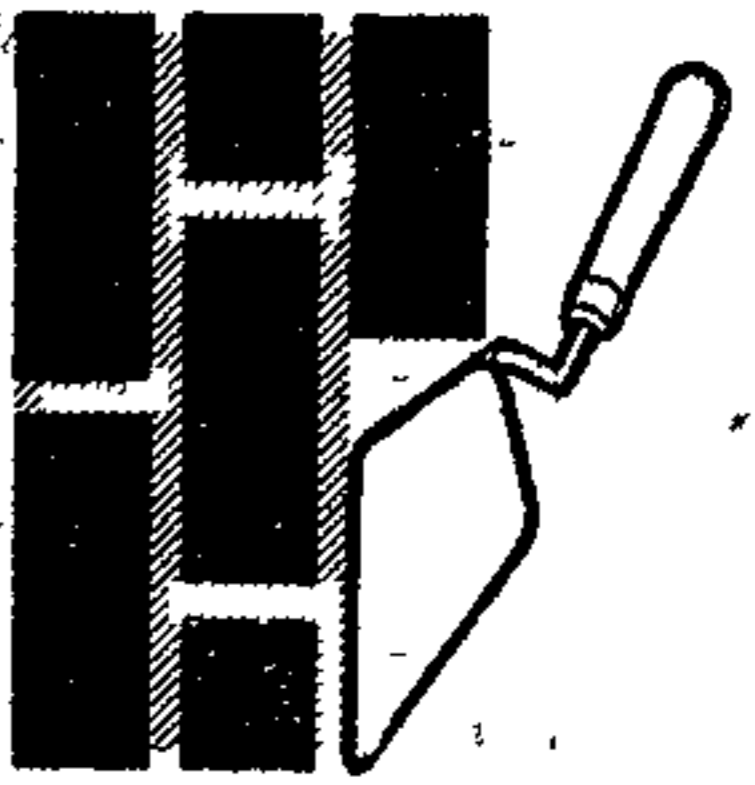
# Blacks can set home loans cheaper than other races

- How many urban blacks will qualify for housing loans under the 99-year leasehold scheme?
  - Is it better to get a housing loan from a building society or from an Administration Board?
  - What are the requirements for housing loans?
- SIEGFRIED HANNIG tried to get answers to these crucial questions related to the new home ownership scheme for urban blacks:

A startling three-quarters of black township tenants in the Pretoria / Witwatersrand / Vereeniging area — about 144 000 families — theoretically could become home owners after the latest reductions in lending rates of building societies.

But various other factors, including the guidelines on lending now published by the Association of Building Societies, will cut heavily into the number of those who can avail themselves of the 99-year leasehold rights.

The good news is that would-be black home owners, eligible for loans of up to R10 000, can get these loans at 8,75 percent interest instead of the 10,5 percent which applied about six months ago. This means that the cost of monthly repayments on a 30-year loan has dropped by well



over R1 to less than R8 for every R1 000 of the loan.

The new deal is partly attributable to two successive decreases in the general structure of interest rates.

But the biggest cut stems from foreign loans of about R30-million which the Urban Foundation helped to negotiate specifically for the 99-year leasehold scheme.

The loans made it possible to give blacks who buy, build or improve homes under the 99-year leasehold scheme building society loans at 0,75

percent under the interest rates applicable to everybody else.

The Urban Foundation obtained the loans at prevailing market rates in America, which are substantially lower than those in South Africa.

But a lot of the difference was wiped out by the costs of forward exchange cover, non-resident's tax and the normal administration charges of local building societies.

### Number

Furthermore the difference was reduced because the foreign money makes up only half of any housing loan, the other half being provided by the building societies at the South African rate.

Nevertheless, the 0,75 percent reduction in the overall lending rate for black leaseholders adds many thousands to the number of potential home

owners, until the loans have been exhausted.

The foreign loans are for a five-year term, after which it is hoped black incomes will have risen sufficiently to permit borrowers to pay the going interest rate without undue hardship.

Of course the possibility of a renegotiation of the foreign loans after the five years is not being ruled out at this stage.

In view of the low income level of blacks, the reduced lending rate has a major impact on the number of potential borrowers.

Dr B G Baden, business economist of the University of the Witwatersrand, made some calculations on the basis of estimates of township incomes which are not fully reliable.

At the 10,5 percent lending rate half a year ago, he worked out that 29 percent of black households in rented homes in the PWV area could afford 30-year loans of R4 000 or more.

At the new rate of 8,75 percent, 42 percent of the households could afford these loans. However, these calculations assumed that building societies would not grant loans to people if their monthly loan repayments plus R12 site rental exceeded a quarter of the household income.

In fact the building societies have ignored the R12 site rental.

### Eligible

This means that even more families are eligible for building society loans of R4 000 — namely 75 percent, according to Dr Baden's revised estimate.

On the same basis 60 percent would be eligible for loans of R5 000 repayable over 30 years while 33 percent would be eligible for similar loans of R6 000.

The monthly household incomes necessary for such loans would be R128 for a R4 000 loan, R156 for a R5 000 loan and R188 for a R6 000 loan.

The trouble is that R156 is below the breadline income for a family of six in Soweto. And the monthly repayment on a R5 000 loan over 30 years would be roughly R39, money that would cut into the living standard of the family to the extent of producing malnutrition.

The sum of R5 000 would be just enough to pay for the cheapest existing home in Soweto plus an improvement costing little more than R1 000.

### Factors

But there are other factors, apart from the household subsistence level, which cut into the 75 percent home ownership potential.

One is the proposed electrification of Soweto, which is expected to add about R12 or more to household budgets by way of electricity tariffs, not to mention expenditure on electrical appliances.

Other factors arise from the guidelines for black housing loans announced by the building society movement.

“As a rough guide, building societies will probably be prepared to consider the granting of loans over houses of the 51/9 type or better... which are to be improved out of part of the proceeds of the loan,” says the Association of Building Societies (see footnote).

The 51/9 type are the better class homes, with bathrooms — which would

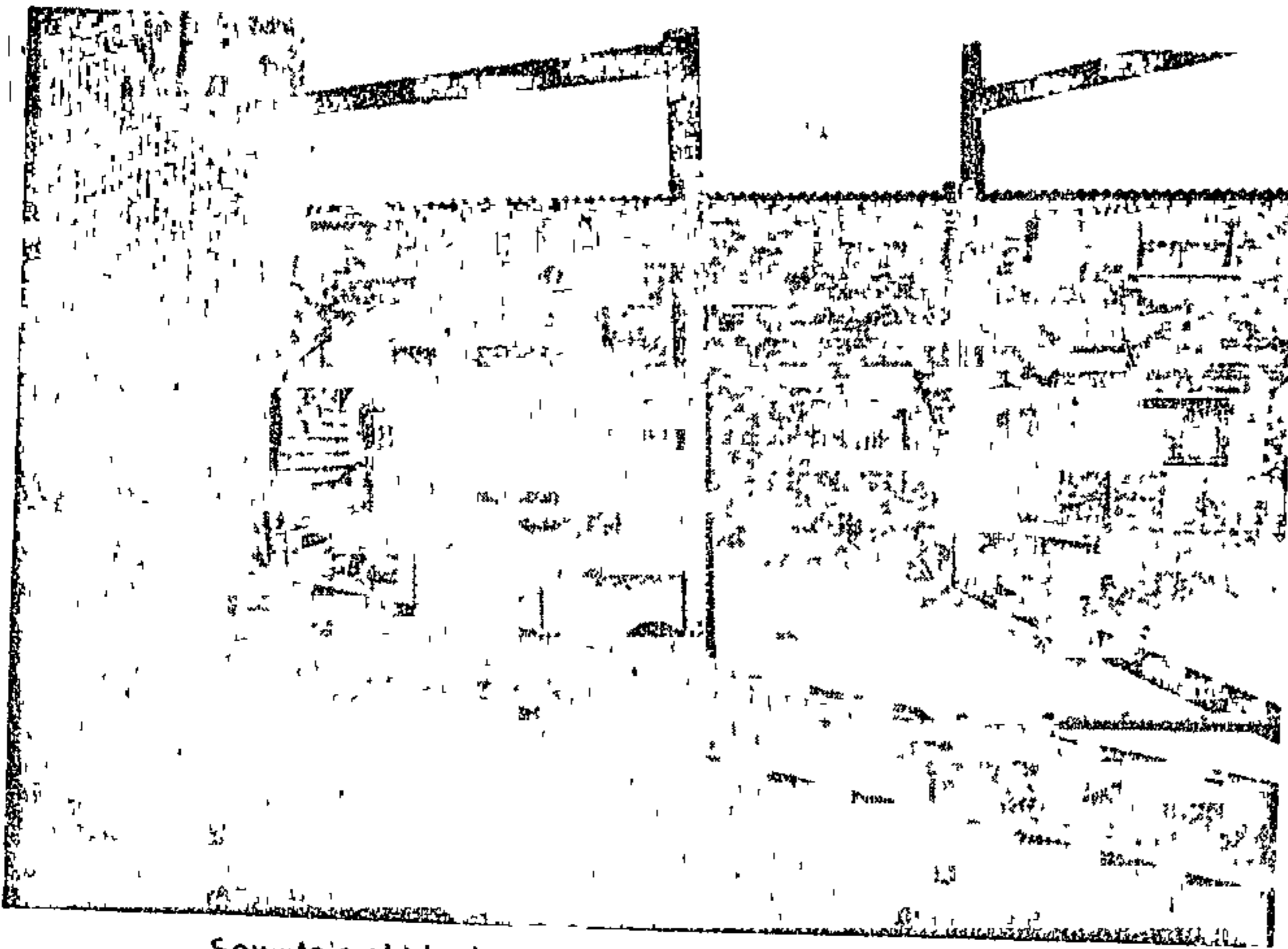
Interest rate	9,00%	9,25%	9,50%	9,75%	10,00%	10,25%	10,50%	10,75%	11,00%	11,50%
30 years	8,05	8,23	8,41	8,59	8,78	8,96	9,15	9,34	9,52	9,90
25 years	8,39	8,56	8,74	8,91	9,09	9,26	9,44	9,62	9,80	10,17
20 years	9,00	9,16	9,32	9,49	9,65	9,82	9,98	10,16	10,32	10,68
10 years	12,67	12,80	12,94	13,08	13,22	13,35	13,49	13,63	13,78	14,06

Funzo/477 (127)

# SOWETO FLATS Recipe for disaster?

**High rise in Soweto?** Last week's announcement that the West Rand Administration Board plans to build 400 flats in Diepkloof Extension has not found universal approval.

Professor James Gardner, of the University of the Witwatersrand's division of applied psychology, tells the *FM* that the plans would be a recipe for disaster.



Soweto's old high rise unwanted by the residents

high-rise living quarters have often been dramatic increases in vandalism and that "you would be doubling the already high crime rates in these areas."

What then should be the solution to the housing problems of the country's black urban areas? Renovate depressed white areas like Johannesburg's Mayfair and Hillbrow, and then gradually set up integrated neighbourhoods in these areas, urges Gardner.

It is pointed out that when Soweto was administered by the Johannesburg City Council's Non-European Affairs Department, high rise housing projects were tried but rejected by residents.

• Wrab has decided to convert the Mzimhlope hostel into family units.

Nearly 1200 families have been crowded in appalling squalor there since then. Kaptown shanties were flooded out almost two years ago.

Rents for this squalor are exorbitant. Wrab charges R10 a bed in a two bedded room, and R7 in an eight bedded room, with half rates for children. A creche is being run in a disused shower. Kwashiorkor, scabies and colds are rife, according to a nurse who conducts a clinic at the hostel.

High rise buildings cannot ease the acute black housing shortage in SA, he says.

Gardner cites housing projects undertaken during the Sixties in Singapore, and the US's St Louis Pruitt Igoe housing project for 10 000 low income blacks, as cases in point. "Those projects couldn't work. They had to tear them down," he

adds.

Gardner warns that local authorities should not lull themselves into the false belief that high rise buildings in places like Soweto are best because they are cheap. He cautions "The consequences won't be cheap."

Gardner argues that the effects of

# Bid to end coloured housing crisis

8/24/79 127

The Minister of Planning, Mr Heunis, has taken the first moves to declaring a large area south of Johannesburg as a coloured group area big enough for up to 2 800 homes.

This could wipe out the city's coloured housing shortage, which could otherwise remain at up to 2 000 for at least five years due to shortage of proclaimed ground for coloured housing

Mr Thys Wilsnach, director of the city's Coloured and Asian Affairs Department, said the ground involved was south of Bushkoppies, which is across the Potchefstroom road from Eldorado Park

The proposed new coloured area is commonly known as Olifantsvlei and is just north of the Olifantsvlei sewerage works

Mr Wilsnach said an inquiry into the proposed new group area would take place on May 10

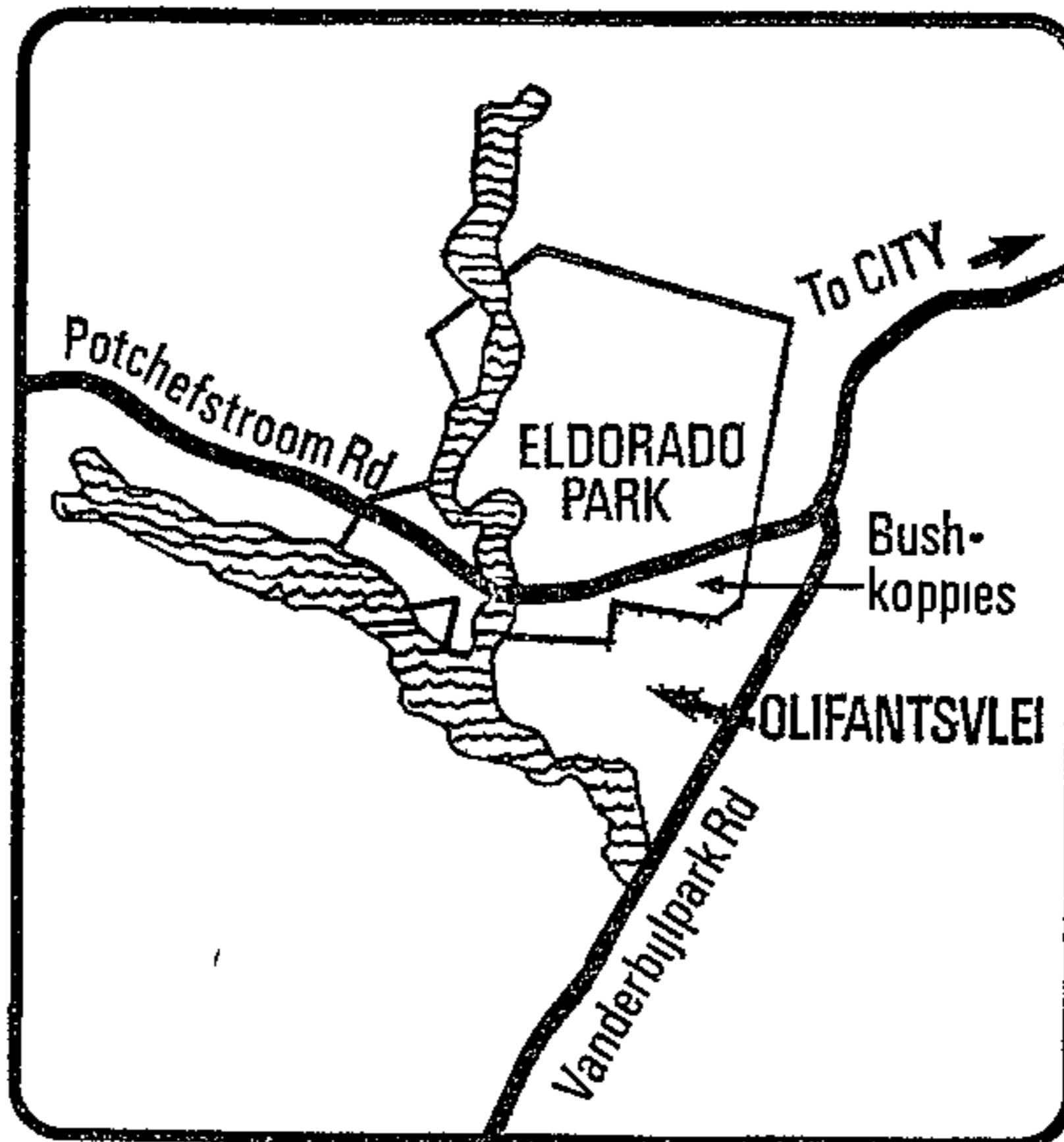
### WIPED OUT

A senior member of his department, Mr J J Peens, assistant director (townships) of the department, recently told the Johannesburg Chamber of Commerce's black, coloured and asian affairs committee that due to a shortage of land in the municipal area the coloured housing waiting list would remain at between 1 600 and 2 000 units for at least five years

Mr Wilsnach said the new Olifantsvlei proposal meant this shortage could be wiped out

The city council will discuss housing figures at its meeting this evening

According to these figures, there is a coloured housing shortage of 3 541 units, and another 600 houses will be needed yearly to deal



The area at Olifantsvlei, south of Johannesburg, which will be able to accommodate 2 800 homes for coloured families.

with natural increase and influx. There are 5 367 houses under construction or in an advanced planning stage, and they should be completed in the next three years.

In addition the Department of Community Development intends building 4 766 houses in Eldorado Park and Ennerdale (which is outside the municipal area) during the next three years.

Mr Wilsnach said many coloured people in Johan-

nesburg who worked in Sasolburg, would then wish to move to Ennerdale to be closer to work

The Indian housing shortage is estimated at 1 800 families with an additional 300 families every year due to influx and natural increase. Resettlement from Pageview and the Diagonal Street area could aggravate this

The Department of Community Development is at present financing 3 300 houses in Lenasia



# 'Administrative terrorism' by Govt alleged

Star 25/11/79.

~~(1) 80~~  
~~(2) 80~~  
(3) 27

Mr Marais Steyn, the Minister of Community Development, should be prosecuted for inciting unrest, violence and bitterness through Group Areas evictions, Dr Selma Browde (PFP) said at yesterday's Johannesburg City Council meeting

And Mr Sam Moss, MPC, leader of the Progressive Federal Party opposition in the council, accused the Government of "administrative terrorism probably unique in any part of the world"

These attacks were made in a debate on evictions of coloured and Indian people from white areas despite the housing crisis in coloured and Indian areas

Dr Browde described figures on housing shortages supplied by officials of the council and the Department of Community Development as "completely misleading"

#### FOUR COURTS

These figures stated there was a council waiting list of 3 541 for coloured housing and 1 800 for Indian housing with the Department of Community Development

She said it was estimated between 18 000 and 20 000 people were living illegally in white group areas

Dr Browde added that four courts had been set

aside to hear Group Areas cases which were being pursued with increasing "viciousness and ferocity"

She said that in view of the housing shortage in coloured and Indian areas and the oversupply of white housing, the policy of evicting people was 'insane'

'What must they do — commit mass suicide?' she asked

Mr Carel Venter, chairman of the council's housing committee, said the Department of Community Development planned more than 17 000 houses in Ennerdale by 1988

Mr J F Oberholzer, MPC, chairman of the council's management committee, suggested Pageview, Vrededorp and Fordsburg become Indian areas

M.W. 28/6/79

# Focusing finance biggest problem says Steyn

ERWORLD — The biggest problem facing the man in the street is how he could afford the finance necessary for a house to cater for his own needs, the Minister of Community Development, Mr Marais Steyn, said yesterday.

Speaking at the opening of a homes exhibition, Mr Steyn said the government had already instituted measures to contain housing costs and to keep housing within the reach of the ordinary man.

"We have already seen that Mr Steyn's average earnings between R425 and R825 a month, Mr Steyn said

Accepting the international norm that no more than 25 per cent of a person's income should be spent on

housing, it could be seen that this income group could not afford more than R105 to R205 a month on a house for interest and capital redemption

In other words, this group qualified for loans of R11 000 and R21 500 repayable over 30 years

"Assuming that they borrow 80 per cent of the price of the house plus land, and finance the remaining 20 per cent themselves, we can see that they can afford homes costing between R13 500 and R27 500"

This was the crux of the problem facing the building industry and demanded the attention and co-operation of the aspirant home owner and the authorities

Mr Steyn said the government had in-

stituted the following measures to contain housing costs

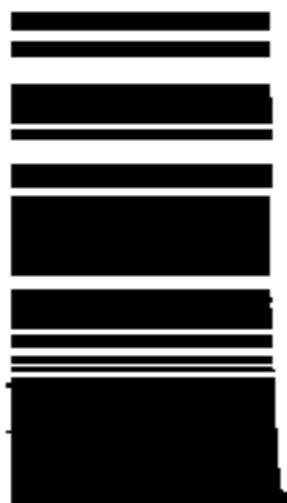
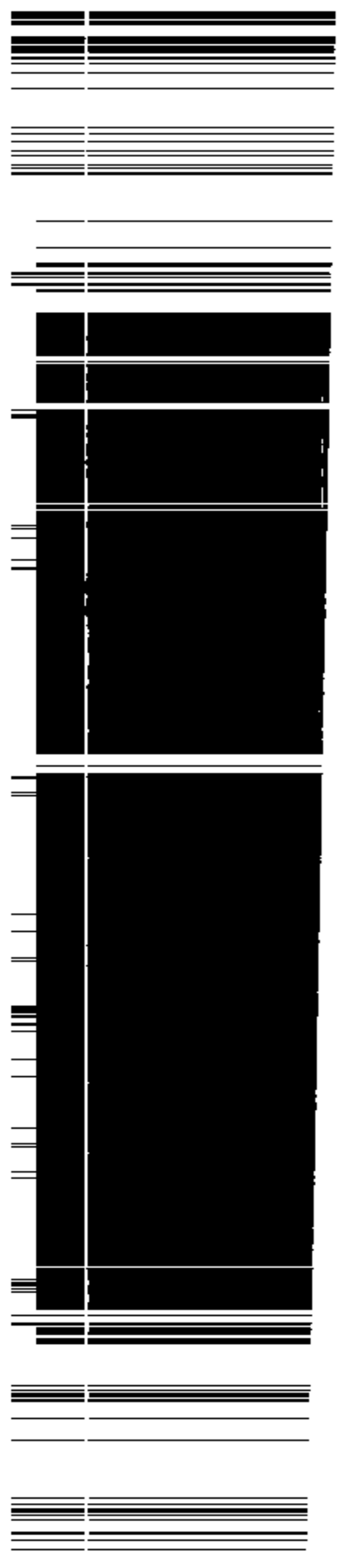
- The removal of transfer duty on plots up to R8 000 and on plots with houses on them selling up to R20 000
- The requirement whereby a borrower could receive only a loan not exceeding 80 per cent of the valuation of his home, he himself having to contribute 20 per cent
- The voluntary co-operation of building societies not to allow second bonds on housing loans
- Differential rates of interest for different loan amounts, the smaller borrower paying lower rates
- A state-aided home-ownership savings scheme offering the unique ad-

antage of a 10 per cent subsidised, tax-free rate of interest

Under this scheme the aspirant home owner could save or invest up to R10 000 as the deposit on his own home while similar investments could be made on behalf of one's children or parents

"To my mind, this scheme is still under-supported. The news media will be rendering a valuable service if they will again bring it to the notice of the public"

Mr Steyn said the media's assistance a few months ago when important improvements had been made to the original scheme resulted in hundreds of new savings accounts with building societies — SAPA



QUESTION 1 - SUGGESTED

Check:

- Material costs
- Less: 100 kg Alpha in
- Labour
- Variable overhead

**SLUM CLEARANCE** (VSA)  
**Beyond Crossroads** (VSA)



Will government plans to turn Alexandra township into a massive "hostel city" outside Johannesburg become a ghastly reality?

A number of residents in the slum community tell the *FM* that much depends on a Unisa socio economic survey commissioned by the township's six man liaison committee (Alex has no Community Council). The results will be handed to the Department of Plural Relations and Development (Prad) in mid June.

What is at issue is that in mid March a policy decision was taken to move Alex residents to Tembisa and Soweto allocating the area to migrants in single sex hostels.

Now the feeling is that after Prad Minister Piet Koornhof's decision on Crossroads, "our township will be saved," according to Dominee Sam Buti, the liaison committee chairman. Buti also argues that because Alexandra, unlike Crossroads, is a legal and established community, there is hope that government will have a change of heart.

Testifying to the authorities' govt. Buti confirms that Wrab agreed last to stop the arrests and raids on residents which had become an ugly feature of the township, until talks with government have produced a decision on the future of Alexandra.

Meanwhile, bulldozing of houses has officially been halted. But what the residents really want is a programme of clearance, replanning existing sites and stands. In such a way that families could be accommodated in better planned family flats similar to those in Cape Town's Mitchell's Plain.

Buti: As for massive single sex hostels in place of family housing, residents are very vocal indeed. This is an abnormal relationship between people and normal people.

The fate of Alexandra is still in the balance. The Crossroads decision notwithstanding.

So far this year no essential services like sewerage — have been attended to in a township of 5 661 African, 3 000 coloured and 583 Indian families. Last year 70 families were actually moved to Soweto.

# Suzman warning on Soweto

CAPE TOWN — The critical housing situation in Soweto had turned the area into "an indoor squatter camp," the Progressive Federal Party's Mrs Helen Suzman, MP, said yesterday

At the same time she warned the Minister of Co-operation and Development, Dr Koornhof, that if he did not appreciate the urgency of the situation in areas like Soweto he would face a repetition of the 1976 riots

"He has inherited a very dicey legacy and I have to say that the government's record regarding positive action in Soweto is abysmal over the past three years," she said during the debate on the Co-operation and Development Vote

She urged the government not to wait until the report of the Cillie Commission before it acted

"Where Oh where is the electrification scheme that more than anything else would light up and change the face of Soweto?" she said

It was over four years since private contractors had made feasibility studies and over three years since a consortium of banks agreed to put up the money for the scheme

She also demanded to know what had happened to the massive building

programmes in Soweto In 1976 only 780 houses had been built, in 1977 there were 414, and 1978 only 320 had been built

"It is a very sad reflection that the Witwatersrand Administration Board spent R94 500 on providing accommodation and R650 000 on providing liquor facilities in 1978," Mrs Suzman said

"Does this Minister realise how critical the housing situation is — that 14 people sleeping nightly in one tiny house is the norm It is an indoor squatter camp

Mrs Suzman also strongly criticised the delays in the 99 year leasehold scheme She said only three of these leases had actually been registered

"I have to tell the Minister and members opposite that urban blacks are desperately unhappy about the question of the loss of South African citizenship," Mrs Suzman added

People were being deprived of their citizenship and this was a serious cause of tension

— PC

Too Late  
For Classification

Deaths

THELON — William Herbert, passed away peacefully at 10 20 p m last night

# 3652 coloureds wait for homes

Star. 9/5/79. (127)

Johannesburg City Council has a waiting list for 3652 homes for coloured people and 357 vacant council-built houses for whites, a Johannesburg magistrate was told yesterday.

Mr M P Wilsnach, director of the council's Coloured and Asian Affairs Department was giving evidence at the trial of Miss Jane Jackson (26) who has pleaded not guilty to contravening the Group Areas Act by living at Ardenlee Court, Smit

Street, in a white area. He said that illegal coloured lodgers in houses in coloured areas were not evicted because there were no homes for them.

The case was postponed to June 6.

Four more cases were heard yesterday — the second day of a two week period when four special courts will hear more than 90 Group Areas Act cases.

In two separate cases Mrs Nazila Fredericks

(22) and Mr Rodney Hedley (22) were charged with living illegally in Bertrams, Johannesburg. Mrs. Fredericks's case was postponed to May 16 and Mr Hedley's to May 11.

Mrs Farida Brand (25) pleaded not guilty to living illegally in Orion House, Bree Street, and her case was postponed to May 16.

The case of a sixth accused, Mr Rodney Fredericks (22) was postponed to May 18.

[4]



MONDAY, 21 FEBRUARY 1972

indicates that...

488/30

Hansard 15 (905) 21/5/72  
Rural Development Commission for Blacks

Express

88

769 Mr H E J VAN BENSBERG asked the Minister of Plural Relations and Development

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N = 30

60

(1) How many houses are available in (a) Soweto (b) Tembisa and (c) Alexandra for Blacks employed in the (i) Randburg and (ii) Sandton municipal areas.

10

56

4

96

8

20

12

56

7

if

(2) what single accommodation for males and females respectively is available in (a) Soweto (b) Alexandra and (c) other areas for Blacks employed in the (i) Randburg and (ii) Sandton municipal areas.

x

(3) what are the rentals of the (a) houses and (b) single accommodation available in each case

The MINISTER OF PLURAL RELATIONS AND DEVELOPMENT

(1) and (2) Houses and other accommodation are not reserved for Blacks employed in specific areas, but are made available to Blacks qualifying for such accommodation

variance

[3]

final

(3) Falls away

variance = total deviation

$x^2 = 14$

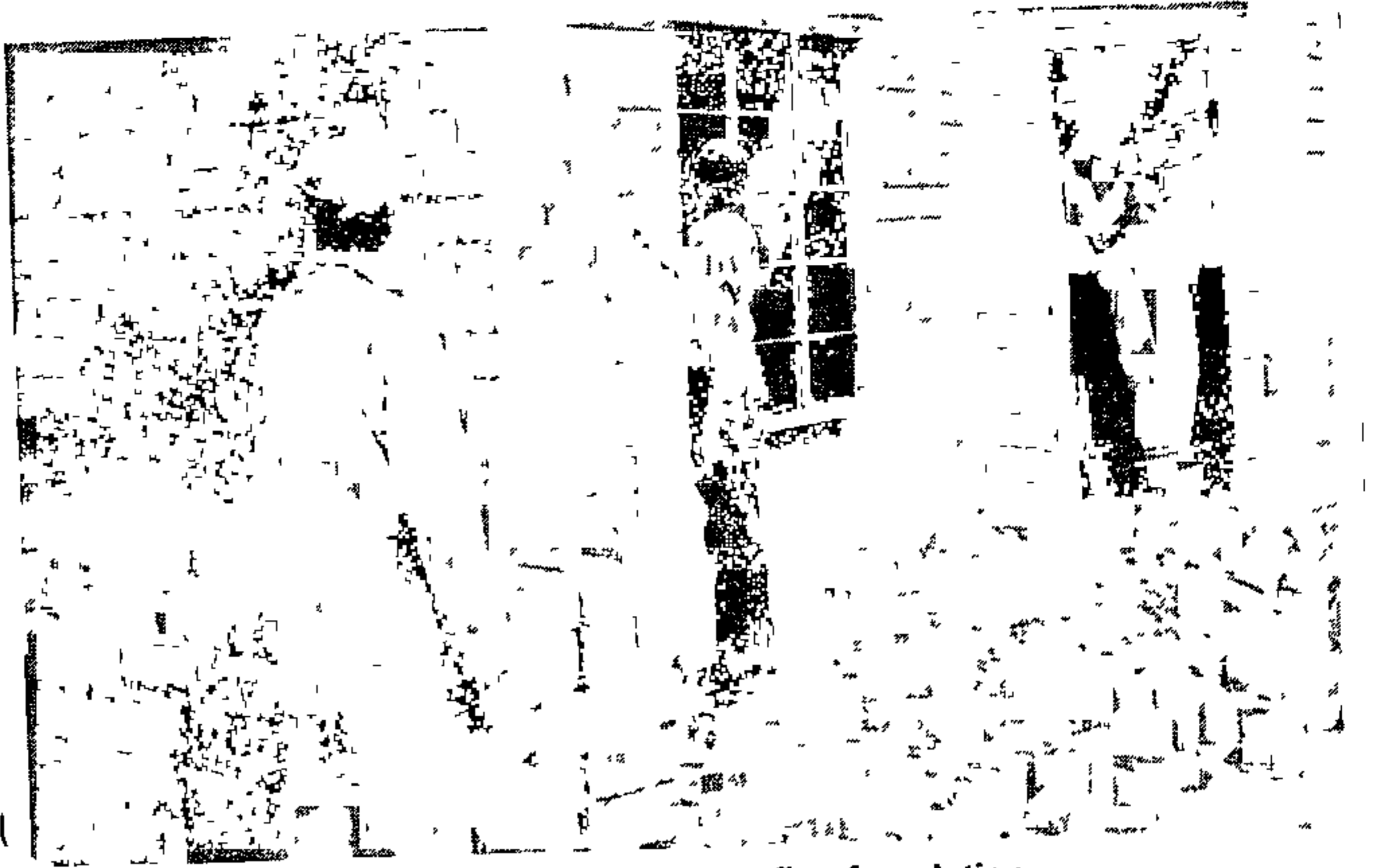
$x = 2$

(the variance) is larger than the number of

the square of a number > 1

(b)

Gedurende die v  
Sentrum die vol  
A Mobiliteit e  
Hierdie projek i  
soek onder die k  
erland is onderne



Self-help in Khutsong . . . firm foundation

## AFRICAN HOUSING Own bootstraps

Is government at last turning its attention to alternative solutions to the huge African housing backlog in "white" areas? The Riekert Report appears to favour site-and-service schemes as one answer. It thus proposes allotting people with sites the necessary services "so that they themselves can build their own houses," though this is according to specified standards.

A pilot site-and-service scheme is in fact already in operation in the Khutsong township near Carletonville, under the auspices of the Urban Foundation.

The aim is to help people in the shantytowns in Khutsong build permanent houses for themselves. The Western Transvaal Administration Board has set aside about 270 stands, and provides minimal services like communal water taps and a bucket system.

"Homes are designed by the people themselves (with some help from us) to suit their own needs and financial resources," says the project controller, Matthew Nell.

The requirements are R200 in capital and an income of about R60 a month, although people without enough cash can join a saving scheme (which has already accumulated R18 000) or contribute through "sweat equity" by substituting labour for capital. A rough-and-ready brick factory provides employment for people needing to amass funds.

Besides providing technical and financial advice, the foundation arranges loans of up to R2 000 through the board to cover the costs of building materials obtained at discount prices. "The aim is to make the scheme as self-sufficient as possible," says Nell.

Nine owner-built houses are already under construction, supervised by technical advisers. Another nine are being built for teachers. Unlike normal township housing each has the individual touches which turn a shelter into a home for a particular family.

Nell stresses that housing is the fulcrum around which a whole community can be developed. One priority is to optimise jobs, an urgent need in a squatter community in which 30% of the heads of house-

hold are unemployed. Nell hopes that by the end of the year 250 jobs will be created in building alone.

So far 20 people are employed making bricks, which sell at 10c each. Others make a living by transporting materials to sites or by mixing cement. Plans are in the pipeline for manufacturing roof trusses and for fitting locks in doors before they are put into houses.

The administration board has agreed to the flexible building standards essential to the project and has taken an active part in manning it in conjunction with the foundation. A residents' committee is involved in all decisions.

"It is clear that at the present rate of population growth, the authorities will not be able to provide sufficient housing based on the minimum standards currently applicable," says Nell. "The pilot project will demonstrate the potential of self-help schemes to make up the deficiency."

Gedurende 1978 het die Direkteur die volgende konferensies bygewoon.

(b) konferensies

Professor J.L. Boshoff, ere-Fellow van die Konstruktiewe Program, het met 'n aantal instansies, wat universiteite in Natal en Transvaal insluit, en met verskeie handels- en industriële firmas in Natal, kontak opgebou.

Gedurende Augustus en September het die Direkteur Engeland, Nederland, Switserland, Swede, Israel en Zambie besoek. Hy het vooraanstaande joernaliste, Suid-Afrikaanse diplomaat, senior amptenare van die Suid-Afrika-Stigting en verskeie regerings betrokke by Suid-Afrikaanse belange ontmoet. Hy het besprekings gevoer met stigtings, trusts en opvoedkundige verenigings. As gevolg van sy besoek aan Nederland het hy 'n toelae vir die Konstruktiewe Program ontvang van die Algemeen Diakonaal Bureau van die Gereformeerde Kerken in Holland.

Friends (Quakers) en van die American Friends Service Committee deurgebring. Hy het 'n aantal konferensies in verskillende dele van die land bygewoon, bare vergaderings toegespreek en senior beamptes van die Carnegie Corporation, van Community Relations Services van die Departement van Justisie van die Amerikaanse regering, van die American Friends Service Committee en kollegas verbonde aan verskeie universiteite besoek.

127 & 206 SP 22/7/75

# Deal brings headaches

SUNDAY POST  
Reporter

THE "new look" deal on worker registration has brought immediate new problems in the overall townships housing shortage.

And as hang-fire registration of workers goes on before October 31 deadline, new uncertainties spring up for some people who may be "safe" now

Fines paid over by employers in Johannesburg this week plummeted to one-eighth of last week's total.

The West Rand Administration Board raked in R2 680 from employers convicted last week.

During the previous week, ending July 6, fines imposed totalled more than R3 400.

This week they were R305 altogether.

The Black Sash office in Johannesburg has been receiving complaints from people who have been refused registration, although they believe they are entitled to this.

It is quite clear that

things are not going properly," said Mrs Sheena Duncan, national vice president.

"The officials will never give an explanation — you just don't know what is happening. It seems officials are acting arbitrarily."

Mr A H Stander, Wrab Chief Director, said the board presently had only

200 beds available for accommodation at the CMR mine hostel

The board would grant only lodger's permits — which are needed for registration — to workers who lived in "approved" accommodation

The chairman of the Soweto Coal Dealer's Association, Mr D G Mtshaulane, said the coal trade

would be doomed if its workers would not be registered because of their tin-shack accommodation

Except for the CMR hostel, there was no other hostel accommodation available in Wrab-owned hostels, Mr Stander added

There for accommodation in Soweto hostels

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Posadres  
p/a Die Universiteit  
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7700  
Kantooradres  
Leslie Social Science  
University Av  
Groote Schuur  
Telefoon: 65-4145, 69

## INLEIDING

Gedurende die eerste nege jaar Sentrum vir Intergroepstudies en sy werksaamhede gepubliseer. Ofsy verjaarsdag op 1 April 1978 te in 1977 vervang deur n Oorsig o

## DIE OORSPRONG EN DOELSTELLING

Die Sentrum word grootliks gefinansier deur die Bailey-Trust wat ingevolge die t Bailey gestig is. Dit is gereguleer deur die Institute of Inter-Racial Studies (Garansie) — n maatskappy beperk tot 'n aandeelkapitaal kragtens die Wet van 1973 (Nr. 61 van 1973).



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SP  
22/7/79  
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# Rents to go

By **GODWIN MOHLOMI**  
**RENTS in Soweto and other West Rand townships are to be increased soon.**

The rent hikes will take the form of increases in the cost of water and electricity supplies and the school levy.

This was confirmed by Mr J P Bosman, public relations officer of the West Rand Administration Board in an interview with **SUNDAY POST** this week.

The Soweto Council was told of the proposed rent increase at a meeting this week.

The East Rand Administration Board has already announced tariff increases for townships under its control.

In the case of Soweto, the monthly charge for water is to be increased from R3 to R4,90 to make up for increased rates being charged to WRAB by the Rand Water Board.

The 38 cent school levy is to be increased to R1 in terms of a WRAB decision taken last year.

And the electricity hike stems from increased electricity supply costs.

Other West Rand areas to be affected are Dobsonville, Kagiso, Munsieville, Mohlakeng and Bekkersdal.

Increases in these townships will not necessarily be the same as in Soweto.

The school levy in Soweto and Diepmeadow is 38 cents, while in other areas of the West Rand it is 20 cents.

WRAB wants a flat rate of R1.

The Soweto Council has also asked that the question of the school levy be clarified.

In another bid to ease the increasing housing shortage in Soweto, WRAB has meanwhile completed plans to build a prestige township near Zone Four in Diepkloof in the near future, reports SAM MABE.

The township, to be called Diepkloof Extension, will consist of 1200 residential sites on which individuals can build houses. The board may also have a housing scheme in the area if a loan can be obtained from the Department of Community Development.

Mr J P Bosman, WRAB's public relations officer, said the possibility of flats being erected in the area was also being investigated subject to the recommendations of the Diepmeadow Community Council.

# Light-up soon for Soweto

2-22 SP 22/7/79  
127

By GODWIN  
MOHLOMI

A START is to be made in two weeks to electrify Soweto.

This was announced by Dr L J Botha, management consultant and project co-ordinator of the Ecoplan consortium to a special meeting of the Soweto Council this week.

The up-grading of existing lines to prevent power failures and the electrification of the rest of Soweto will be launched at

a big ceremony to be attended by engineers, bankers, civic leaders, educationists, Government officials and leading citizens somewhere in Soweto in two weeks' time.

"It will be the official first digging of this great project — the biggest single project for a local authority anywhere in the world, and certainly in the whole of Africa," Dr Botha said.

At R150-million Soweto is far above even Johannesburg and Pretoria or any one of the country's big cities.

The Soweto Council, Diepsmeadow Council and Dobsonville Council would make history next month when they sign documents to accept R20 million from a consortium of four of the biggest banks in the country — Volkskas Merchant Bank, Barclays, Nedbank and Standard.

Fixed date for this move is August 30.

On this date the R20 million will be deposited in trust with the West Rand Administration Board.

The banks, Dr Botha said, are prepared to raise

more money when it is asked for and they presently hold a guarantee to them of R40 million for the Soweto project.

They have also agreed to finance a short term project for upgrading of all electric lines in the great Soweto complex and have offered a sum of R600 000 to the three councils for this purpose with Soweto alone being awarded R350 000.

The R600 000 is already available and work for upgrading starts immediately on launching of the project in two weeks and this will run on into the major development project without stoppage. "It will work, non-stop from then on," Dr Botha said.

A sub station to be completed within two to three years will be built and equipment will be bought to bring up existing lines to proper standard. Some of it is to be imported from overseas.

Mr Botha would not say where the actual start would be made.

No. 994

11 May 1979

RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE AND URBAN RENEWAL SCHEME IN A CERTAIN AREA AT ERMELO, DISTRICT OF ERMELO, PROVINCE OF THE TRANSVAAL

It is hereby notified for general information that the Community Development Board established in terms of section 2 of the Community Development Act, 1966 (Act 3 of 1966), as amended, has with a view to the furtherance of slum clearance and an urban renewal scheme, in terms of the provisions of paragraph (e) of subsection (2) of section 15 of the aforesaid Act, within the area defined in the Schedule hereto, prohibited for

No 994

11 Mei 1979

BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLASE OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOUW TER BEVORDERING VAN SLUMOPRUIMING EN 'N STADSHERNUWINGSKEMA IN 'N SEKER GEBIED TE ERMELO, DISTRIK ERMELO, PROVINSHIE TRANSVAAL

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ingestel kragtens artikel 2 van die Wet op Gemeenskapsontwikkeling 1966 (Wet 3 van 1966), soos gewysig, met die oog op die bevordering van slumopruiming en 'n stadshernuwingskema kragtens die bepalinge van paragraaf (e) van subartikel (2) van artikel 15 van die gemelde Wet binne die gebied in die Bylae hiervan omskryf, d

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a period which will expire on 11 May 1989, the subdivision, except with the prior written approval of the said Board, of land or stands within that area or the erection or alteration except with such approval, of any building or structure within that area, or the use except with such approval, of any building or structure within that area for a purpose other than the purpose for which such building or structure was being used on the date of publication of this notice

Attention is also invited to the fact that any owner of immovable property in the area referred to in the said Schedule, who wishes to dispose of such property should, as has been laid down in paragraph (a) of subsection (5) of section 15 of the said Act, offer such property for sale to the said board, when the further provisions of the said paragraph (a) are applicable to such transactions

### SCHEDULE

Beginning at the north-western beacon of Portion 1 of Erf 94 (Diagram SG A6839/69), Ermelo Township, thence north-eastwards along the north-western boundaries of the following erven in Ermelo Township: The said Portion 1 of Erf 94 and Portion 1 of Erf 93 (Diagram SG A2383/45) to the north-eastern beacon of the last-named portion, thence north-eastwards in a straight line to the point where the prolongation north-eastwards of the north-western boundary of the said Portion 1 of Erf 93, Ermelo Township, intersects the south-western boundary of Portion 1 of Erf 40 (Diagram SG A2150/05), Ermelo Township; thence north-westwards, north-eastwards, north-westwards and north-eastwards along the boundaries of the following erven in Ermelo Township so as to include them in this area: The said Portion 1 of Erf 40, Erf 39, Erf 38, Erf 34 and Erf 33 to the north-eastern beacon of the last-named erf, thence north-eastwards in a straight line to the north-western beacon of Erf 247, Ermelo Township, thence north-eastwards, south-eastwards and south-westwards along the boundaries of the following erven in the said Ermelo Township so as to include them in this area: The said Erf 247, Erf 244, Erf 243, Erf 245, Erf 246 and Erf 250 to the south-western beacon of the last-named erf, thence south-westwards in a straight line to the south-eastern beacon of Erf 35, Ermelo Township, thence south-eastwards in a straight line to the north-eastern beacon of Portion 1 of Erf 41 (Diagram SG A3853/24), Ermelo Township, thence south-eastwards, south-westwards and north-westwards along the boundaries of the following erven in Ermelo Township so as to include them in this area: The said Erf 41 and Erf 42 to the north-eastern beacon of Erf 3851 (Diagram SG A3794/74), Ermelo Township, thence south-westwards and north-westwards along the boundaries of the following erven in the said Ermelo Township so as to exclude them from this area: The said Erf 3851 and Erf 1909 (Diagram SG A3092/66) to the north-eastern beacon of the last-named erf, thence north-westwards in a straight line to the point where the prolongation north-westwards of the north-eastern boundary of the said Erf 1909, Ermelo Township, intersects the south-eastern boundary of Erf 40, Ermelo Township; thence south-westwards along the south-eastern boundary of the said Erf 40, Ermelo Township, to the south-western beacon thereof; thence south-westwards in a straight line to the south-eastern beacon of Portion 1 of Erf 93 (Diagram SG A2383/45),

onderverdeling, behalwe met die voorafgaande skriftelike goedkeuring van die gemelde Raad, van grond of standplase binne daardie gebied, of die oprigting of verandering, behalwe met sodanige goedkeuring van 'n gebou of bouwerk binne daardie gebied vir 'n ander doel as die doel waarvoor so 'n gebou of bouwerk op die datum van publikasie van hierdie kennisgewing gebruik was, verbied vir 'n tydperk wat op 11 Mei 1989 sal verstryk.

Aandag word voorts daarop gevestig dat enige eienaar van onroerende eiendom in die gebied in die Bylae gemeld, wat so 'n eiendom van die hand wil sit, dit soos in paragraaf (a) van subartikel (5) van artikel 15 van die gemelde Wet uiteengesit, aan die Gemeenskapsontwikkelingsraad te koop moet aanbied, wanneer die verdere bepalinge van die gemelde paragraaf (a) op sodanige transaksies van toepassing sal wees

### BYLAE

Begin by die noordwestelike baken van Gedeelte 1 van Erf 94 (Kaart LG A6839/69), Ermelodorp; dan noordooswaarts met die noordwestelike grense van die volgende erwe in Ermelodorp langs Die genoemde Gedeelte 1 van Erf 94 en Gedeelte 1 van Erf 93 (Kaart LG A2383/45) tot by die noordoostelike baken van die laasgenoemde gedeelte; dan noordooswaarts in 'n reguit lyn tot by die punt waar die verlenging noordooswaarts van die noordwestelike grens van die genoemde Gedeelte 1 van Erf 93, Ermelodorp, die suidwestelike grens van Gedeelte 1 van Erf 40 (Kaart LG A2150/05), Ermelodorp, sny; dan noordweswaarts, noordooswaarts, noordweswaarts en noordooswaarts met die grense van die volgende erwe in Ermelodorp langs sodat hulle in hierdie gebied ingesluit word Die genoemde Gedeelte 1 van Erf 40, Erf 39, Erf 38, Erf 34 en Erf 33 tot by die noordoostelike baken van die laasgenoemde erf; dan noordooswaarts in 'n reguit lyn tot by die noordwestelike baken van Erf 247, Ermelodorp, dan noordooswaarts, suidooswaarts en suidweswaarts met die grense van die volgende erwe in die genoemde Ermelodorp langs sodat hulle in hierdie gebied ingesluit word Die genoemde Erf 247, Erf 244, Erf 243, Erf 245, Erf 246 en Erf 250 tot by die suidwestelike baken van die laasgenoemde erf; dan suidweswaarts in 'n reguit lyn tot by die suid-oostelike baken van Erf 35, Ermelodorp; dan suidooswaarts in 'n reguit lyn tot by die noordoostelike baken van Gedeelte 1 van Erf 41 (Kaart LG A3853/24), Ermelodorp, dan suidooswaarts, suidweswaarts en noordweswaarts met die grense van die volgende erwe in Ermelodorp langs sodat hulle in hierdie gebied ingesluit word Die genoemde Erf 41 en Erf 42 tot by die noordoostelike baken van Erf 3851 (Kaart LG A3794/74), Ermelodorp, dan suidweswaarts en noordweswaarts met die grense van die volgende erwe in die genoemde Ermelodorp langs sodat hulle uit hierdie gebied uitgesluit word Die genoemde Erf 3851 en Erf 1909 (Kaart LG A3092/66) tot by die noordoostelike baken van die laasgenoemde erf, dan noordweswaarts in 'n reguit lyn tot by die punt waar die verlenging noordweswaarts van die noordoostelike grense van die genoemde Erf 1909, Ermelodorp, die suidoostelike grens van Erf 40, Ermelodorp, sny; dan suidweswaarts met die suidoostelike grens van die genoemde Erf 40, Ermelodorp, langs tot by die suidwestelike baken daarvan; dan suidweswaarts in 'n reguit lyn tot by die suidoostelike baken van Gedeelte 1 van Erf 93 (Kaart LG A2383/

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Ermelo Township; thence south-westwards and north-westwards along the boundaries of the following erven in Ermelo Township so as to include them in this area. The said Portion 1 of Erf 93 and Portion 1 of Erf 94 (Diagram SG A6839/69) to the north-western beacon of the last-named portion, the place of beginning

45), Ermelodorp, dan suidweswaarts en noordwaarts met die grense van die volgende erwe in Ermelodorp langs sodat hulle in hierdie gebied ingesluit word. Die genoemde Gedeelte 1 van Erf 93 en Gedeelte 1 van Erf 94 (Kaart LG A6839/69) tot by die noordwestelike baken van die laasgenoemde gedeelte, beginpunt

# 20 pc increase <sup>(R27)</sup> in Benoni rates <sup>20/5/79 stat</sup>

## East Rand Bureau

Residents of Benoni are in for a financial shock — their rates have been increased by 20,83 percent

The effective rate for residential properties has risen from 3,6c in the rand to 4,35

Presenting a R35,6-million budget, Mr Johan Lemmer, chairman of the management committee, said the rates were nevertheless lower than they had been in the 1976-1977 financial year

He referred to the budget as "conservative" but said it had nonetheless not stifled development and had in fact made provision for the start of work on Benoni's lake foreshores, a long awaited project.

Provision had also been

made for an increase in municipal salaries

The item on the budget that caused the most controversy was a R540 000 loss on the bus service.

Mr Aubrey Ritz called for the de-segregation of the bus service. Mr Lemmer said the department of transport was investigating that

Announcing the increased rates, Mr Lemmer said that help for pensioners was planned, but did not give details

The average household will pay about R3,75 a month more in rates. There will also be an increase in the charges for electricity amounting to 20c a month

The council, to save money, will reduce refuse removal service from twice to once a week.

## Boksburg home rates down

Municipal rates in Boksburg have been reduced for homeowners but increased for industrialists.

Homeowners will now pay 4,25c in the rand instead of 4,5c, but industrialists will have to pay 5c

The cost of electricity in the municipality will not be changed. The council has decided to absorb increases levied by Escom.

But all stand owners will have to pay a levy of R3,50 a month — whether the stand is developed or not, but provided water is laid on.

The current budget totals more than

R44-million. Startling, is a reduction in the salary bill. For the year ended June 1978 the bill was 23,5 percent of the budget

The estimate for 1979-80 is 13,5 percent

No major new capital projects will be undertaken in the municipality this year

**GOVERNMENT NOTICES**

**DEPARTMENT OF COMMUNITY  
DEVELOPMENT**

No 1112

1 June 1979

RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE OR URBAN RENEWAL SCHEME IN A CERTAIN AREA AT BETHAL, DISTRICT BETHAL, PROVINCE OF TRANSVAAL.

It is hereby notified for general information that the Community Development Board established in terms of section 2 of the Community Development Act, 1966 (Act 3 of 1966), as amended, has with a view to the furtherance of slum clearance and an urban renewal

**GOEWERMENTSKENNISGEWINGS**

**DEPARTEMENT VAN GEMEENSKAPSBOU**

No 1112

1 Junie 1979

BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLASE OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOUE TER BEVORDERING VAN SLUMOPRUIMING EN 'N STADSHERNUWINGSKEMA IN 'N SEKERE GEBIED TE BETHAL, DISTRIK BETHAL, PROVINSE TRANSVAAL.

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ingestel kragtens artikel 2 van die Wet op Gemeenskapsontwikkeling, 1966 (Wet 3 van 1966), soos gewysig, met die oog op die bevordering van slumopruiming of 'n

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scheme, in terms of the provisions of paragraph (e) of subsection (2) of section 15 of the aforesaid Act, within the areas defined in the Schedule hereto, prohibited for a period which will expire on 1 June 1989 the subdivision, except with the prior written approval of the said Board, of land or stands within those areas or the erection or alteration except with such approval, of any building or structure within those areas, or the use except with such approval, of any building or structure within those areas for a purpose other than the purpose for which such building or structure was being used on the date of publication of this notice

Attention is also invited to the fact that any owner of immovable property in the areas referred to in the said Schedule, who wishes to dispose of such property should, as has been laid down in paragraph (a) of subsection (5) of section 15 of the said Act, offer such property for sale to the said Board, when the further provisions of the said paragraph (a) are applicable to such transactions

## SCHEDULE

1 The following Erven in the Township of Bethal:

Erf	Area	Diagram S G
Remaining Extent of		
45	1 071 m <sup>2</sup>	A 296/09
46	2 141 m <sup>2</sup>	A 297/09
47	2 141 m <sup>2</sup>	A 298/09
48	2 141 m <sup>2</sup>	A 299/09
Remaining Extent of Portion 3 of		
49	1 014 m <sup>2</sup>	—
49	1 128 m <sup>2</sup>	A 3951/50
80	2 855 m <sup>2</sup>	—
81	2 855 m <sup>2</sup>	—
82	2 855 m <sup>2</sup>	—
83	2 855 m <sup>2</sup>	—
84	2 855 m <sup>2</sup>	—
85	2 141 m <sup>2</sup>	—
101	2 855 m <sup>2</sup>	A 3060/06
Remaining Extent of Portion 1 of		
102	1 428 m <sup>2</sup>	—
102	1 428 m <sup>2</sup>	—
107	1 927 m <sup>2</sup>	A 2782/41
108	1 428 m <sup>2</sup>	—
108	1 428 m <sup>2</sup>	A 2898/24
109	2 855 m <sup>2</sup>	—
110	1 017 m <sup>2</sup>	—
110	1 380 m <sup>2</sup>	A 549/30
110	458 m <sup>2</sup>	A 2979/37
Remaining Extent of Portion 2 of 110		
110	699 m <sup>2</sup>	—
Remaining Extent of Portion 3 of		
111	2 855 m <sup>2</sup>	—
Remaining Extent of Portion 1 of		
112	1 428 m <sup>2</sup>	—
112	1 428 m <sup>2</sup>	A 2029/25
113	2 855 m <sup>2</sup>	—
130	476 m <sup>2</sup>	1010/92
130	2 379 m <sup>2</sup>	A 857/34
131	2 557 m <sup>2</sup>	—
131	298 m <sup>2</sup>	A 3623/14
132	1 130 m <sup>2</sup>	—
132	159 m <sup>2</sup>	A 2391/13
Remaining Extent of Portion 2 of 132		
132	1 428 m <sup>2</sup>	A 123/17
Remaining Extent of Portion 3 of		
132	138 m <sup>2</sup>	A 3624/14
Remaining Extent of Portion 1 of		
133	1 428 m <sup>2</sup>	—
133	1 428 m <sup>2</sup>	A 637/38
134	2 538 m <sup>2</sup>	—
134	317 m <sup>2</sup>	A 6684/71
134	1 437 m <sup>2</sup>	280/91
Remaining Extent of 199		

stadshernuwingskema kragtens die bepalinge graaf (e) van subartikel (2) van artikel 15 van die gemelde Wet, binne die gebiede in die Bylae omskryf, die onderverdeling, behalwe met gaande skriftelike goedkeuring van die van grond of standplase binne daardie oprigting of verandering, behalwe met keuring van 'n gebou of bouwerk binne daardie vir 'n ander doel as die doel waarvoor so bouwerk op die datum van publikasie kennisgewing gebruik was, verbied vir op 1 Junie 1989 sal verstryk

Aandag word voorts daarop gevestig etenaar van onroerende eiendom in die Bylae gemeld, wat so 'n eiendom van die dit soos in paragraaf (a) van subartikel (5) 15 van die gemelde Wet uiteengesit, aan die skapsontwikkelingsraad te koop moet aanbiede verdere bepalinge van die gemelde op sodanige transaksies van toepassing sal

## BYLAE

1 Die volgende erwe in die dorp Bethal:

Erf	Groot
Resterende Gedeelte van	
45	1 071 m <sup>2</sup>
46	2 141 m <sup>2</sup>
47	2 141 m <sup>2</sup>
48	2 141 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 3 van	
49	1 014 m <sup>2</sup>
49	1 128 m <sup>2</sup>
80	2 855 m <sup>2</sup>
81	2 855 m <sup>2</sup>
82	2 855 m <sup>2</sup>
83	2 855 m <sup>2</sup>
84	2 855 m <sup>2</sup>
85	2 141 m <sup>2</sup>
101	2 855 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 1 van	
102	1 428 m <sup>2</sup>
102	1 428 m <sup>2</sup>
107	1 927 m <sup>2</sup>
108	1 428 m <sup>2</sup>
108	1 428 m <sup>2</sup>
109	2 855 m <sup>2</sup>
110	1 017 m <sup>2</sup>
110	1 380 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 2 van	
110	458 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 3 van	
110	699 m <sup>2</sup>
111	2 855 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 1 van	
112	1 428 m <sup>2</sup>
112	1 428 m <sup>2</sup>
113	2 855 m <sup>2</sup>
130	476 m <sup>2</sup>
130	2 379 m <sup>2</sup>
131	2 557 m <sup>2</sup>
131	298 m <sup>2</sup>
132	1 130 m <sup>2</sup>
132	159 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 2 van	
132	1 428 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 3 van	
132	138 m <sup>2</sup>
Resterende Gedeelte van Gedeelte 1 van	
133	1 428 m <sup>2</sup>
133	1 428 m <sup>2</sup>
134	2 538 m <sup>2</sup>
134	317 m <sup>2</sup>
134	1 437 m <sup>2</sup>
Resterende Gedeelte van 199	



2. The following Portions of the farm Blesbokspruit 150-IS

Portion	Area	Diagram S G
23 (a ptn of Ptn 1)	9 307 m <sup>2</sup>	A 1893/22
Remaining Extent of Portion 28 (a ptn of Ptn 11)	1 442 m <sup>2</sup>	A 757/31
Remaining Extent of Portion 32 (a ptn of Ptn 28)	5 917 m <sup>2</sup>	A 707/33
Remaining Extent of Portion 47 (a ptn of Ptn 11)	4 483 m <sup>2</sup>	A 4758/40
Remaining Extent of Portion 50 (a ptn of Ptn 28)	1 456 m <sup>2</sup>	A 1460/45
Remaining Extent of Portion 51 (a ptn of Ptn. 28)	3 020 m <sup>2</sup>	A 1461/45

2 Die volgende Gedeeltes van die plaas Blesbokspruit 150-IS

Gedeelte	Groot	Kaart L G
23 ('n ged van Ged 11)	9 307 m <sup>2</sup>	A 1893/22
Resterende Gedeelte van Gedeelte 28 ('n ged van Ged 11)	1 442 m <sup>2</sup>	A 757/31
Resterende Gedeelte van Gedeelte 32 ('n ged van Ged 28)	5 917 m <sup>2</sup>	A 707/33
Resterende Gedeelte van Gedeelte 47 ('n ged van Ged 11)	4 483 m <sup>2</sup>	A 4758/40
Resterende Gedeelte van Gedeelte 50 ('n ged van Ged 28)	1 456 m <sup>2</sup>	A 1460/45
Resterende Gedeelte van Gedeelte 51 ('n ged van Ged 28)	3 020 m <sup>2</sup>	A 1461/45

# in Jo'burg, claims Steyn

124  
81 AD.M  
9/6/79

Replaying to a question by Dr Slabbert, Mr Steyn said the estimated housing shortage for coloureds was 4 400 units and for Asians 1 900

However, he said, he had no knowledge of any families entirely without shelter.

Therefore there were no interim plans for accommodating people without housing

Dr Slabbert called on the

Government to appoint a Commission of Inquiry into the housing crisis facing coloureds and Indians in Johannesburg and to draw up emergency plans to cope with unhoused families.

Mr Steyn said that in cases of "extraordinary hardship" his Department assisted families with accommodation on a priority basis

And in co-operation with the

Johannesburg City Council a crisis building programme for coloureds had been launched to build 100 dwellings in the next 18 months

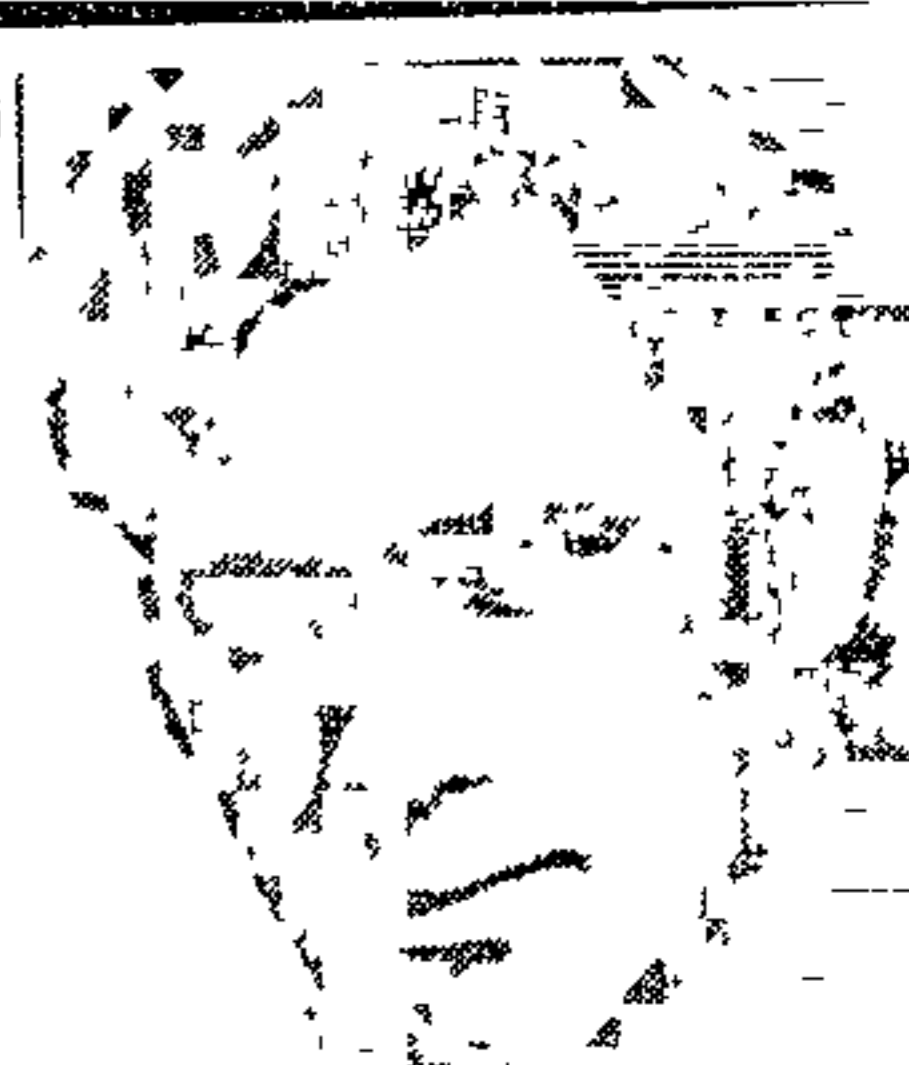
Depending on the availability of funds more than 9 000 houses for coloureds would be constructed within the next three to five years

By the end of the year 2 740 units for Indians would be under construction, and the last

of these would be completed by March 1981

In addition there were plans for building to begin on a further 3 200 units within the next two years

Mr Steyn said "The target dates are subject to the availability of funds and unforeseeable circumstances, but everything possible is being done to strictly adhere to the time-schedule"



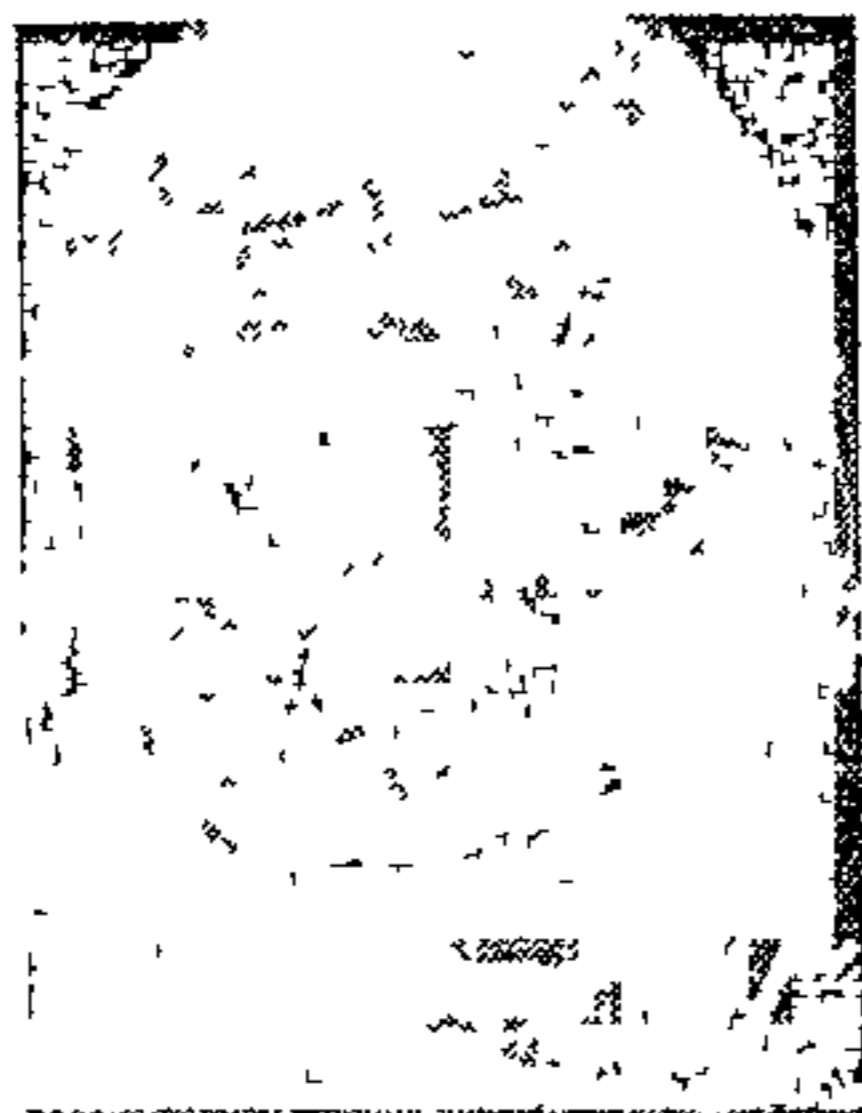
DR VAN ZYL SLABBERT  
"extraordinary"

## GENERAL NEWS

### Gulls' call gives 'em gripes

Own Correspondent

CAPE TOWN — Seagulls could be declared problem animals in the Cape following an appeal by the leader of the Progressive



MR MARAIS STEYN  
no "interim" plans

### No housing crisis

By HELEN ZILLE  
Political Correspondent

CAPE TOWN — The Minister of Community Development, Mr Marais Steyn, said yesterday there were no interim plans to house coloureds and Asians in Johannesburg because he had no knowledge of any families "entirely without shelter"

His statement was immediately described as "extraordi-

nary" by Dr F van Zyl Slabbert, Opposition spokesman on community development

Dr Slabbert pointed out that the Transvaal Attorney-General had postponed prosecution of about 500 Indian and coloured families for living in white areas

These people had said they had moved into white areas "illegally" because they could find no other shelter

THE RADIOCARBON CHRONOLOGY

The rates derived from the simulations have shown that the fission model provided the fastest rates of expansion. The fission model was also characterised by a lower rate of expansion for a single culture than for the tradition. A comparison of the rates of expansion derived from the models with values derived from the radiocarbon chronology should provide a

RESULTS

The regression line for the Urewe culture had a slope of 0,54 with the origin at 92 years (Fig.4). This gave a rate of expansion of 0,57 Km/year. The slope for the Urewe to Silver Leaves expansion was 0,116 with the origin at 34 years. The overall expansion rate was 9,6 Km/year (Fig. 4). The overall rate of expansion corresponded fairly well with the values derived from the simulation (Table 2) with moderate

# Housing gets a boost

RDM 4/7/79

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THE GOOD news comes from Springs where the Brakpan Town Council is to spend R1-million to alleviate the housing shortage in the town. In addition, the Department of Community Development has approved another R903 000 for the third phase of the Minnebron housing scheme to provide for 72 houses.

A block of 112 flats for aged single people is expected to be completed by the end of this month. Nearly 100 applications for the flats have already been received.

The construction of homes in the first phase of the Geluksdal group area for the coloured project at Brakpan is going according to plan to provide 210 houses for Springs.

Coloured people at the moment are living in appalling slum conditions in the Payneville township.

The first new homes will be ready for occupation in August. The new group area will boast a modern shopping centre and education and recreation facilities for 25 000 coloured residents.

The second phase in the project will consist of 243 houses

THE BAD news comes from Johannesburg — right across from the Landdrost Hotel, in fact, where the "white trash" are really getting out of hand.

There is a very busy bus stop opposite the hotel and when the sun starts to go down it becomes almost impossible for any woman to stand there waiting for a bus without the "winoes" accosting her.

It has been going on for years but now these "won't works" appear to feel that all bus commuters owe them a living. I have been approached for a hand-out almost every evening.

But Monday evening was the end. There were these two sitting on a bench and, without even bothering to get up on to his own two feet, one of them held out his hand. "Hey Boss," said he.

If it carries on like this I shall start to feel I have to apologise to them for working for my living and will probably be expected to say "Sorry Sir" too!

THE Sandton Civic Foundation

## ON YOUR DOORSTEP

Edited by IAN REID

was on the phone bright and early yesterday to say "thank you" for that piece this column carried last week about their lectures for concerned parents.

This evening at 8pm they will be holding another one. This time it is entitled: "Developing the intellectual interests of young children."

Mr J Muller of the Witwatersrand Department of Education will be the speaker and the venue is the Field and Study Centre, 45 Louise Avenue, Parkmore, Sandton. The entrance fee is R1 — but if you are a concerned parent then this would be cheap at 10 times the price.

IF YOU are not feeling the cold at the moment, then I can pass you on to some groups of people who most certainly are.

They are various members of the Transvaal branch of the Wildlife Society of South Africa. Not all of them, mind you.

The centres of Benoni, Germiston, Johannesburg, Sandton-Randburg, Krugersdorp and Pretoria seem to be managing to beat the cold. So much so that the Pretoria centre will be holding a talk (by Rudi van Aarde) this evening on elephant seals. The venue is the Architectural Building, Pretoria University, and the time is 8 pm.

But the Springs and Roodepoort centres will not be holding any meetings this month. The Springs centre gives its reason, as being "too cold". Roodepoort just says it won't be holding any meetings.

ON YOUR DOORSTEP is your column about happenings in YOUR area. Pass on any snippets you come across to The City Editor, Rand Daily Mail, PO Box 1138, Johannesburg. Or phone the News Editor's secretary on 28 1500.

the continuous spread model indicated that the wave model (Soper, 1971a) is probably incorrect. The rapid rates of spread generated by the simulations of the discontinuous spread model suggest that this was the most likely mechanism of dispersal. This mechanism mimics movements known from oral tradition (Kimambo, 1974; Legassick, 1969; Monnig, 1967; Turner, 1954; Were 1974). The groups that were hived off would have moved some distance and settled and they could have acted as nuclei for further expansion. Because more than one

earliest date was set at a distance of zero. The distance from this site to other early sites was measured. The regression line was then calculated and rates of expansion were derived from the results. In sites and associated dates used in the present study are shown in tables seven, eight, and nine.

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Post 27/7/79

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# Over 2000 houses sold under ownership scheme

MORE than 2 000 houses have been sold by the Orange Vaal Administration Board under the home ownership scheme, Mr Alexandra von Breda Rabie the Director of Housing for the Board said yesterday.

He said the home ownership scheme has been in demand from people living in the township under the control of the board. The board is to introduce the 99 year leasehold scheme as soon as it has been approved by the government

Mr Rabie said employers also showed great interest in the scheme and bought houses for their employees. He said there were two ways in which potential home owners could own a house (1) The applicant could erect a house on a stand made available for this purpose, and there were 1 000 of them available. More would be developed in due course, (2) The owners may build according to their plans and specifications or on the plans provided by the Board.

Show houses have been erected in Sebokeng, Zamdela, Denneysville, Frankfort, Kroonstad, Pietersteyn, Viljoenskroon and other areas

He said Sharpeville, Bopatong and Bophelong, as well as other areas in the Northern Orange Free State do not qualify for the scheme

Mr Rabie said buyers could make alterations to the houses if they so wished. They could also get loans for improvements. A deposit of 10 percent is payable for a house under R10 000 and 20 percent for loans which exceed R10 000

Buyers who buy existing houses — four roomed houses — with or without a bathroom may also get a loan for the bal-

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"Buyers who buy existing houses — four roomed houses — with or without a bathroom may also get a loan for the balance of the sale price set aside from state funds, which is available at the rate of 10 percent over a period of 30 years. The approved buyer may also get a loan from building societies for houses of both standards i.e. four roomed houses or for the erection of such houses. The interest rate for the loans is 10 percent over a period of 20 years."

Employers may help their employees to participate through financial grants loans repayable to the employer

The scheme is for 30 years. He said the Board is providing services in all the townships where the scheme is operating. The buyers can either pay for the contribution of R300 cash, which includes the purchasing price of the house without electricity or R2 000 on a monthly instalment of R5,75 or R2 57 a month.

JAARVERSLAG

1978

SENTRUM VIR INTERGROEPSTUDIES

(geregistreer as The Abe Bailey Institute of  
Inter-Racial Studies Limited  
(Beperk deur Garansie))

Posadres:

p/a Die Universiteit van Kaapstad  
Rondebosch  
Republiek van Suid-Afrika  
7700

Kantooradres:

Leslie Social Sciences Building

Marshallstr. Avenue



DIE OORSPRONG EN DOELSTREKING VAN DIE SENTRUM

Die Sentrum word grootliks gefinansier deur die Abe Bailey-Frust wat ingevolge die testament van Sir Abe Bailey gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie) - 'n maatskappy beperk deur garansie en sonder 'n aandeelkapitaal kragtens die Maatskappywet 1973 (Wet Nr. 61 van 1973).

Mr Sam Mopedi: "I don't know where I'll get money from."

# 'Pavement' family housed

SUNDAY POST  
Reporter

THE Mopedi family who have been living on the pavement in Maptla for the past three months were this week given a house — to live in for only two days.

The family was forced to spend the cold winter months on the

pavement until they were given a two-roomed house in White City, Jabavu, but had to vacate the house on Friday to another house in Chiawelo.

The house in which the Mopedis had been living belonged to their relative Mrs James Kwaledi, who was told by WRAB officials to vacate the house after the death of his wife.

The family's miserable life on the pavement, then started.

Mr Sam Mopedi this week told SUNDAY POST that earlier this month Mr David Thebehall, the "mayor" of Soweto gave the family assistance by taking three of his children to his home where they were protected from the cold winter nights.

"We were given this two-roomed house by

WRAB officials on Wednesday," said Mr Mopedi.

"On Thursday the superintendent at White City offices told my wife that we have to leave this house on Friday. I don't know where I will find transport money when I'm suffering so much," said an angry Mr Mopedi.

He added: "I've already spent R15,00 to bring my goods here."

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# Shortage of homes hits black workers

By Rob Meintjies

The critical shortage of black housing in the urban areas will prevent many "illegal" workers from becoming registered during the Government's three-month moratorium.

Illegal workers without "approved" accommodation do not qualify for registration in terms of the concession and after the moratorium they will continue to live in constant fear of being endorsed out of the cities.

Their chances of being fired will also multiply after the moratorium ends on October 31, when employers will face stiff fines of up to R500 if they continue to employ unregistered workers.

## AT A PREMIUM

Mr A E Steenhuisen, director of labour for the West Rand Administration Board, said the vast majority of illegals were domestic workers who could be housed on their employers' premises.

But the Black Sash and the Domestic Workers and Employers Project have received a stream of requests for advice on how to obtain housing for workers.

Accommodation in black hostels is at a premium and many illegal workers have resorted to living in backyard shacks in the townships.

Wraab has said black workers could ask heads of families in the townships to apply for lodgers' permits. But the high occupancy in black homes would make many residents hesitant or unable to apply for these permits.

The housing congestion in Soweto is illustrated by the Urban Foundation's estimate that 32 000 housing units are needed for people who qualify for residence in the township.

## LIMITED

The need for black housing units in "white" urban areas throughout the country has been estimated at 200 000.

White home-owners have to obtain special permits to house more than one domestic on their properties and the housing of blacks at flats is limited by official formulas.

# Not a hope of owning a home

I have just been spending a little of my time in trying to help a black labourer to buy a house in Soweto and have discovered that he hasn't a hope of ever owning his own home unless he robs a bank or wins a big jackpot or snatches a really big payroll

He will have to get a loan of at least R8500 from one of our millionaire building societies to build a modest home. The deposit they require on R8500 is R1700 and the monthly repayments will be approximately R65

Add to this his monthly water and electricity account, train fare and living expenses and you will see that an ordinary working black man can never own a home unless some big organisation comes to his rescue

Surely our building societies who own millions of rands and who have

helped the white community to buy their homes can do something for the black man who, after all, has helped us to be what we are?

Or are the building societies going to continue to accumulate their millions and wait for some more riots that will rock our economy?

The person for whom I was making the inquiries about purchasing a home has had his name down with the West Rand Administration Board for a house to rent for the past 12 years and they cannot help him even now

He has been sharing a home with another family for years. Can you imagine the frustrations he has had to put up with and will have to continue to do so until one day he can take no more and starts rioting again?

Poor White

Linmeyer

# Flats could ease Soweto pressure

I should be interested to know why blacks must live in houses, when Indians, coloured people and whites are only too happy to live in flats, as houses are, for the most part, beyond the means of most of us'

Why are flats not built in Soweto, thus housing more people than at present? Blacks too can buy their own flats if they wish, just as we can, if we have enough cash'

Also, why is this insistence of "land hunger by blacks" continually mentioned? We whites also have "land hunger," but not many of us can afford any, nor the rates and taxes that go with a bit of land'

And what would blacks do with their land if and when they are GIVEN it? Ruin it by overgrazing, neglect or overuse? They have created many near

deserts by their "farming" methods, while most white farmers manage to grow crops in poor soil

I consider it time that we whites were spoon-fed too, and consideration given to our wants! After all, whites have built up the various African states, handed them over to black "Presidents" in working order, prosperous and self-sufficient (thanks to white farmers and industrialists, etc) only to see the fruits of their generations of hard labour and know-how go down the drain so fast it had to be seen to be believed

If Africa wants to be fed, then permit whites to own farming land and let them grow the crops and animals in peace and safety. Deprive white farmers of their land, and Africa starves!

Flats for Soweto Hillbrow

Friends (Quakers) en van die American Friends Service Committee deurgebring. Hy het 'n aantal konferensies in verskillende dele van die land bygewoon, bare vergaderings toegesprek en senior beamptes van die Carnegie Corporation, van Community Relations Services van die Departement van Justisie van die Amerikaanse regering, van die American Friends Service Committee en kollegas verbonde aan verskeie universiteite besoek.

Gedurende Augustus en September het die Direkteur Engeland, Nederland, Switserland, Swede, Israel en Zambie besoek. Hy het vooraanstaande joernaliste, Suid-Afrikaanse diplomaate, senior amptenare van die Suid-Afrika-Stigting en verskeie regerings betrokke by Suid-Afrikaanse belange ontmoet. Hy het besprekings gevoer met stigtings, trusts en opvoedkundige verenigings. As gevolg van sy besoek aan Nederland het hy 'n toelae vir die Konstruktiewe Program ontvang van die Algemeen Diakonaal Bureau van die Gereformeerde Kerken in Holland

Professor J. L. Boshoff, ere-Fellow van die Konstruktiewe Program, het met 'n aantal instansies, wat universiteite in Natal en Transvaal insluit, en met verskeie handels- en industriële firmas in Natal, kontak opgebou.

(b) konferensies

Gedurende 1978 het die Direkteur die volgende konferensies bygewoon.

Jaarlikse Konferensie, Nasionale Uitvoerende Komitee- en Raadsvergadering van die Suid-Afrikaanse Instituut vir Rasseverhoudinge, Kaapstad (Januarie).

Suid-Afrikaanse Jaarlikse Vergadering van die Religious Society of Friends, Stutterheim (April)

Negende Wêreldkongres van Sosiologie, Uppsala, Swede. Verhandeling voorgelê in Werkgroep 6 en vergaderings bygewoon van die Raad van die Internasionale Sosiologiese Vereniging as die amptelike afgevaardigde van Suid-Afrika (Augustus).

BY SAM MABE

**THE GOVERNMENT'S** homeland consolidation whip has been cracking in the Northern Transvaal over the past few months, forcing hundreds of families to leave their houses to the bulldozers and have only small military tents to call home.

About 1 200 North Sotho-speaking families have so far been moved from among the Venda and Shangaan-speaking people near Louis Trichardt where they lived together for many years.

Mr Phillip Moshokoa, a leader of the resettled people at Indermark said that unless the Government changed its homeland consolidation scheme it was likely that other ethnic groups living around Lebowa, Gazankulu and Venda would sooner or later be moved and settled in other areas the Government considered their homelands.

Close to 800 more families living at Senthumule (Don't Provoke Me) near Louis Trichardt are still being moved to join those at Indermark, 150 km north of Pietersburg.

No land development has been made where the people have been resettled except for road clearance. One-metre-deep pits have also been dug to serve as toilets.

Other developments like the building of schools, houses and the laying of water pipes will be done after the people have been resettled in military tents while their houses are demolished by bulldozers.

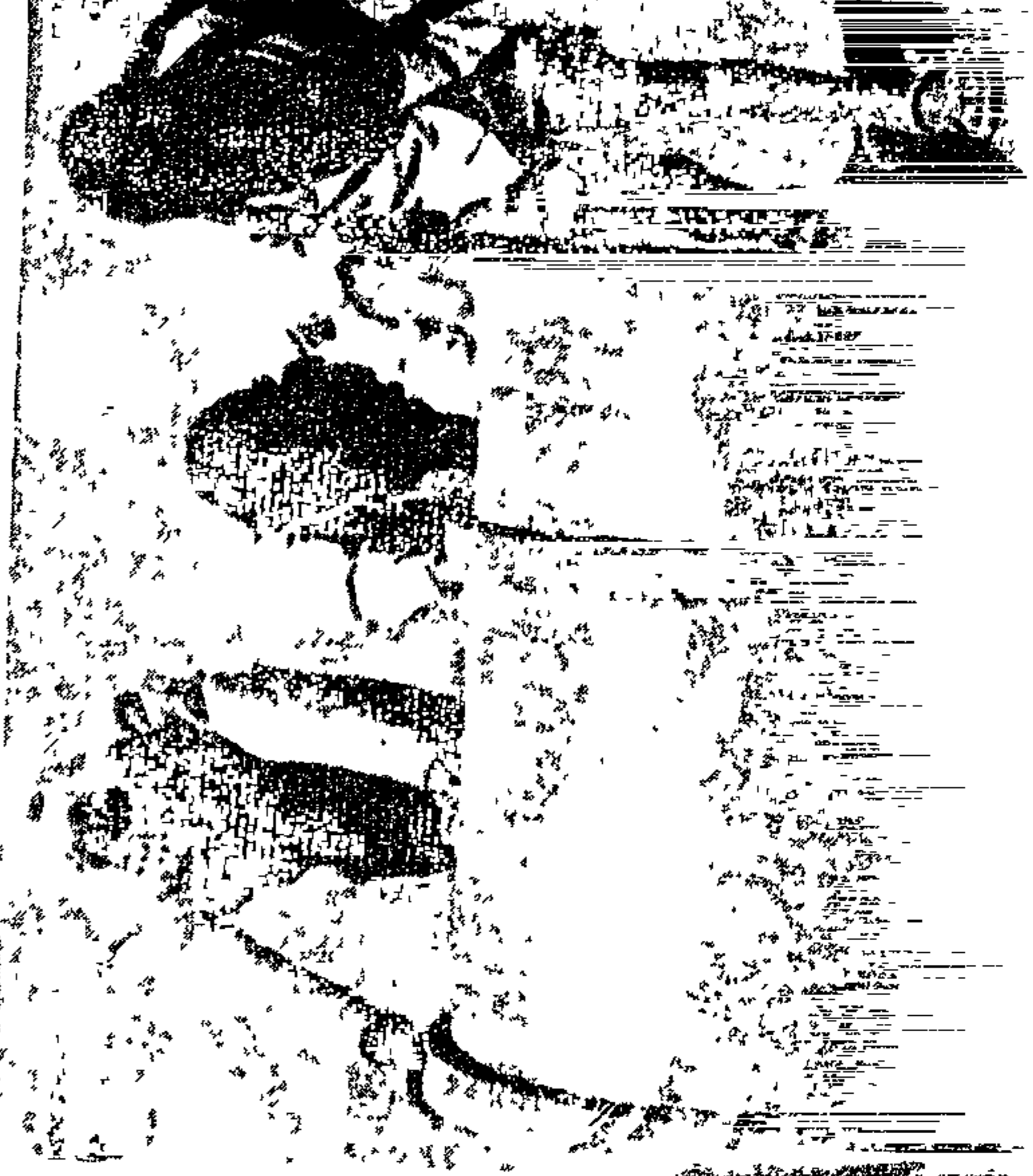
At Senthumule, where the removals were in progress this week, SUNDAY POST spoke to Mr Enos Mapaya, whose furniture was being loaded into Government trucks. The windows and



A "village" of tents — given to the "villagers" — corrugated iron shacks and mud-brick huts.

# BULLDOZERS COME TO TRANSVAAL

127  
~~27~~ SP  
5/8/79





door frames of his house were being removed pending the arrival of the bulldozer. A father of three, Mr Mapaya said they were warned in 1977 that they would be resettled. He works in Johannesburg and agreed to move when he was told, while there, that the neighbouring people were moving.

He did not know where he was being moved. He also didn't know what his prospects were in the resettlement area. He said he was told that on arrival in the area, he would be given one or two tents. Mr Mapaya said he did not know what compensation he

would be given for his house. "The Government evaluates our properties and decides on what they are worth and we have been promised some money on arrival at the new area," he said. Mr Mapaya said that while there was plenty of water at Senthumule, he had heard

water was not easily available at the resettlement area. Meanwhile anger and resentment are brewing among the Batsokwa people of Haranokgopa about 50 km north of Pietersburg, following Co-operation and Development Minister Piet Koornhof's announcement last year

that their removal and resettlement to another area was in the pipeline. The people led by Chief G. Ramokgopa, has indicated its intention to resist the removal from the white-proclaimed area. At Indermark there is a communal borehole from which water is pumped and stored in an uncovered reservoir.

With no taps yet available in their village, youngsters draw water from a communal borehole and roll it home in a drum.



The women of Indermark make mud bricks to build their homes.

According to Mr Moshokoa water pipes will be laid soon and water made available in taps all over the village.

There are few men in the resettlement area as most of them are working in different parts of the country.

SUNDAY POST saw several herds of cattle driven by youngsters along the road from Senthumule to Vivo, a small town between Louis Trichardt and the new resettlement area. They said the Government had allotted a grazing camp about 80 km away from the resettlement area, where they were told the cattle would first be "fattened" before being given back to their owners.

slan  
2/8/79  
(127)

# Townships to pay big rent increases

Residents of Greater Soweto face an average R7-a-month rent increase from next month. Dobsonville residents face a 200 percent series of rent increases over the next year.

The chairmen of the Diep-Meadow and Dobsonville community councils, Mr J C Mahuhushe and Mr Steve Kgame, said today the rent increases were inevitable and should be seen in the light of funds required for improvements to the townships.

Rents in Dobsonville will go up from R13,78 a month to R22,75 from September 1. On November 1 rents will increase

to R30,15.

The third increase comes on January 1, when Dobsonville residents will pay R37,55 a month.

The three-stage increases represent almost a 200 percent rise.

In Diepkloof and Meadowlands the staggered increases represent more than a 100 percent rise.

The rents are increasing from R15,55 to R22,49 in September, to R29,85 in November and to R35,22 in January.

The chairman of the Soweto Council, Mr David Thebehali, said the estimated expenditure of the council for 1979-80 was R66 619 313.

c) Ander lede

Mr K. Bosman  
Professor A. Cupido  
Mr N. Daniels  
Mr Achmat Davids

Mr H.W. Middelmann  
Erw. M.T.L. Moletsane  
Professor A.D. Muller  
Sheik A Najaar

4

... die volgende behels ... g van die

A. Mobiliteit en Politieke Verandering in Suid-Afrika  
Hierdie projek is 'n paar jaar gelede aangepak. 'n Onderzoek onder die kleurling bevolking van die Kaapse Skiereiland is onderneem 'n aantal tydelike navorsings-

van die Maat-  
verteenwoordiger  
3 gehou en die  
1. Terwyl geen  
1 hulle geraad-  
se program raak.

Norton  
H.J.J. Olivier  
Lilips  
H.P. Pollak  
september  
in Sonn  
omn  
I. Steyn  
ias  
R.E. van der Ross  
J.H. van Rooyen  
alters  
F.A.H. Wilson

Friends (Quakers) en van die American Friends Service Committee deurgebring. Hy het 'n aantal konferensies in verskillende dele van die land bygewoon, bare vergaderings toegesprek en senior beamptes van die Carnegie Corporation, van Community Relations Services van die Departement van Justisie van die Amerikaanse regering, van die American Friends Service Committee en kollegas verbonde aan verskeie universiteite besoek.

Gedurende Augustus en September het die Direkteur Engeland, Nederland, Switserland, Swede, Israel en Zambie besoek. Hy het vooraanstaande joernaliste, Suid-Afrikaanse diplomaate, senior amptenare van die Suid-Afrika-Stigting en verskeie regerings betrokke by Suid-Afrikaanse belange ontmoet. Hy het besprekings gevoer met stigtings, trusts en opvoedkundige verenigings. As gevolg van sy besoek aan Nederland het hy 'n toelae vir die Konstruktiewe Program ontvang van die Algemeen Diakonaal Bureau van die Gereformeerde Kerken in Holland.

Professor J.L. Boshoff, ere-Fellow van die Konstruktiewe Program, het met 'n aantal instansies, wat universiteite in Natal en Transvaal insluit, en met verskeie handels- en industriële firmas in Natal, kontak opgebou.

### (b) Konferensies

Gedurende 1978 het die Direkteur die volgende konferensies bygewoon:

Jaarlikse Konferensie, Nasionale Uitvoerende Komitee- en Raadsvergadering van die Suid-Afrikaanse Instituut vir Rasverhoudinge, Kaapstad (Januarie).

Suid-Afrikaanse Jaarlikse Vergadering van die Religious Society of Friends, Stutterheim (April).

Negende Wêreldkongres van Sosiologie, Uppsala, Swede  
Verhandeling voorgelê in Werkgroep 6 en vergaderings bygewoon van die Raad van die Internasionale Sosio-logiese Vereniging as die amptelike afgevaardigde van Suid-Afrika (Augustus).

May 7/8/79



# Hard at work on housing scheme for Indians

I refer to the report in The Star of June 21 under the heading 'Lenasia group alleges housing irregularities'.

As has already been made public, the Department of Community Development's housing programme for Lenasia will make available an additional 2721 living units over the next 18 months and this will do much to alleviate the housing shortage among the Indian community of Johannesburg.

Units of every conceivable type including flats, group housing, economic and sub-economic homes for those who qualify are already under construction or will be constructed over this period.

The homes will be pro-

vided in Lenasia extensions 8, 9, 10 and 11. This rate of provision will be maintained for as long as the demand exists and it may be mentioned that the erection of a further 3200 dwellings is anticipated to commence towards the end of 1980.

To allocate homes, an allocation committee under the chairmanship of the vice chairman of the Community Development Board was established and has been in operation for a considerable time. The task of this committee is not an easy one as many deserving cases qualify for allocation while the number of units at present becoming available each month are limited. The Lenasia Indian Management Committee is regularly consulted and recommendations made by them are taken into account. No single official is empowered to make allo-

cations and each application is considered on merit.

The department is aware of the keen disappointment of many families who have been on the waiting list for long periods who will have to wait longer for their homes. Their turn will, however, come in the foreseeable future.

While everything possible is being done to alleviate the housing shortage and to allocate homes on a fair and equitable basis, allegations of irregularities as reported in the article of June 21, cannot go unanswered. These allegations are denied but if specific instances can be substantiated and proof or sworn statements submitted to the department these instances will be referred to the police for investigation and further action.

Mr S. Cassim who ac-

ording to your report made allegations about irregular allocations, will, given the opportunity, producing evidence, in the absence thereof, to withdraw his statements. To this end the matter being referred to the Deputy State Attorney, the necessary attention.

L. Fouche  
Secretary for Community Development

Pretoria  
F. L. Middelmann  
or A. D. Mollane  
N. J. N. N.  
Norton

Friends (Quakers) en van die American Friends Service Committee deurgebring. Hy het 'n aantal konferensies in verskillende dele van die land bygewoon, baie vergaderings toegesprek en senior beamptes van die Carnegie Corporation, van Community Relations Services van die Departement van Justisie van die Amerikaanse regering, van die American Friends Service Committee en kollegas verbode aan verskeie universiteite besoek.

Gedurende Augustus en September het die Direkteur Engeland, Nederland, Switserland, Swed, Israel en Zambie besoek. Hy het vooraanstaande joernaliste, Suid-Afrikaanse d.p.-limate, senior amptenare van die Suid-Afrika-Stigting en verskeie regerings betrokke by Suid-Afrikaanse belange ontmoet. Hy het besprekings gevoer met stigtings, trusts en opvoedkundige verenigings. As gevolg van sy besoek aan Nederland het hy 'n toelae vir die konstruktiewe Program ontvang van die Algemeen Dikonaal Bureau van die Gereformeerde Kerken in Holland.

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Suid-Afrikaanse Jaarlikse Vergadering van die Religieuze Sociëty of Friends (tuttele m (April))

Negerse Wêreld-ergerie van Sosiologie, Ipsala, 'nede Verhandelings voorple in Keiliroep 6 en vergaderings bygewoon van die Raad van die Internasionale Sosiologie Vereninging as die amptelike afgevaardigde van Suid-Afrika (Augustus)

# Are funds for housing just drying up?

127  
7/8/79  
P. 21

DO YOU still remember Mr Matthys Wilsnach? Thys Wilsnach, housing boss of the West Rand Board until his move to the City Council to sort out their housing mess?

SENTR  
(Geregistree  
Inte  
(B  
p/a Die  
Ref

Controversial as ever, we heard from him again recently when he appeared in court where one of his "subjects", a coloured man, was appearing in connection with offences under the Group Areas Act.

This coloured man is one of over 25 000 coloureds who, Mr Wilsnach disclosed, are without homes in Johannesburg.

Mr Wilsnach reminded us of a sad truth so many blacks know, that there is an acute SURPLUS of white accommodation in the city.

He expressed a hope, which he did have during his days at Albert Street, that the housing backlog will be licked within two years.

## BACKLOG

Yet the backlog continues to grow, despite the fact that the Board has thrown out that other second ("secondary") waiting list. They have failed to cope with the other lists they created — building waiting list, loan application list, to mention a few.

People thought it would help to offer to build their own homes but, alas! now, no sites!

Small wonder people like Mr W M Khoza of the Atteridgeville Community Council are pushing that homes be built on "any site" that can be seen in the townships.

A desperate call indeed. Could you imagine a township where all stands are occupied by houses? Children's play grounds? Shops? churches?

And talking about too many houses. Have you seen the speed with which the Vaal Administration

DIE OORSPRONG EN DOELSTELLING

Die Sentrum word grootliks gefinansier deur die Abe Bailey-Trust wat ingevolge die testament van Sir Abe Bailey gestig is. Dit is geregistreer as The Abe Bailey Institute of Inter-Racial Studies Limited (Beperk deur Garansie) — 'n maatskappy beperk deur garansie en sonder 'n aandeel-kapitaal kragtens die Maatskappywet 1973 (Wet Nr. 61 van 1973).

Board' is building 'houses' in Zone Three. Houses for sale and quite cheap too, compared to Soweto

## CHURCHES

That Board builds and sells houses. But where are the churches, schools, shops etc? We haven't seen any, some of us.

Wonder how the Vaal manages to get so much money in its coffers to build all those homes. You ask for a housing loan — you get it. No drying up of funds as seems to be the case in some other places.

Or is it maybe true that some Boards are pouring development loan funds into the homelands instead of in their own areas, as we once heard was being done by the East Rand Administration Board?

TOWNSHIPS

# Rents through the roof

127 343 fm 10/8/79

A head-on collision is developing between the government-created black community councils and the Soweto Committee of Ten, chaired by Dr Nthato Motlana. The immediate issue is swingeing rent increases imposed in the first Pretoria-approved budgets of the Soweto, Dobsonville, and Diepmeadow community councils.

As the FM went to press, the chairman of the Dobsonville council, Steve Kgame, had announced a rise from R13,78 to R37,55 on January 1 1980. Diepmeadow council chairman Harry Mahuhushe's proposed increase was from R19,55 to R39,22, while Soweto chairman David Thebehali was expected to announce comparable rises.

The council chairmen want to make the townships viable and to "eradicate the neglect of the past." Kgame has said it is his council's "unpleasant duty to ask the public to contribute to picking up Dobsonville from the gutter and let it take its rightful place in the community."

Motlana, who stated his intention of calling a public meeting on the rents issue this week, was scathing in his condemnation to the FM of the right of the respective chairmen to impose increases. The councils, he alleges, have no true mandate from the people.



**Nthato Motlana . . . the whites must pay**

Financial Mail August 10 1979



**David Thebehali . . . the blacks must pay**

"If the whites want their servants and workers to live miles out of Johannesburg so that they will not have to see their bodies, then they must pay for the privilege," declares Motlana.

For comparative purposes since they take into consideration the underlying population, for the providers of health care the ac are also of importance. This is particularly true for those contribute a comparatively large proportion to the total population example 'coloured' children 0-4 years old. The different den files of the two communities for 1951 are presented in Fig. 1, vides an indication of the age distribution of whites and 'col The changes in this distribution which occurred between 1941 a for the purposes of the present study, of relative unimportance

The expectations of life for 'coloureds' and whites are presented. Although data has been published for Africans<sup>5</sup>, this is speculative not considered to be of sufficient reliability to warrant inclusion. Different expectations of life have been included. (1)  $e_0$  - the of life at birth, and (2)  $e_{45}$  - the expectation of life at 45 years. Characteristically women have a better expectation of life than men, and Fig. 6 indicates that this is so for both whites and 'coloureds'. In fact, so marked is this difference that at  $e_{45}$  'coloured' females have a better expectation of life than white males. What is perhaps of some concern is that the gap between the expectation of life for males and females is widening. This trend is apparent in both the whites and the 'coloured' communities, although it is particularly marked in the latter for whom Male:Female deficit of 1,0 years in 1941 at  $e_0$  has become 6,9 years in 1970. For whites a deficit of 3,7 years in 1929 has increased to 7,0 years in 1970.

6. South Africa (1948) Official Year Book No. 23, 1946, Chapter XXIX, Government Printer, Pretoria.
7. Van Tonder, J.L. and Van Eeden, I. J. (1975) Abridged Life Tables for all the population groups in the Republic of South Africa (1921-1970), Report S-34, Human Sciences Research Council, Pretoria.
8. Preston, S. H., Keyfitz, N. and Schoen, R. (1977) Causes of Death; Life Tables for National Populations, Seminar Press, New York
9. Sadie, J. H. (1970) : S. Afr. J. Economics, 38, 1.
10. Doll, R. (1976) : Monitoring of Government Statistics, in Seminars in Community Medicine, Volume 2. ibid.

SUNDAY POST, August 19, 1979

# RAISINING RAIN

BEKERSDAL is probably the most neglected of the townships falling under the jurisdiction of the West Rand Administration Board. **285** ~~345~~ **58** **19/8/79**

The township stinks because it has no sewerage system. Residents still use the night soil bucket system for toilets and they empty them in pits they have dug

in their yards because the buckets are sometimes never collected for up to two weeks.

The men who collect the buckets sometimes empty them on the floors inside the toilets

19/8/79 (285)

# WATER

# TOWNEETS

by the most neglected of the townships  
tion of the West Rand Administration

43 SP 19/8/79

their yards be-  
use the buckets  
sometimes never  
ected for up to  
weeks

The men who col-  
lect the buckets  
sometimes empty  
them on the floors  
inside the toilets.

And residents have  
made holes in the  
walls on the floor  
level so that they  
can sweep out the  
mess afterwards, ac-  
cording to one resi-  
dent, Mrs Josephine  
Mvuka.

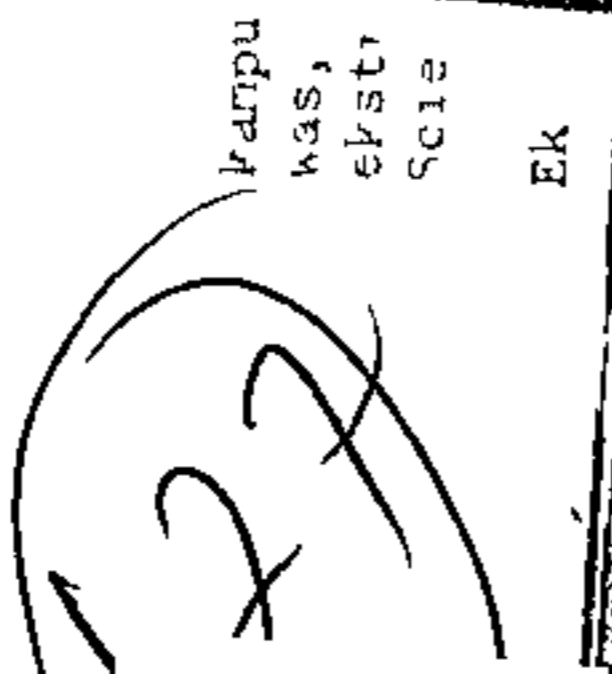
"When we protest,  
they tell us that we  
use the toilets too  
much and we give  
them a lot of work,"  
she added

A leading resident  
in the township who  
refused to be named  
said "These buckets  
used to be collected  
more regularly in  
the past and they  
were sometimes even  
washed. But since  
the takeover of this  
township by the  
West Rand Board,  
things have chang-  
ed."

Dirty water forms  
pools in some of the  
yards and the spread  
of diseases is threat-  
ening the area. Yet  
residents of the new  
houses which were  
built last year pay  
rentals of R40,70 a  
month — about  
twice the average  
rental paid for hous-  
es in other areas un-  
der Wrab.

The houses are no  
different from the  
usual Soweto "match-  
boxes".

house"  
Because of the  
high rents in the  
area, residents have  
dubbed the place  
employed and none of  
them should have to  
be away from work  
due to illness or to  
give birth because



Mrs Mvuka said  
"It is not easy for  
us to raise that R40  
every month when  
these houses are no-  
thing special. It  
would have been bet-  
ter if we had had  
electricity and these  
buckets were emp-  
ied more often

"What's more,  
even the quality of  
the buildings is not  
up to standard. Just  
look at the cracks in  
the walls in this  
house"

Because of the  
high rents in the  
area, residents have

He said although  
there was only one  
truck for the job, the  
buckets were col-  
lected twice a week  
and that this week  
there was a delay in  
the collection be-  
cause the truck broke  
down on Monday.  
But that caused one  
day's delay, only, he  
said.

One of the residents of Bekkersdal  
points to the filthy water in her back-  
yard which reeks in stinks and the  
threat of disease.

"Mosadi gaa pepe,  
monna gaa lwale"  
(Women don't fall  
pregnant and men  
don't get sick).

By this is meant  
that both husband  
and wife have to be  
employed and none of  
them should have to  
be away from work

they may not be  
able to afford the  
rental.

When approached  
by SUNDAY POST  
an official from the  
Bekkersdal township  
manager's office dis-

SIR - Soweto doesn't  
need a tanker for  
its streets anymore

# Council locks house — owner to sue

127 SP  
19/8/79

By GODWIN MOHLOMI  
A WELL-KNOWN Soweto businessman whose self-built Moroka house was locked by the superintendent because he was in arrears with his site rent, plans to take legal action against the Soweto Council.

Mr Dan Morudi of 2145 Moroka maintains his rights as owner of the property have been violated.

He has instructed his lawyer to investigate a claim for damages because.

● Instead of locking his house, the superintendent should have sent a reminder

● The superintendent had no right to his keys.

● The privacy of ownership had been violated

"I was at my shop at Meadowlands hostel when my daughter-in-law Julia came and reported that the house had been locked by the superintendent

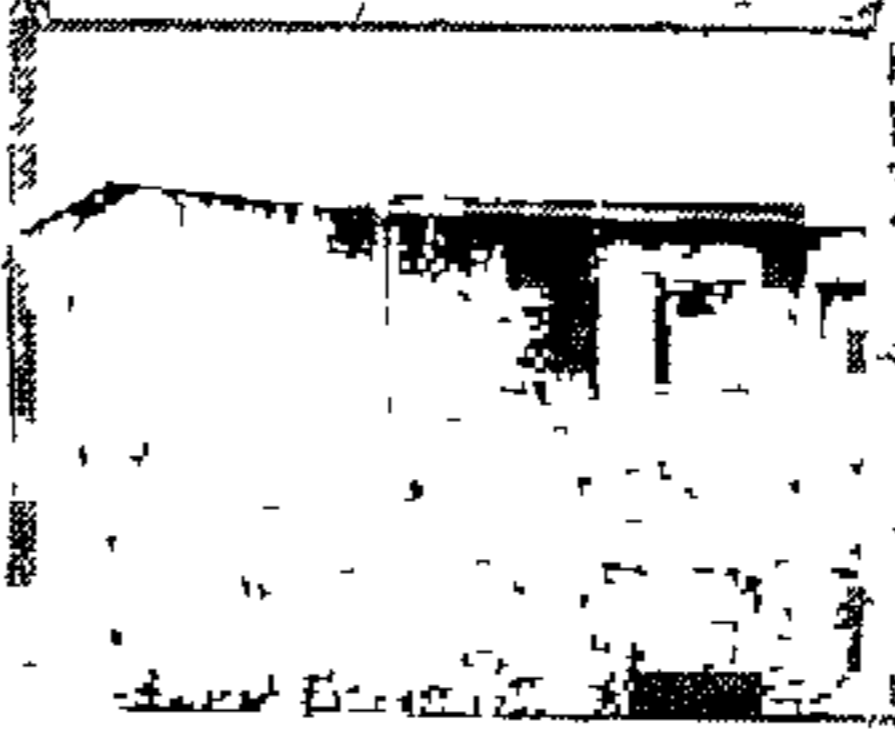
"He used my very own keys which he took away with him

"He demanded R29 site rent for July and August at R14,50 a month," he said.

Mr Morudi had to pay to retrieve his keys.

He maintained that owners of self-built houses were not liable for such action even if they were in arrears

## The house



## The owner



Only people living in Wrab-owned houses may have their houses locked if they were in arrears. Officials brought their own locks to do this

A Wrab spokesman confirmed that the Soweto Council could empower its superintendents to lock a house until the owner had paid the outstanding rent

This was because the Council had recently taken over the function of allocating houses and collecting rent.

n aandele-kapitaal  
Nr. 61 van 1973).

beperk deur garansie en sonder  
Studies Limited (Beperk deur

STELLINGS VAN DIE SENTRUM  
s gefinansier deur die Abe  
e die testament van Sir Abe  
geregistreer as The Abe Bailey  
Studies Limited (Beperk deur

STELLINGS VAN DIE SENTRUM

EIDING  
jaar van sy bestaan het die  
dies gereeld n jaarverslag oor  
er. Om die Sentrum se 10de  
78 te vier is die jaarverslag  
presig oor die Eerste Tien Jaar.

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van Suid-Afrika  
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(Geregistreer as The Abe Bailey Institute of  
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SENTRUM VIR INTERGROEPSTUDIES

1978

JARVERSLAG



## Soweto cries out for action

**M**OST black townships stagger from one financial crisis to the next, their services always on the brink of collapse. On Friday, Soweto Council chairman Mr David Thebehali echoed a warning given in March after a survey: water, sewerage, refuse collecting and ambulances might have to be stopped because there were no funds to pay for them, he said. That is why rent increases were proposed. Sowetans have reacted angrily, not because they object to paying their own way but because inflation and unemployment are already imposing an intolerable strain. They do not have the slack to adjust for higher costs: raised rents simply mean less food in a great many cases. When people are hungry, other physical discomforts and political frustrations are aggravated.

Two articles on this page — and today's "Briefing" on the poverty of black shoppers — point to the ferment. Soweto is the focus because it is the place in which the problems of all other black urban areas are multiplied manifold. It is also the most vocal. The calm which whites think they detect among the blacks in the white cities is superficial. A spark could explode it in their faces. The spark

could be provided by a minor friction — or by rent increases. Author Credo Mutwa writes in one article that a radical presence in Soweto is trying to provide that spark. He says there is a lack of communication between Sowetans and the people who run it. Mr Thebehali's council recognises the danger signals and that is why it is looking for other sources of money.

Shortsighted apartheid policies have deprived the "townships" of the power to generate their own revenue. Black spending power has been funnelled into the white towns because black urban areas were only "temporary" anyway and were iniquitously financed from beer-hall profits. That source was set to the torch in the aftermath of the June '76 rioting.

Black urban areas must be financed conventionally. They need their own central business districts, and they need employment opportunities. Mr Mutwa says that whereas blacks once desperately wanted dialogue, now they label their fellows "sellouts" if they talk across the colour line. So above all, black towns need positive action to show that somebody cares deeply about them.

mpus, waar ons gedurende die laaste vyf jaar gehuisves is, ontgroei. Daarom is ek besonder dankbaar vir die ekstra ruimte wat ons nuwe kantoor in die Leslie Social Sciences Building op die Groote Schuur Campus aangebied. Wil weereens die Carnegie Corporation en die Algemeen Akonaal Bureau van die Gereformeerde Kerken van Nederland bedank vir hulle gulle ondersteuning van die instruktiwe Program wat ons in staat gestel het om meer personeel aan te stel en om publikasies en werkgroepe te finansier. Ek wil ook graag weereens die ondersteuning vir plaaslike skenkers, firmas en trusts noem, kort op dat die Program gestig is. Hulle hulp het dit moontlik maak om etlike publikasies gratis te versprei ondermal wat in die bevordering van 'n oop samelewing belangel.

September 1978

Hendrik W. van der Merwe  
Direkteur

Die hoofdoel van die Sentrum is om navorsing na die onder-

# Houses up for sale

379  
127  
20/10/78

By MZIKAYISE  
EDOM

THIRTY special and complete houses ranging from four to six rooms, some with ceilings, all with electricity, water-borne sewerage and internal toilets are on sale at Mofokeng Section, Katlehong, Germiston.

Mr M B Kumalo, chairman of the Katlehong Community Council said in a statement that the houses, which are plastered and painted each cost R6 450. He said the deposit for each house is R1 450.

"If the scheme proves popular, 70 more experimental houses of the same nature will be erected this year," Mr Kumalo said.

Mr Kumalo said interested parties should apply to the superintendent Section Four, Tsolo Section or get additional particulars from councillors in their specific wards.

Mr Kumalo said 450 ordinary houses at Mofokeng Section, with inside toilets as well as 200 four-roomed houses at Monise Section will become available during the current financial year to people with valid waiting lists.

## CONSTRUCTION

"The above mentioned scheme will again be announced as soon as the houses become available for occupation. Some of the houses are already under construction," Mr Kumalo said.

Mr Kumalo said Katlehong has 16 000 sites and rent will go up all round by R2 50 on September 1.

He said rents will also be increased in respect of business sites, butcheries, general dealers, eating houses, ordinary shops like barber shops, sports grounds, homeland government-owned buildings and offices and shacks.

AMBA

J-APRIL-1978

1978

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(Registered as The Ab. Bailey Institute of  
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(Pretoria, South Africa))

Plusdres

1 a Die Universiteit van Kaapstad

sentrum vir Intergrasie...  
saamhede gepubliseer...  
erjarsdag op 1 April 1978...  
in 1977...  
DIE JOOP-PROG EN TOEL-TELLINGS VAN DIE S. NINUI

Die sentrum...  
Bailey-Trakt...  
Bailey gestig is...  
Institute of Inter-Pacial...  
Carursie)...  
in aandeelkapitaal...  
Nr 61 van 1973)

Mennonite Central Committee se Konferensie oor: 'Die Rol van Geskiedkundige Vredeskerke', Gaborone, Botswana Verhandelingsvoorgelê oor: 'The Role of Churches in Promoting Justice in Southern Africa' (Oktober).

Konferensie van die Afrikaanse Calvinistiese Beweging, Potchefstroom (Oktober).

(c) Deelname aan Welsyns- Professionele en Openbare Organisasies

Die Direkteur het aktief gebly in die Suid-Afrikaanse Instituut vir Rasse-Verhoudings as 'n lid van die Weskaap-Distrikskomitee, die Nasionale Uitvoerende Komitee en van die Raad.

Hy is Voorsitter van die Quaker Service Fund in die Kaap, die diensafdeling van die Godsdienstige Vriendekring (Quakers), wat gemeenskapsontwikkeling op die platteland en in die stadsgebiede bevorder.

Die Direkteur is gekies as lid van die Raad van die Vereniging vir Sosiologie in Suidelike Afrika. Hy is ook 'n lid van die Suid-Afrikaanse Sosiologiese Vereniging en van die Internasionale Sosiologiese Vereniging. Hy is aangestel as die Suid-Afrikaanse afgevaardigde in die Raad van die Internasionale Sosiologiese Vereniging vir die tydperk 1978-1982.

WAARDERING EN DANK

Ek is altyd dankbaar vir die geleentheid wat die Jaarverslag bied om my waardering te betuing aan lede van die Akademie Advieskomitee en die Beheerraad vir hulle leiding, aanmoediging en belang in die aangeleenthede van die Sentrum.

Die Universiteit van Kaapstad het benewens 'n bydrae tot die bedryfskoste van die Sentrum, ook vir die Sentrum sedert sy stigting in kantoorruimte voorsien. Met die uitbreiding van personeel het ons die huisie op die laer

navorsings-Fellows het aansienlik tot die Sentrum se ... der Horst, afgetrede

Soweto residents are still anxiously awaiting a decision from the Soweto Council about whether they will have to pay the proposed 100 percent rent and services increases

Last week the proposed increases were frozen, following a dispute within the council itself.

Yesterday, the council chairman, Mr David Thebehali, rejected demands that he resign over the increases.

Mr Thebehali met the Minister of Co-operation and Development, Dr Piet Koornhof in Pretoria yesterday.

He reportedly asked Mr Thebehali why the increases were not being implemented.

The South African Insti-

tute of Race Relations has called on the Government to help finance Soweto until the township had developed "an adequate fund-generating base"

"Available figures indicate that between one-fifth and one-third of Soweto households have incomes which would make the new rents, more than 25 percent of their total income — if one applies the rule of thumb that housing costs should not exceed one-quarter of income

"The principles of self-funding that apply to white local authorities are not valid in an area like Soweto, which has to cope with historically determined impediments which its people did not create"

BISKOP A. V. ...  
Mnr E V E. Howes

Professor M.F. Kaplan

Ds. W.A. Landman

Mnr G.K. Lindsay

Sir Richard Luyt

Professor S.J. Saunders

Professor H.W. van der Merwe

Mede-professor D.J. Welsh

Professor Monica Wilson

2021 21/8/79  
**Soweto awaits rents decision** (127)

# Home is a bombed

By MANDLA MDLAZI

SEVEN families are living in the wreckage of the Diepkloof Resettlement Board offices that were fire-bombed in the 1976 township uprisings.

Some of the families moved in soon after the Resettlement Board staff and its police moved out with what was left.

They turned some of the offices and other rooms into bedrooms and kitchens.

"We are some of the thousands of homeless families in this land of plenty," says Mrs Mathebula (34), a mother of five. She told me she moved in with her family four months after the building went up in flames and lived here rent free.

Mrs Mathebula said before they moved in there her family had been crammed into a single room of a Zone 2 Diepkloof house where they had lived as lodgers for ten months. They had no choice, she said, but to pay half the house rent as ordered by the tenant.

"We have been on the waiting list since 1975 and our hope of getting a house is slowly fading," said Mrs Mathebula.

Four of her five children are at school.

What was once a toilet in the damaged building is today her family's kitchen. Her husband, Mr William Mathebula improvised in an attempt to make the wreckage habitable, she said.

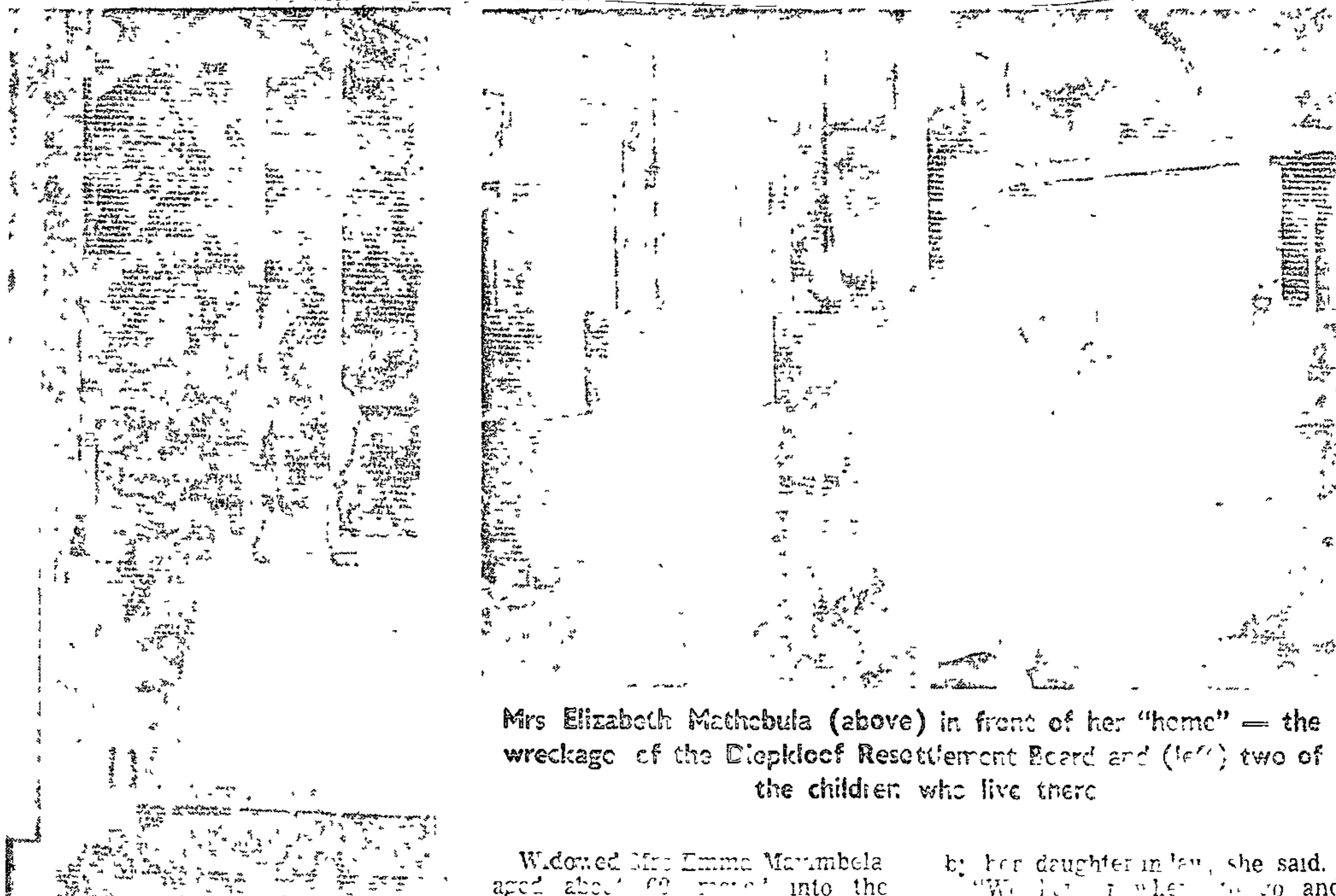
"We were told by the local superintendent to use this place whilst waiting for better accommodation," said Mrs Mathebula.

They're still waiting.

Mrs Mathebula said not having to pay rent was no advantage as they just have nowhere to go.

SP 2k/8/79  
127 " 26/3/79

# Wreckage



Mrs Elizabeth Mathebula (above) in front of her "home" — the wreckage of the Diepkloof Resettlement Board and (left) two of the children who live there.

So far they have not experienced any violent acts from "loiterers who call this no man's land" she said.

Widowed Mrs Emma Mavimbela aged about 60 moved into the wreckage with her unmarried daughter, Celia, and grandchild, Christopher about a year ago.

They were kicked out of her son's house in Diepkloof's Zone 5

by her daughter-in-law, she said. "We don't know where to go and the only place we could go for me at my age," said Mrs Mavimbela, whose husband died several years back. Her daughter, Celia, is the breadwinner.

# 'People can't pay higher rents in Soweto'

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Staff Reporters

Bitter opposition to proposed rent rises was voiced in Soweto at the weekend and community leaders warned that many people in the township could not pay the higher rentals.

In a tense weekend protests from all spheres were levelled at the Government and the community councillors from Soweto, Diep-Meadow and Dobsonville

● At a meeting in Diepkloof residents called for protests on the day the Prime Minister, Mr P W Botha, visits Soweto

● Diep-Meadow community councillors were forced to close meetings yesterday when angry residents refused to pay increased rentals, due at the beginning of next month

● Mr David Thebehali reaffirmed that the Soweto Council would not put up rents but he could not say what would be done to make up Soweto's R9-million deficit.

● Community leaders have warned the rents issue could trigger violence because of rising unemployment

Rents in the Soweto area are due to go up by between 100 percent and 200 percent in three phases in the next six months

The chief commissioner on the Witwatersrand for the Department of Co-operation and Development said last week the Government would not subsidise rentals in Soweto. There was no provision for it and it could not be done without Parliament's approval, he said.

Soweto had opted for autonomy and as such had to raise its own funds to pay for services, he added

## DISTRESS

But with the Soweto Council in severe financial distress it is doubtful it can maintain existing services — and many of these are in need of repair and improvement

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Soweto churchman and community leader, the Rev David Nkwe, warned at the weekend that the rents issue could spark off an eruption which would need neither "motivation or organisation," but would be impossible to contain

He said unemployment in the townships was at least 20 percent and people, particularly the unemployed and pensioners, would not be able to pay the higher rents

● In Pretoria today, the Minister of Co-operation and Development, Dr Koornhof, said the question of increasing Soweto rents was not yet final. "Reports that an increase has been officially sanctioned are not correct because the Soweto Council has not yet taken a final decision"

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 vergadering van die Religious Society of Friends, Stutterheim (April)  
 Negende Wêreldkongres van Sosiologie, Uppsala, Swede  
 Verhandeling voorgelê in Werkgroep 6 en vergaderings bygewoon van die Raad van die Internasionale Sosio-  
 logiese Vereniging as die amptelike afgevaardigde van Suid-Afrika (Augustus).

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 ontmoet. Hy het besprekings gevoer met stigtings, trusts en opvoedkundige verenigings. As gevolg van sy besoek aan Nederland het hy 'n toelae vir die Konstruktiewe Program ontvang van die Algemeen Diakonaal Bureau van die Gereformeerde Kerken in Holland

# GREATER SOWETO'S RENTS ARE GOING UP - and that's official.

On September 1 the rents for houses in Soweto, Dobsonville and Diep-Meadow will be increased by more than 50% and in some areas 100%

The off-again, on-again proposed rent increases have been officially announced by the Department of Co-operation and Development as on.

According to senior officials in the Department the new rents come into effect following a resolution of the Soweto Council taken more than a week ago

The meeting was attended by officials of the Department and the West Rand Administration Board — a normal procedure for all council meetings

The Liaison Officer of the Department of Co-operation, Mr J F du Preez said he had heard of a subsequent meeting attended by 21 councillors after which the chairman Mr David Thebehah announced that the rent increases were being dropped

"To our knowledge," he said, "this was not an official meeting and any decision taken there must be ratified by an official meeting of the council"

And now a meeting to protest against the increases is set for Setikeng, "Zone One, Meadowlands, at 2 pm today.

It is being organised in conjunction with the Soweto Committee of Ten

The people of Soweto, satisfied with Mr Thebehah's announcement that no increases were coming, are not expecting anything over their usual rent on September 1.

But this week the Chief Commissioner for the Witwatersrand Mr F B du Randt said the people of Soweto would have to pay the new

OFFICIALS  
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24/8/79

# RENTS ARE

# GOING UP

SOBWINNEN  
rents because there was no subsidy from the Government coming.

The words of such a high official in the department are interpreted as representing the attitude of the Minister, Dr Piet Koornhof, on the matter.

Mr Steve Kgama, Dobsonville Community Council chairman, confirmed that Dobsonville residents will

So too will Diepmeadow residents, says that area's council chairman Mr J C Malubushu.

The Soweto Council has also called a meeting for today at the Orlando Community Hall at 9 am to explain why they decided to support the rent increase. The new rents will be increased in three stages as follows:

Soweto — Present, R17,75 to R24,92 on September 1; to R30,72 on November 1; and to R36,62 on January 1.	Diepmeadow — R19,55 to R26,49 on September 1; to R33,85 on November 1, and to R39,92 on January 1.
Dobsonville — R13,78 to R22,75 on September 1; to R30,15 on November 1; and to R37,55 on January 1.	

# Rent rises 'could spark violence' in Soweto again

By Karin Ireton

Soweto community leaders seriously believe that the burden of doubled rents could spark township violence more shattering than the 1976 riots

The Archdeacon of Johannesburg West, the venerable David Nkwe, who lives in Soweto, described the doubled rentals as "inhuman and preposterous" and warned of a spontaneous eruption which would need "neither motivation nor organisation" and which "no-one will contain"

Dr Nkhato Mofiana, chairman of the Committee of Ten, said the messy task of raising rents had been left to "ignorant, innocent puppets of the Government" — the Community Councils

He said Soweto residents were "very angry". Many called on community councillors to resign and refuse to handle the "monstrous" task.

Most people simply cannot pay that kind of money," he said. This was reiterated by most

Mrs Ellen Kuzwayo, of the Committee of Ten, said Soweto people were "angry and despondent"

"It is a community in plight, finding itself face to face with heavy unemployment and incomes far below rising day-to-day costs. The people are doing all they can to make ends meet"

She said conflicting statements during the past few days had created "confusion, anger and despondency"

Mrs Kuzwayo said people would react "not because they have planned reaction, but because they are pinned against the wall trying to live"

to pay higher rentals to cover the expenses of the infrastructure. He said it was the Government's duty to establish the black city

"They created this monstrosity to ponder to write prejudice, so they are the township developers

Soweto, he said, had no rateable trade, business or industrial sector and could not develop on its own

"We are part of greater Johannesburg. The Central Business District draws 49 percent of its revenue from blacks, and pays 75 percent of the Johannesburg rates. We are entitled to a share. There is no way we can raise that money."

She said the aged, physically disabled and the unemployed made up about 50 percent of the Soweto community. Those who earned more than R250 a month were possibly about 25 percent and were only just managing.

It was a vicious circle because those who could not pay because of bitter and looked askance at those who were managing

Dr Mofiana said the major objection was that the poorer section of society could be required

"Nobody has spent the time needed to study the wage levels. From the little one hears, the average is about R120. If one accepts that no one should pay more than 25 percent of his income on rent, one sees that many will be paying more, if you estimate rent at R37 a month, electricity at R15 and

Dr Mofiana said a committee was attempting to have an interdict put out

When the community councils went independent,

they found themselves with millions of rands of deficit. With no income-producing base such as a highly rateable CBD, they announced the rent increases in an attempt to maintain essential services

Mr Sam Moss, leader of the opposition in Johannesburg City Council and a council member of the African National Congress, said it was impossible for Soweto ever to be independent

In a recent statement, the Institute of Race Relations said the principles of self-funding which applied to white local authorities were not valid in an area like Soweto, which had to cope with historically determined needs which it's people did not create and which they could not remedy on their own

Some things just happen on the spur of the moment and one can't predict what and how it will be

Year	Intended increase for townships	Actual increase
1979	R19,50 to R24,92	R17,12
1980	R30,15 to R37,55	R20,37
1981	R33,85 to R39,92	R22,75
1982	R36,62 to R42,77	R25,12

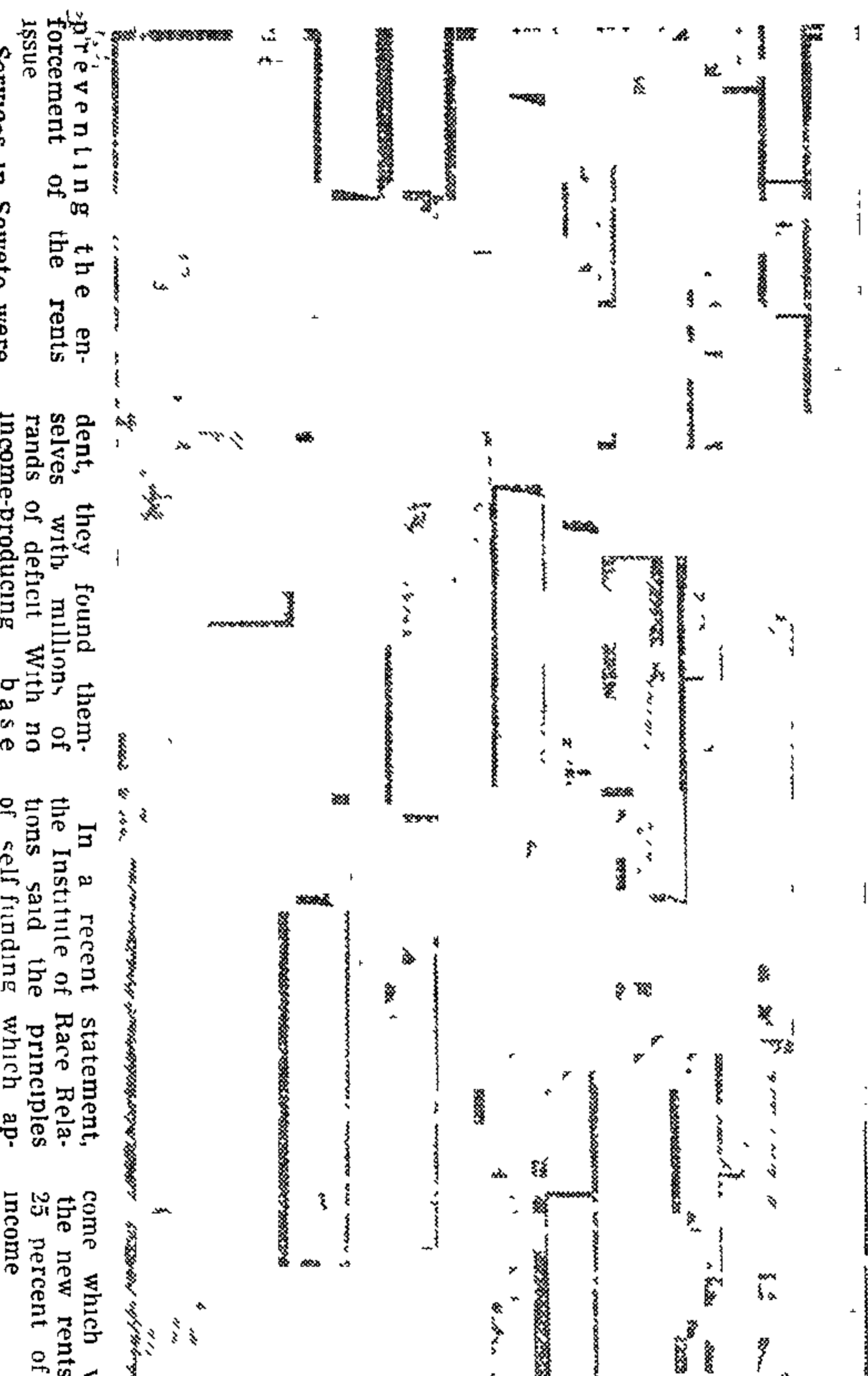


Diagram illustrating the layout of a residential building, showing the arrangement of rooms and the central courtyard area.

The intended rents increase for townships under the Soweto Council is as follows from an average of R19,50 to R24,92 (September 1 79) then to R30,15 (November 1 79) and finally to R37,55 (January 1 80). The total increase is R17,12

The intended increase for Diep-Meadow is as follows from an average of R19,55 to R26,49 (September 1 79) to R33,85 (Nov 1 79) and then to R39,92 (January 1 80). A total increase of R20,37

The intended increase for Dobsonville is as follows from R13,78 to R22,75 (Sept 1 79) and then to R30,15 (November 1 79) and finally to R37,55 (January 1 80). The total increase is R23,77

## 'Frightening dilemma' for the councils

By Rob Meinies

The rent controversy has confronted Soweto's three fledgling community councils with a frightening dilemma

Prominent Sowetians have warned that a decision to impose doubled rents on the Soweto community, as initially proposed by the community councils, could spark rioting in the township

But the community councils fear that essential services in Soweto will break down without the additional revenue they hoped to obtain through the increases in site rentals and service tariffs.

And the chairman of the Dobsonville and Diep-Meadow Councils told The Star yesterday their requests for Government subsidies had been turned down

**BAD BUSINESS**

Mrs Ina Perlman, regional secretary for the South African Institute of Race Relations said the councils had sacrificed a strong bargaining position by accepting responsibility for Soweto without demanding improved sources of revenue

"We have inherited a bad business," said Mr Steve Keame, chairman of the Dobsonville Council. The West Rand Adminis-

tration Board had left a deficit of R8-million to R9-million for Greater Soweto, he said

The proposed rent increases were partly aimed at reducing the deficit in Dobsonville, said Mr Keame, who was adamant yesterday that the rents in his area would go up on September 1

Both Mr Keame and Mr J Mahuhushu, chairman of the Diep-Meadow Council, said their present 1979-1980 budgets had been drawn up by West Rand before taking over, Mr Keame said, the councils had not known the state of West Rand's finances

**TAPS**

But the two chairmen said their councils had passed the budgets to meet the costs of essential services. "Almost every tap is leaking," said Mr Keame

But Mr David Thebehali, chairman of the Soweto Council said yesterday "The rents are not going up and that is final". Dr Piet Koorhof, Minister of Co-operation and Development has accepted this freezing of the rents situation for townships under the Soweto Council and said the Government would wait until the council finally decided what to do

Without rent increases the problem of finding

funds for Soweto will remain. The township lacks the trade and industry to generate revenue. Soweto cannot raise funds from the sale of utilities such as water, electricity and gas as Johannesburg does

Nor can the township rely on financial help from the Johannesburg City Council. "We have no nest egg with which we can help Soweto," Mr J P Oberholzer M.P.C., chairman of the Johannesburg management committee, said last week. The city council would have to find another R40-million to meet its own cost increases, he told a symposium for community councillors at the Rand Afrikaans University

**PROPOSAL**

Mr Oberholzer proposed a small increase in General Sales Tax to provide an additional source of revenue for local authorities, including the Soweto Councils

He also added his voice to the numerous calls for freehold tenure in Soweto to enable the councils to raise rents through rates in the same way as other municipalities

Mr Thebehali has estimated Soweto's buying power at R650-million each year, but he said more than 90 percent of this was paid into Johannesburg

Mennonite Central Committee se Konferensie oor: 'Die Rol van Geskiedkundige Vredeskerke', Gaborone, Botswana. Verhandeling voorgelê oor 'The Role of Churches in Promoting Justice in Southern Africa' (Oktober)

Konferensie van die Afrikaanse Calvinistiese Beweging, Potchefstroom (Oktober).

(c) Deelname aan Welyns- Professionele en Openbare Organisasies

Die Direkteur het aktief gebly in die Suid-Afrikaanse Instituut vir Rasse-Verhoudinge as 'n lid van die Weskaap-Distrikskomitee, die Nasionale Uitvoerende Komitee en van die Raad.

Hy is Voorsitter van die Quaker Service Fund in die Kaap, die diensafdeling van die Godsdienstige Vriendekring (Quakers), wat gemeenskapsonwikkeling op die platteland en in die stadsgebiede bevorder.

Die Direkteur is gekies as lid van die Raad van die Vereniging vir Sosiologie in Suidelike Afrika. Hy is ook 'n lid van die Suid-Afrikaanse Sosiologiese Vereniging en van die Internasionale Sosiologiese Vereniging. Hy is aangestel as die Suid-Afrikaanse afgevaardigde in die Raad van die Internasionale Sosiologiese Vereniging vir die tydperk 1978-1982.

WAARDERING EN DANK

Ek is altyd dankbaar vir die geleentheid wat die jaarverslag bied om my waardering te betuing aan lede van die Akademiese Advieskomitee en die Beheerraad vir hulle leiding, aanmoediging en belang in die aangeleenthede van die Sentrum.

Die Universiteit van Kaapstad het benewens 'n bydrae tot die bedryfskoste van die Sentrum, ook vir die Sentrum sedert sy stigting in kantoorruimte voorsien. Met die uitbreiding van personeel het ons die huisie op die laer

navorsings-Fellows het aansienlik tot die Sentrum se program bygedra dr Sheila T. van der Horst, afgetrede mede-professor van Ekonomie, U.K., en professor J.L. Boshoff, gewese Rektor van die Universiteit van die Noorde.

# Soweto rents to rise 100 percent

Sta 8/8/79 (127)

Soweto residents face a 100-percent rent increase of R17,12 over the next year and some Community Council members have claimed the increases are the result of deficits inherited from the West Rand Administration Board.

Rent increases for Soweto residents are in three stages, in September, January and next August.

The first increase is R5,42, followed by an additional R5,80 then R5,90.

Dobsonville residents will pay almost a 200 percent increase — from R13,78 a month to R37,55 by January next year.

And in Diepkloof and Meadowlands, rent increases from R15,55 to R35,22 in January represent more than a 100 percent increase.

But Soweto councillors blame Wrab for massive deficits which require

increases to recoup their losses.

Some councillors said the Government and not Soweto people should subsidise the deficits.

Mr Simon Nanyane said the councils, like homelands were created by the Government and should be financed by it.

"It is unfair to expect residents to make up deficits," he said.

Bishop Desmond Tutu, general secretary of the South African Council of Churches, said that before any rents were increased, the salaries of workers should be raised.

"The Government ought to clear the deficit and not squeeze it from people who cannot afford it."

Mr J Bosman, PRO for Wrab, said. "The decision to increase the rents was taken by the Community Council. We had no part in it."

Mnr G.K. Lindsay  
Sir Richard Luyt  
Professor S J. Saunders  
Professor H.W. van der Merwe  
Mede-professor D.J. Welsh  
Professor Monica Wilson



# Soweto heads for crisis over rise in rents says Suzman

Star 24/8/79



127

By Derrick Thema

Mrs Helen Suzman, Progressive Federal Party MP for Houghton, today warned that the rents situation in Soweto was reaching crisis proportion and it would be courting disaster if it was not treated as an emergency.

"The simple fact is that there is a threatened breakdown in essential services and Soweto people just cannot afford to pay the huge rent increases to stave off the breakdown," she said.

She called for a concerted effort by the Government, the Johannesburg City Council and employers, with the Government playing a leading role in financing the shortfall.

She said that Johannesburg owed a debt to the people of Soweto and had a moral obligation to subsidise it.

She was worried about repercussions of the proposed rent increases because very little had been done to correct the basic conditions in Soweto which led to the June 1976 unrest.

"Soweto remains a tinderbox and any spark can set it alight," she said.

### DIFFERENT VIEW

She said she hoped that Dr Koornhof would have a different view from that expressed by Mr F B du Randt, the Chief Commissioner for the Witwatersrand for the Department of Co-operation and Development, who said Government would not subsidise Soweto.

According to a notice gazetted in Pretoria today, rentals for residential sites and hostel accommodation have been increased by an average of 54 percent in areas under the control of the Southern Orange Free State Administration Board.

Hostel tariffs have been increased from R4,45 to R6,70 a month; from R2,20 to R3,35 after the 15th of the month, and

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from 15c to 25c a day.  
Monthly residential site rental which was R7,10, is now R19,09 for diminished sites; R17,15 for existing sites with sewerage services and R10,60 for those without — while enlarged sites with sewerage services cost R23,21

gemaak om etlike publiekies gratis te versprei onder-  
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# Housing shortage grows

## 73 000 - Foundation

By Joe Thlooe  
ACCORDING to the Urban Foundation's own estimates, there is a shortage of more than 73 000 houses in the Pretoria-Witwatersrand - Vereeniging area.

And since its formation in December 1976, the Foundation has helped build 271 houses in Pinville and 55 in Khutsong, Carletonville.

Hardly a dent on the backlog?

Mr Pat Dempster, the Transvaal general manager, says it is not the Foundation's task to itself make a dent on the short-fall.

"We haven't got the resources," he says. "We think our task is to mobilise the private sector to bring about change, and we do this in two ways.

○ We demonstrate that there are ways and means for the Government, the private sector and the community to participate

in providing houses; and

○ we generate loans — now in excess of R30m — from overseas, which the building societies here have matched to make the amount available R60m

"In Pinville we are in a scheme for a socio-economic group that can afford better housing and wants the opportunity to own their homes.

"In Khutsong we are proving that incremental housing is possible and can be successful. Here we are proving that people with recognised earnings of as little as R80 can build and own their houses.

### LOANS

"People at Khutsong who can afford the R200 deposit can get loans of building material of R1 500 to R1 800. We then help them with plans and they build for themselves.

"Some help to build other people's houses so that they can raise the deposits to start their own.

"Already 1 000 people are registered for this scheme, but what I find most exciting is that the residents have started savings clubs and they already have R27 000.

Foundation also has a home improvement scheme for people already in houses.

Here, again, the stress is on ownership. Participants must already have some leasehold.

Other areas where the Foundation has been involved are.

○ The development of the Jabulani Technical College. The Foundation has provided R250 000 for workshops and R103 000 for the ablution block.

○ Three creches in Soweto. The Foundation provided the capital and the community has to contribute the equipment and the running costs.

○ The Pinville Lower

Primary School. This was a joint project with TEACH and a committee in Pinville.

○ Electrification of 15 schools in Soweto.

○ A loan to the Chamber In-Service Training Centre in Krugersdorp.

"The country's economic success has been attributed very largely to the private enterprise system," Mr Dempster says. "We are now extending full participation through providing opportunities to each and every individual to be a part and parcel of that system. We believe that in this way people will bring about changes in the quality of their lives."



Urban Foundation's general manager Dr R H Lee.



Design draughtsman, Peter Mahlangu, working on plans.

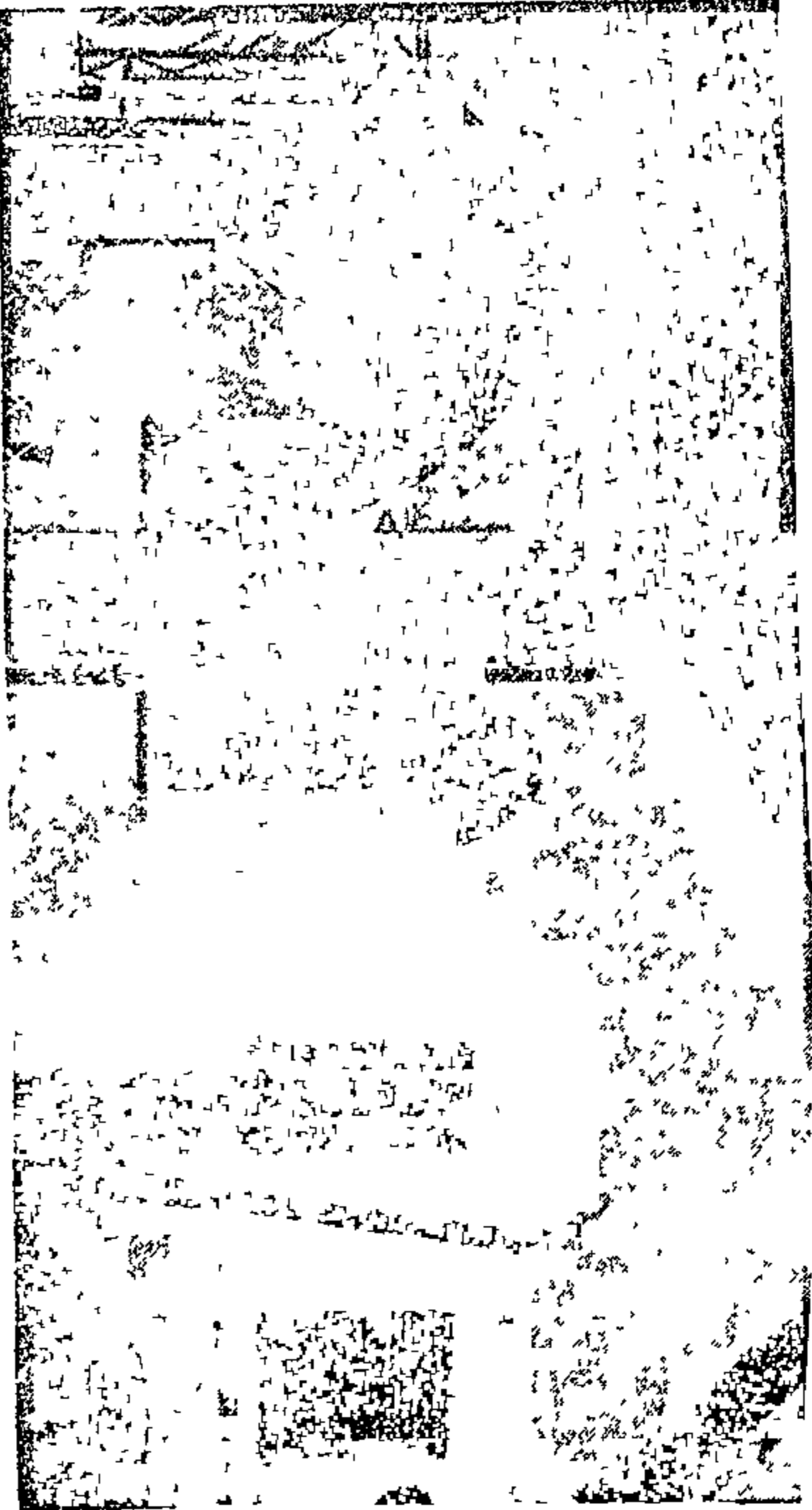


deposits to start their own.

"Already 1 000 people are registered for this scheme, but what I find most exciting is that the residents have started savings clubs and they already have R27 000.

"We are merely proving that certain methods can succeed."

Besides the homeowner ship schemes, the Urban



An ordinary Orlando East home transformed, through the Urban Foundation.



(127) 31/8/79

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# Sharpshooters protect P.M. Botha told of crisis in Soweto

The Prime Minister, Mr P W Botha, was asked today to help resolve the Soweto rent crisis "bomb" which threatens to explode into a "national disaster."

Mr Botha was told this by Mr David Thebela, chairman of the Soweto Council, when he and members of his Cabinet made their historic visit to the black townships complex.

When Mr Botha and his party arrived at Jabulani in South African Air Force helicopters, there were police sharpshooters on the roof of the Soweto Council Chambers.

A crowd of only about 250 were there to greet, but scores of pressmen swarmed round the party as they alighted.

There was little response from the onlookers as Mr Botha climbed out of his helicopter. One woman began to ululate, but stopped after only seconds — and those around her laughed.

Soweto, generally, was going about its normal business, seemingly oblivious of the event.

But when he went to the Soweto Community Council building in the afternoon, he was met by thousands of cheering and clapping residents in an overwhelming reception. As Mr Botha approached the entrance the crowd surged towards him.

There were anxious moments for his bodyguard as the crowd surrounded him, but the

Prime Minister Botha is surrounded by members of the Soweto Council at the Jabulani chambers. Council vice-chairman, Mr T J Makhaya (right, centre) was among the well-wishers.

Jabulani chambers. Council vice-chairman, Mr T J Makhaya (right, centre) was among the well-wishers.



# Soweto leader warns PM of rising crisis

▶▶ From page 1

both the "good and the bad" of Soweto

"I am really excited that the Prime Minister is visiting Soweto at our invitation," said Mr Thebehali. "This is really a historic occasion, not only for Soweto but for South Africa. In the 75 years that Soweto has existed, no Prime Minister has ever paid a visit."

The Prime Minister told Mr Thebehali: "You have arranged a lovely day for us."

Later, talking about the rent crisis, Mr Thebehali said the Soweto Council would be committing "political suicide" if it carried out its resolution to nearly double rents.

It would be "loading the bomb" for unscrupulous people to set off, he said.

"They are looking for a crack in the armour of South Africa. I appeal to you not to give them this opening."

In the face of wide cost rises, the council had to find ways to maintain services.

"My people have to finance the shortfall of R20-million," he said, adding that he doubted if

they will meet the extra charges after increases in food and transport. The result could be drastic measures — such as cutting off water supplies

Mr Thebehali said the Soweto people were facing far greater disaster than drought, hail or flood.

When Mr Botha and his party toured the townships they were accompanied by Soweto dignitaries.

Mr Botha was in the first car with Mr Thebehali. In the next was the Minister of Co-operation and Development, Dr Piet Koornhof, with Mr T J Makyaya, deputy chairman of the Soweto Council. With the Minister of Agriculture, Mr Hendrik Schoeman, was Mrs H Taylor, a council member; with the Minister of Finance, Sen Owen Horwood, was Mr F M Chuenyane, chairman of education and health; with the Minister of Foreign Affairs, Mr Pik Botha, was Mr F K Mahlangu, chairman of housing and general purposes committee; with the Minister of Education and Training, Dr Fiedie Hartzenberg, was Mr I P Mashike, chairman of amenities committee, and with the Minister of Health, Dr L A P A Munnik, was Mr M A Makhanya, chairman of transport committee

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When Mr Botha's party first arrived at Jabulani in the morning, the strong force of police present was clearly prepared for any emergency.

Some ringed the field where the Super Frelon helicopters landed.

## Anti-riot

Among the others were plainclothed security men with walkie-talkies. A police "sneeze machine" and anti-riot vehicles were nearby.

Greeting Mr Botha, the chairman of the Soweto Council, Mr David Thebehali, said: "I have been praying every night that this visit to Soweto will be successful."

He said the Cabinet Ministers would be shown

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(127)

# Threat holding SA to ransom

BY THE EDITOR

This was written as Mr P W Botha drove into Soweto today — the first Prime Minister to visit South Africa's most populated "city." This was written before any speeches, before any impromptu gestures, good or bad were made there. Soweto is, at last, in the official limelight. Is this recognition in time?

Soweto is a chronic sore which holds the constant attention of politically sensitive people. They are aware of the pain, but are frightened to touch the sore. They are unsure about what must be done. Only two points seem immediately clear to people who live outside "townships"

Firstly, Soweto has been brought to a situation where it holds the whole nation to ransom. It is an intolerable situation. No South African — whether he be a white banker or black clerk, a professor or a dustman — can afford to witness another major riot. Nor can the people as a whole live under the constant threat of violence. Only the unemployed and the revolutionaries can afford that.

The current explosive issue is the proposal to raise township rents. But, like the issue of Afrikaans-medium instruction in 1976, it is merely the sediment in the mouth of a volcano.

The hot pressure immediately below the surface is unemployment. Below that are slower, more solid pressures — but unemployment is the one to watch at this stage.

Nobody is aware of its temperature because there are no true figures and no careful readings of the problem. All I can tell you is that far too many black people, who are the breadwinners of countless more throughout the country, have either lost their jobs, or have left school in the past few years and never been able to find suitable work.

These unemployed masses are disappearing from their homes and are possibly congregating in places like Soweto. They form the crackling dry tinder to which an issue such as rents could set the spark. After lengthy unemployment they appear to see no other prospect of warmth except from a nihilistic conflagration.

They are not protected by a blanket of social welfare. They do not qualify for unemployment benefits. They enjoy none of social programmes that sustain normal urban society.

Need I say more

The second point that requires no commission of inquiry to pinpoint is this: the best solution to the problem of Soweto, and of most other urban townships, is to transform them rapidly into normal urban communities.

The authorities must start this process on Tuesday.

Where to begin? Firstly, extreme and sometimes socialistic steps must be taken in order to cope with the abnormalities of the past. This means injecting huge sums of money into the townships in the form of subsidies for rates and transport.

The subsidies (anathema to private enterprise) are necessary in order to overcome the artificial, almost grotesque, conditions that arose from the minor "industrial revolution" after World War 2 and from the ideological rules imposed on black urban society by Dr Hendrik Verwoerd.

It was decreed that those who could least afford to pay fares must live as many as 20 km from their jobs. . . therefore they should now be allowed either to live beside their work, or their commuting costs be subsidised meaningfully, because urban blacks have been legislatively restricted from developing and therefore they have no regional rates base. . . Therefore their rates must be subsidised until the position is normalised.

Another temporary but necessary state-oriented step is to raise minimum wages by decree. This process must be forced along until the workers are able to stand up and apply pressure democratically in the same way that white labour does.

Now for the "good news." "Mass socialism" can gradually be reduced. Free enterprise can still work — if we let it be free and help it to develop. Some suggestions to aid the process.

Let there be a means

test for township houses. Make those who can afford to do so (blacks earning, say, R400 or R500 pm) move out of municipal houses where they pay only six or ten percent of their income in rent — and provide them with room to build better homes of their own choice.

● Create the environment for huge building programmes which will provide not only work, and training skills, and self employment opportunities, but also homes for blacks.

● Spend money on electricity and other facilities so that blacks who have jobs can spend money on consumer goods, thus creating more jobs.

● Allow blacks to compete in the private enterprise system by freeing the central metropolitan area of racial restrictions on business.

Finally, treat the rate-payers of Soweto and Tembisa, etc in the same way as the ratepayers of Triomf (once a black town, remember?) and Houghton. Let there be Separate Development of these residential areas if there must — yet "Separate but EQUAL" in accordance with Nat Government theory. Then the black townships can draw rates revenue from the main business areas just as white townships do.

One method which has growing white political party support is to create a "Greater Metropolitan Board" on which will be represented all communities. Funds from the "GMB" would be allocated to where the need was greatest.

Whatever action is taken about Soweto and other black urban areas — it must begin now, or at least after the Settlers Day holiday. South Africa's challenge is not merely "adjust or die," it is "adjust quickly or die."

the cost of raising the necessary funds has to be taken into account. The funds themselves are already justified by comparison with the alternative methods of provision, but there are additional costs involved in raising them: interest on loans, or administrative and incentive costs of raising taxation. These are normally insignificant for any given project, but may affect the overall amounts available for the health budget.

Where the methods of providing a given service use the same kinds of resources in different proportions, the decision-making can be simplified by means of Linear Programming, though health service choices cannot usually be presented in the simplified way required by this method.

2. CHOICE OF PROGRAMMES

So far, we have discussed methods of objective. But what tools are available themselves? Can anything be said to be given to particular diseases or more to child welfare clinics or care Overall criteria are needed, and they way that they can guide these detailed problem is not only to relate resources to relate the various objectives to each other. There are various means of doing this; expenditure be accounted for by the end of the programme.

2.1 Programme Budgeting

Programme budgeting, also known as budgeting by objectives, involves the presentation of expenditure data according to the objectives to which it is directed. Thus, projects to combat TB would be grouped together, projects for child welfare, sanitation programmes, etc.

(c) to know the effectiveness of a given amount of money when spent on different objectives, so that choices can be formulated in terms of the alternatives we might afford - so many geriatric day care centres, so many child welfare clinics, etc.

estate of W & M's former office manager, Cecil Chweidan. The W & M estate will probably receive about R1,23m of this amount. Garth Foot, insolvency manager of Security Executor & Trust, who acts for the Chweidan trustees, reckons this payment will not be made for at least a couple of months.

Another outstanding matter is the payout from the JSE for misappropriation of scrip. This should come to about R300 000. There could also be a claim against the Stock Exchange Guarantee Fund, once the estate is finally wound up, by creditors claiming losses on share dealing transactions. These claims will be dealt with separately.

TOWNSHIPS

Rents tension

313  
127  
21/9/79

Confusion over house and site rents in the greater Soweto area continues to throw up dust. At issue is the vexed problem of whether the residents can, in fact, afford higher rentals.

This year, for the first time, Pretoria approved the budgets of the three community councils supposed to administer the area - Soweto, Dobsonville, and Diepmeadow (FM August 10). To maintain essential services such as sewerage and water, increases were to be staggered over a year by over 100% (FM August 17) in some cases.

A spate of residents' protests ensued, and Soweto council's chairman David Thebehali announced that hikes had been

suspended.

So far, tariffs have only been gazetted for Dobsonville, where determinations published last Friday by deputy minister of Co-operation and Development George Morrison set site rents at R28,20/month by January 1 1980 (R11 at present). The initial increase was to have come into force on September 1.

However, in a fresh volte face, Dobsonville chairman Steve Kgame has announced a meeting for next Sunday at which residents must say "which services must be cut and which retained".

Tariffs for Soweto and Diepmeadow remain ungazetted. Ntatho Motlana, chairman of the Soweto Committee of Ten, tells the FM that "Kgame has been adamant on rent increases from the beginning". His feeling is that when Thebehali "backtracked" on increases "government took notice".

According to a senior PFP city councillor, this could have been because Pretoria is sensitive over Thebehali's position in Soweto, which it is seeking to "build up". Certainly, Thebehali has been getting an enormous amount of official support, as amply recorded in TV broadcasts of P W Botha's visit to Soweto (which the newspaper Post, in contrast with the Afrikaans press, labelled a "damp squib").

If so, his situation is precisely that of his fellow chairmen supposedly representative of the townships, but unable to reconcile this with unpopular moves to stem the flood of neglect and social decay they are heir to.

Motlana feels that "the best way is for

them all to resign and let government do its own dirty work."

● The Committee of Ten will hold a conference in Soweto on September 22-23 on the theme of "Soweto - An Inspection". The aim is to give residents information on the committee's aims and projects, and further spread its representation amongst anti-community council groups.

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# SUCCESS STORY IN LOW COST HOUSING

~~22~~ / 127 . . . 11/9/19  
STAR



Potential home owners at Kanyamba are given the opportunity to discuss their priorities



**The idea at Kanamazane,** says NBRI research officer Ken Finlayson, "was to bring together the private and public sector — to get them to collaborate on a low-cost housing scheme."

"The feeling was that few governments today could afford overall responsibility for providing fully-serviced housing — and associated facilities — for all. So what was required was a shift of strategy."

"We wanted to explore the roles that might be played by financial institutions; voluntary and non-profit organisations; employer bodies — even individuals and groups building for themselves."

"We had been working for some time on low-cost housing with the Department of Co-operation and Development and it was against this background that we were invited to help with a pilot project at Kanamazane. This would contribute towards a study of private sector involvement for the Department."

"The project initially arose from meetings between the workers' housing committee and management of a private company, Peltz Manganese (Pty) Ltd at

**If South Africa is to meet the growing demand for housing and create healthy, stable and productive communities, the private sector must become involved. Just HOW they can go about it — and what can be achieved — is shown in a novel project undertaken by the National Building Research Institute (NBRI) at Kanamazane, a fast-developing housing area in the Nelspruit district. Research officers involved Ken Finlayson and Des Kaplan described the scheme to Elizabeth Wilson.**

ways of involving private sector initiatives.

Work was started on a number of study projects. The team looked into:

- Street patterns and planning layouts;
- Technology and construction processes;
- House types;
- How project participants were involved in decision-making and what options they had.

• The need for help with home improvements

**CONCEPT**

**Street Patterns and Layout**

It was found that through-traffic on roads caused parents to worry about the safety of their children. Because the roads were public few people seemed to take an interest in the environ-

tasks. Therefore, the more a contractor produced, the more he earned.

The administration board managed the supply of materials and use of heavy equipment, coordinated the activities of contractors and controlled the quality of construction.

Contractors trained their own teams which meant that the construction programme also operated as a training programme for local unskilled and semi-skilled workers.

**ASPECTS**

"Many of the contractors building in Kanamazane today began as employees of other contractors," says Ken Finlayson.

In addition to actual building work, contractors who have specialised skills have undertaken other aspects of the development such as main-sewer, and water-pipe laying, plumbing, painting and glazing.

basic shape was different. They had additional windows, which were larger, and cost about 10 percent more. Series three — were 59 cm in area. They were slightly larger and had a different roof. They also had more windows, some of them bigger than usual. The overall cost was about 20 percent more than the 51/9.

"As the contractors have gained experience they have gradually been trained to assume greater responsibilities in the development programme. This use of small-scale enterprise is proving particularly valuable in promoting economic development in the local community."

The system also makes it possible to build at very low cost," he says.

**TYPES**

The NBRI team found two basic types of house existed in Kanamazane.

Most common was the standard four-roomed house built by Government, known as the 51/99, while there were also a few owner-built houses.

Attractive as the individual self-build approach appeared, it was unsuitable for the street-level priorities of the company sponsoring the housing. The employees and the authority says.



A forecourt concept was introduced to involve home owners in the area surrounding their homes as well as the communal space. It has encouraged the development of gardens and safe play areas for children.

residents may now also build small flats (to approved standards) for sub-letting. Or, small shops and offices. This could offer a means of supplementing income and contribute to local economic development.

**DECIDE**

In the Kanamazane project the company provided more money per house than its basic cost; the difference was called a "bonus" and each family could decide what improvements to make with the extra cash.

**INVOLVE**

Overall, this gener-

between other houses in the neighbourhood. Examples of each of these house-types — together with some variations — were built both in grouped and dispersed situations. Families then made their choice from among these combinations of location, site and house-type.

The procedure for making this choice was arranged in collaboration with the residents. Each family had the chance to see the range of houses and to understand the "bonus" implications and expansion possibilities. They then expressed

company management employees from the technical and personnel sections of the company and the NBRI. This has helped ensure that preferences have been catered for and individual problems resolved. Many of the families who have moved into the new houses — some times from temporary shelter — have found themselves spending on new furniture and fittings. The community and centre has offered advice on bulk buying and hire-purchase agreements. One of the most encouraging res-

public housing difficulties of employees were discussed.

"It emerged that many had poor housing, while others, though living in better houses, still experienced problems with overcrowding. They were eager to expand and improve their houses — but how?"

## FRAMEWORK

"A housing committee was formed with the company to represent the interests and voice the opinions of employees who needed housing or whose home needed improvement."

Collaboration between this committee and the NBRI produced a framework for action and a project coordinating committee was formed.

It consisted of representatives from the company, the local administration board and the NBRI.

The project team's approach was first to look at how housing was being handled by the public sector.

The idea here was to find ways of establishing the problems, opportunities and priorities of the people who needed the houses AND to find

ment beyond their front boundaries.

When the area of a conventional layout was analysed in terms of responsibility for maintenance and further development, 55 percent was found to be public space, 45 percent private.

It was therefore decided to re-plan the neighbourhood. A forecourt concept was introduced. In this, houses were grouped around semi-private forecourts of varying shapes and sizes — each with its own character and identity.

Access to the forecourts was created from a main distributor road which could take bus traffic.

As there was no through-traffic in the forecourts the area was safer for children.

## ADVANTAGES

The problem of dust was also reduced.

The revision of the township layout had additional advantages: The private space was increased to 64 percent compared with the conventional layout. This increased the private sector contribution towards maintenance

Black constructors train their own work teams which not only

labour, funds and assistance from employers, to develop and maintain the space as they pleased.

## HOW TO

The second area of study at Kanyamazane concerned existing technology and construction processes used by the local administration board.

This revealed a number of positive features which could be developed further in the demonstration project.

Bricks, made in Kanyamazane with local river sand, created an important local industry and also provided employment.

Transport of materials and components provided opportunities for entrepreneurs since this was undertaken by local contractors. The construction process itself had a number of benefits —

local small-scale contractors and their teams were employed on a labour-only basis at fixed rates for specific

creates employment opportunities but also encourages a sense of personal achievement.

With the addition of electricity, the total extra cost was about 60 percent.

An important aspect of this study involved the preferences of the people who would live in the houses.

"They were not only concerned with finish," says Des Kaplan. "They expressed the view that existing houses were stereotyped and difficult to expand.

"They also wanted to be able to decide individually what improvements should be made with any additional money available, rather than having all houses improved in exactly the same way."

In response to this the NBRI team developed three series of basic house-types.

Series one — were very similar to the standard 51.9 house but had different roof forms and bigger windows. They cost slightly more even though they still had the same floor area of 54 cu m. Series two — were also 54 cu m in area but the

Finlayson. "It was decided there fore to begin by financing improved standard housing."

These improvements included plastered interior walls, larger doors, gullies, larger front windows and a small covered verandah. These houses cost 65 percent more than the basic 51.9, but were much more acceptable to the occupants.

Alternative planning was also made possible — alternative room sizes, alternative door positions and roofs.

Because the building techniques in these new house types were essentially similar to those previously used in the area, very little retooling was required by contractors. This kept cost increases to a minimum.

It is interesting that each of the houses was specifically designed to allow expansion — to more than twice the original size. Finishes were also kept to a minimum so that these could be added later.

Apart from building on to the houses to provide additional accommodation for their families, Kanyamazane

ated a good deal of negotiation and discussion," says Ken Finlayson. "Most of the participants gained their first choice and, of the rest, more than half obtained their second choice."

"This introduction of choice and involvement helped make it possible to satisfy priorities and preferences," he says, "not only in the selection of basic houses but also, later when each family decided how to spend the bonus."

Most people opted to spend part of their bonus on short-term priorities such as internal doors, for privacy.

They preferred to live in their homes for some months before deciding on improvements such as ceilings, plaster and extra rooms.

Many site development activities such as gardening and the erecting of boundary walls began immediately. The families moved into their new homes. These were financed largely from personal savings and from heavy

their first, second and third preferences.

## PLANNING

As well as doing their own individual improvements Kanyamazane residents were also soon busy discussing in groups how they would share and improve the forecourt.

They began planning such projects as tree-planting, storm-water drainage, children's play spaces, surfacing and other aspects of landscaping.

It soon became clear that many of the residents needed, and wanted, guidance on technical, financial and even social matters.

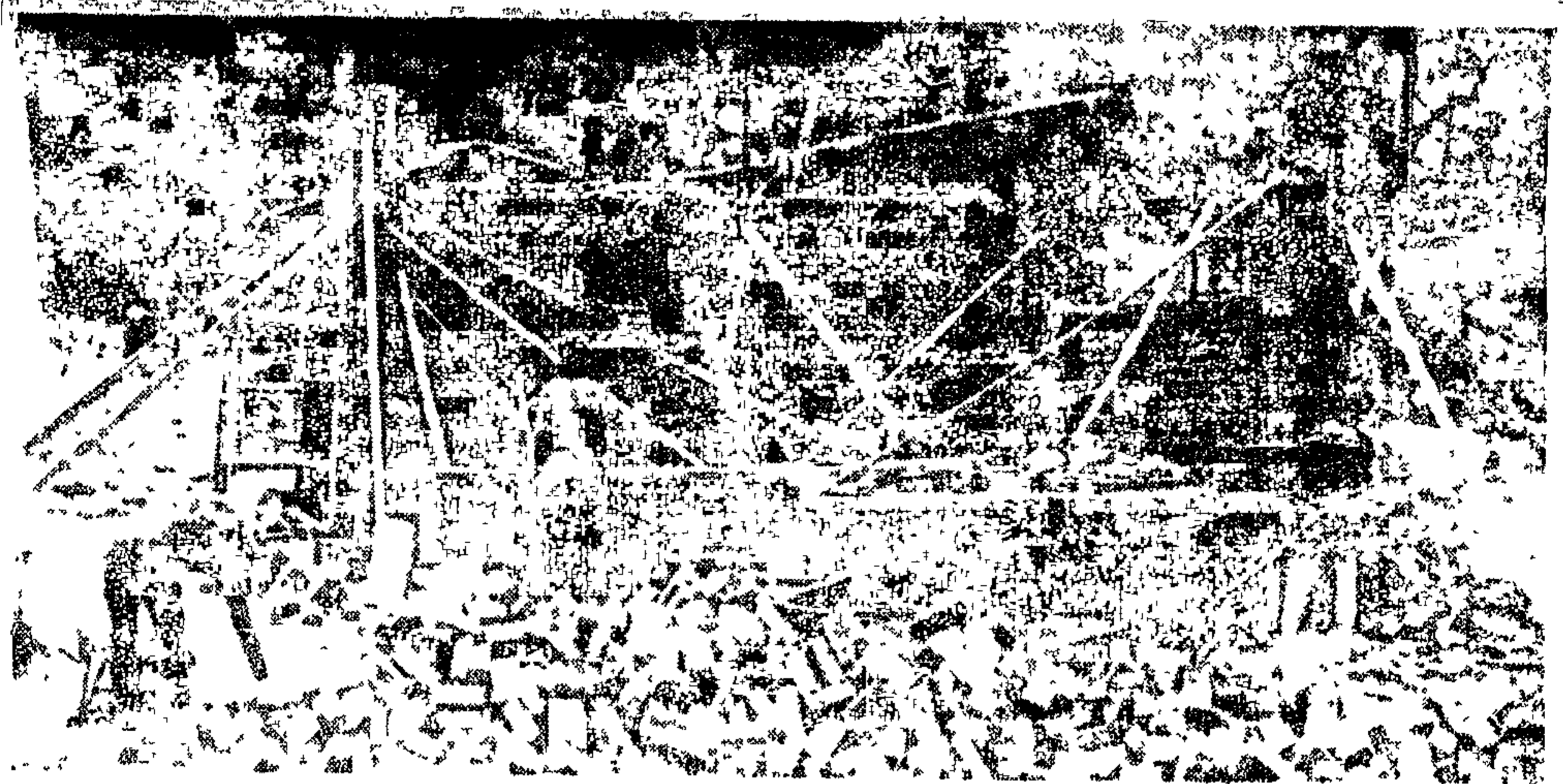
The company responded by setting up a "community aid" facility. Eventually this will be manned by suitably trained local personnel and housed in permanent accommodation in Kanyamazane, where it will also serve other residents.

But for a start, the continuity aid has been provided by members of

the experiment has been the obvious pleasure and pride residents have shown in their new homes," says Des Kaplan. "You can see it in the care they take with their gardens and with their own individual furnishings. We understand, too, that others in the Kanyamazane area have visited the project."

If Kanyamazane has sparked interest among local residents it has also stimulated other companies to begin similar schemes for their employees. A second Nelspruit company has now launched a scheme with the help of the NBRI and more are sure to follow.

"But," stress the NBRI team, "the project is not complete and at an end. What exists now will improve and change according to the preference and priorities of the community. This is necessary and significant in terms of the planning, design and architectural



**Black contractors specialised in different fields are involved in all the building and construction at Kanyamazane.**

# Jobless <sup>235</sup> fall behind <sup>127</sup> in paying <sup>STAR</sup> for lights <sup>17/9</sup> <sup>179</sup>

By Yussuf Nazeer

About 7 000 coloured and Indian electricity users out of more than 20 000 from townships around Johannesburg are in arrears with their payments and owe R750 000, a city council spokesman has revealed.

## Soweto power cheap

Soweto householders will be paying a maximum of R12 a month for electricity in the first year of the electrification scheme says a spokesman for the development consortium Ecoplan.

The spokesman said residents would be charged in the first year of operation, a R2 service fee and R9 or R10 a month for units of electricity.

The service fee would be increased over 12 years to about R15 a month, so Soweto consumers would eventually pay about R25 a month if inflation is not taken into consideration, the spokesman said.

"Soweto will have one of the most advanced electrification schemes in the world," he added. "A computerised meter reading system will charge Soweto householders monthly, and not provisionally over three months as in other townships."

The computerised meter system will also warn residents when electricity is to be cut off for non-payment and switch on automatically when payment is made.

The people of Soweto should be able to afford electricity because heating with coal cost about R25 to R30 a month.

The biggest defaulters come from the coloured townships where unemployment is greatest.

Some 5 000 coloured people owe the city treasurer more than R100. And scores of people who have not been able to pay their accounts for more than a year have balances ranging between R500 and R1 000.

Their electricity supplies have been cut and in several cases meters taken away to prevent householders themselves re-connecting the supply.

Householders and civic leaders alarmed at this "electricity chaos" situation, blamed the

- provisional system of billing householders — where meters are not read for three months but accounts sent out based on estimates from past records.

- computers that have made mistakes with accounts.

City treasurer spokesmen admitted that the provisional billing system was partly to blame and that computers have been making mistakes.

"But we have always rectified the mistakes without prejudice," a spokesman said. "In fact where computers erred or were faulty, we never cut power supplies to householders."

### COINS

The director of Coloured and Asian Affairs, Mr M P Wilsnach, whose offices have been continually inundated

with electricity complaints, suggested that an electricity meter box with a coin slot be introduced to consumers.

"Every time householders want to use electricity, they merely drop a coin into the meter slot and make use of the supply."

"In this way they will know exactly how much electricity they are actually using or wasting and what it is in fact costing them. It would help people to save," Mr Wilsnach added.

# A close look at some Foundation projects

NM 18/9/79 (127)

IN previous articles in FINDING OUT, we wrote about the Foundation in general. We told you that the Urban Foundation was formed to improve the quality of life in urban communities. To do this, the Foundation is involved in many projects which encourage

- 1 Housing and home ownership
- 2 Education
- 3 Recreation
- 4 Job opportunities

Now we shall take a closer look at some of these projects. We have chosen one project from each Region in which the Foundation works. The first project is a housing programme in Soweto.

## HOUSING PROBLEM

As you know, housing is one of the big problems in the urban communities in South Africa. There are not enough houses. And those houses which have been built lack many of the basic amenities such as inside bathrooms and electricity.

## SOWETO

Some of the biggest housing problems exist in Soweto. There are almost 12 000 families on the official waiting list for houses.

The houses built by the authorities are solid but plain and simple. They are of similar pattern and are built in straight rows. They are not very pleasing to the sophisticated people of Soweto.

The West Rand Adminis-



A typical project house in Soweto



tration Board is unable to provide enough houses for the families who are waiting. In fact, only 2 734 houses were built from 1973 to 1978. This is mainly due to shortage of funds on the part of the Board. The state is unable to provide enough housing, but it is possible for people to pay for their own housing and become home owners.

The Foundation is trying to encourage more people to buy or build houses.

## GOOD QUALITY

## HOUSING

Working together with the authorities and the community, the Foundation started its first housing project in Soweto.

The idea was to help with the housing shortage, but also to provide houses of good design and good quality. These houses would please those people who could afford to buy their own homes, but did not want to buy the ordinary four-roomed Soweto house.

## HOUSE PLANS

Many plans of three-bedroomed houses were drawn up. These houses cost between R10 000 and R12 000. The buyer is able to choose the plan which he likes and for which he can afford to pay.

Each of these houses has three bedrooms, a living room, a separate dining room, a kitchen and a bathroom. They are built either of brick or block. All have electricity and some have fitted cupboards, garages and garden walls. They are very different from the standard Soweto house.

**NEXT WEEK:** Pimville, Soweto.

# Snags hit home ownership

By MANDLA NDLAZI

THE big snag in going ahead with the 99-year leasehold home ownership

ship was the surveying of land, according to an official

"We are ready to lend money and have no problems at all," Mr D Alston, director of the Association of

## LAND HAS TO BE SURVEYED, OFFICIAL TELLS SUNDAY POST

Building Societies told SUNDAY POST.

"But," he added, "before we can do so the sites must be surveyed and the areas or suburbs proclaimed for the 99-year lease-

hold scheme"

Mr Alston said the land survey aspects are "in the hands of the West Rand Administration Board and the land surveyors." He added that "as

## Scheme

Post 23/9/79  
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the Urban Foundation has made money available for survey to be carried quickly and cheaply I am optimistic that we'll be able to assist many more blacks to own their homes in the near future."

Mr Alston said there was a "bottle neck with survey" when the scheme started and stressed that the building societies "cannot lend money on sites that are not surveyed". He said the building societies have assisted "a handful of blacks".

An official at the Department of Co-operation and Develop-

ment said "a lot of areas have been surveyed but not approved yet." These are in Mofolo, Mapeta, Mofolane, Senoane, Naledi, Phiri, Zondi, Zola, Diepkloof, Mohla-keng and Kagiso. He said these areas were being "examined for approval."

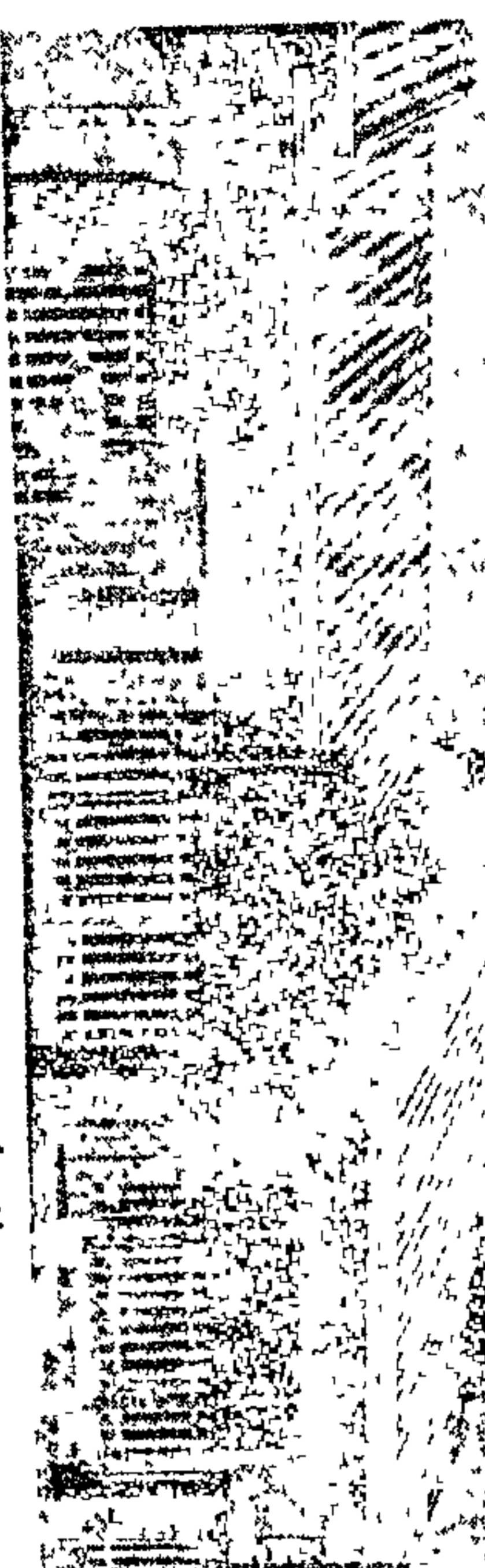
The official said the areas surveyed and approved are in Dube, Moroka, Pimville, Dobsonville and part of Orlando. For land that was never surveyed, he said, the fee was R250, and for land that was surveyed some years back and needed verification,

the cost was R75, said the official.

Mr Piet Genis, manager of the home ownership scheme in Soweto, said he had already received applications from a number of people who wished to participate in the scheme.

Mr Genis said 51 applications had already been granted the "provisional" right of leasehold.

He said these people were to take their papers to the office of the Chief Co-operation Affairs Commissioner in Johannesburg's Market Street and their backers.



A Soweto house . . . areas not approved yet.

# 14 FAMILIES LOCKED OUT

By MANDLA NDLAZI  
AT LEAST 10 Orlando East families were locked out of their houses this week for failing to pay rent. But some were allowed back after they had paid.

When asked to comment, Mr David Thebehali angrily accused SUNDAY POST of trying to "incite the people against the Soweto Council". And, he saw no reason for disclosing the total number of families locked out of their houses. Such an investiga-

**Then Thebehali tells SUNDAY POST: 'You're trying to incite the people against the Soweto Council'**

tion, he said, would lead to a "confrontation"

The action has nevertheless been condemned by community leaders as "callous" and "inhuman"

Of the 14 families locked out, 11 managed to raise the amounts to cover their

arrears and went home, said a source in the manager's office

Township managers refused to disclose the total number of families locked out without permission from Mr Thebehali, the Soweto Council chairman

However, it was reported last week that 64 families have been locked out for rent arrears. Some had since paid and had been allowed back

Only illness saved one widowed pensioner, Mrs Lisiya Masango (75) from being locked out

Widowed pensioner Mrs Lisiya Masango . . . saved by illness.



Mr Thebehali

# 1 500-unit housing

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## STAR scheme 25/9/79

The Dobsonville and Diep-Meadow community councils are to undertake a large housing scheme early next year to ease the shortage in the two areas.

A spokesman for the councils said today that 1 500 housing units will be built in Dobsonville Extension and a similar number built in an area to be known as Diepkloof Extension. The houses will differ considerably from the standard Soweto four-roomed type, the spokesman said.

Yesterday the two councils signed agreements transferring certain powers to them from the West Rand Administration Board.

The agreements record the declared policy of the Government that the councils are to attain complete municipal autonomy in "the shortest possible time".



# Lenasia complaints: 2 to probe power bills

Star 2/10/79.

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Two officials have been assigned by the Johannesburg City Engineers Department to investigate the high electricity bills of Lenasia householders

This follows a request for such a move last week at a meeting between the Lenasia Management Committee and the Assistant City Treasurer, Mr W Siebert.

The Indian committee chairman, Mr Dennis Pillay, said the electricity and water bills in Lenasia

had risen to "absurd" proportions through computer errors.

Officials admitted that there had been computer errors. Now two officials — one in Lenasia and one at the city rates office — will listen to complaints and look into the high bills.

Complainants are asked to call at the Lenasia Civic Centre on October 4, 11 and 18.

Lenasia people working in the city can call at Room 48 with their com-

plaints. Mr G Ehrich will attend to them.

From January, Lenasia's electricity meters will be read monthly instead of every quarter as at present.

But the Lenasia Management Committee is calling for pre-paid token meters to be installed in their suburb to replace the present meters.

They point out that it would save the City Treasurer's Department millions of rands.

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# HOUSING SHORTAGE BUT SHACKS MUST BE DEMOLISHED - WRAB ORDERS

**MORE** than 700 while more than 600 families are on Krugersdorp, must be demolished by Monday, the West Rand Administration Board said.

And anyone found to have ignored this ruling, will be liable for prosecution in a court of law, a West Rand Board spokesman said yesterday.

The spokesman said notices have been served on residents with backyard shacks from last Friday. Wrab describes the dwellings as illegal.

Mr J M Mangope, "mayor" of Kagiso, said a large section of residents streamed to his place over the weekend demanding an explanation for this sudden ruling by Wrab. He said his council did not know about the notices.

Most residents use the backyard shacks as additional accommodation to the existing houses. The shacks are built by house members of the family in order to alleviate overcrowding in their homes. Other shacks are built to store essential goods belonging to tenants occupying the houses.

While the board warned that the shacks must be demolished, it was established yesterday that 603 families were waiting for houses in the township. This was the figure as in March 1, this year.

People in the township complain of lack of accommodation and the need for more houses as the reason for the erection of backyard shacks. POST was told that the new 300 houses built in the township have still left behind a waiting list of over 700.

An elderly woman, Mrs Esther Khumoane erected a shack which is partitioned into bedroom and a kitchen. She lives with four children and told POST that she could not find a proper house. She said she was also told to bring down the shack by Monday.

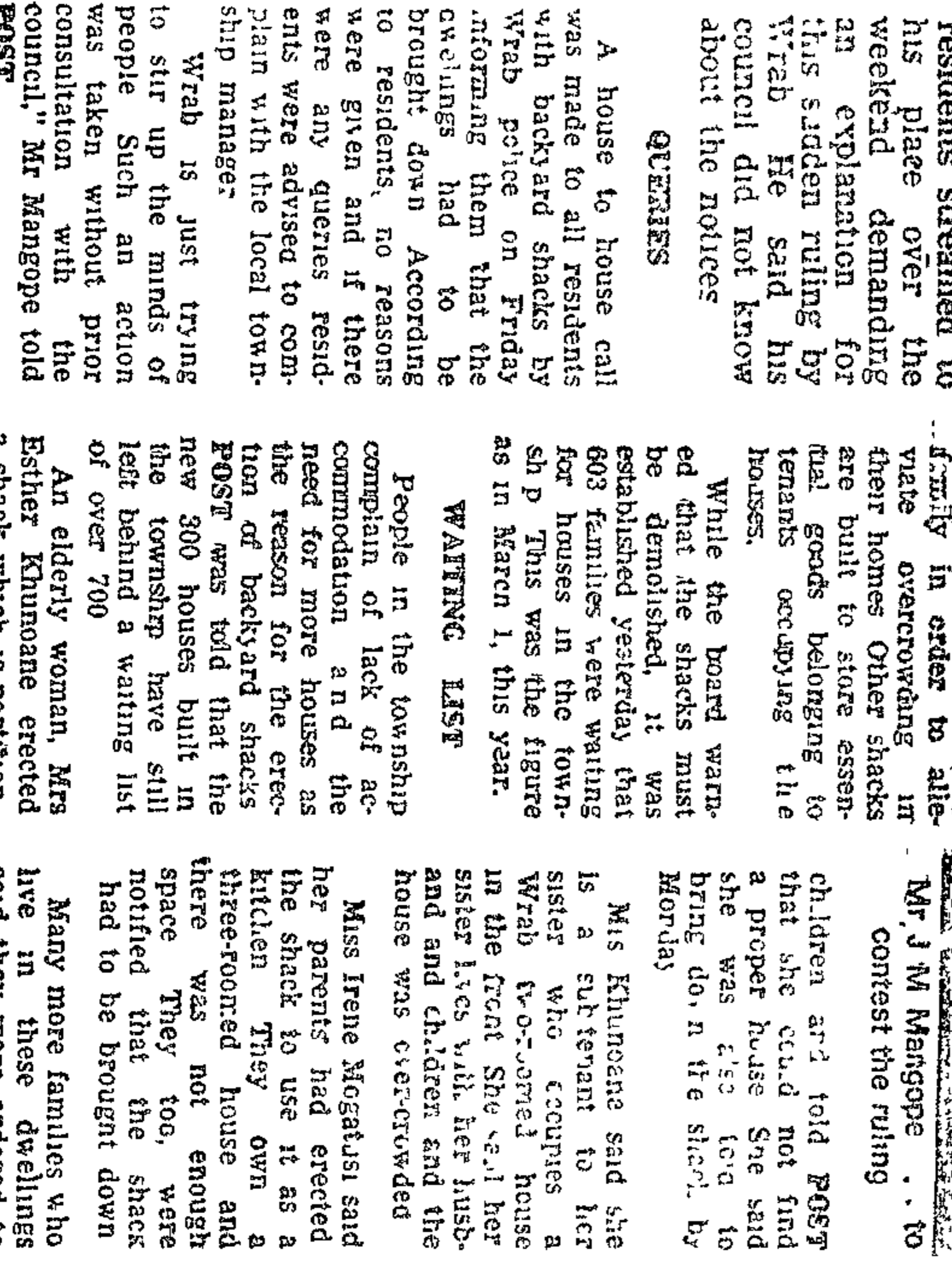
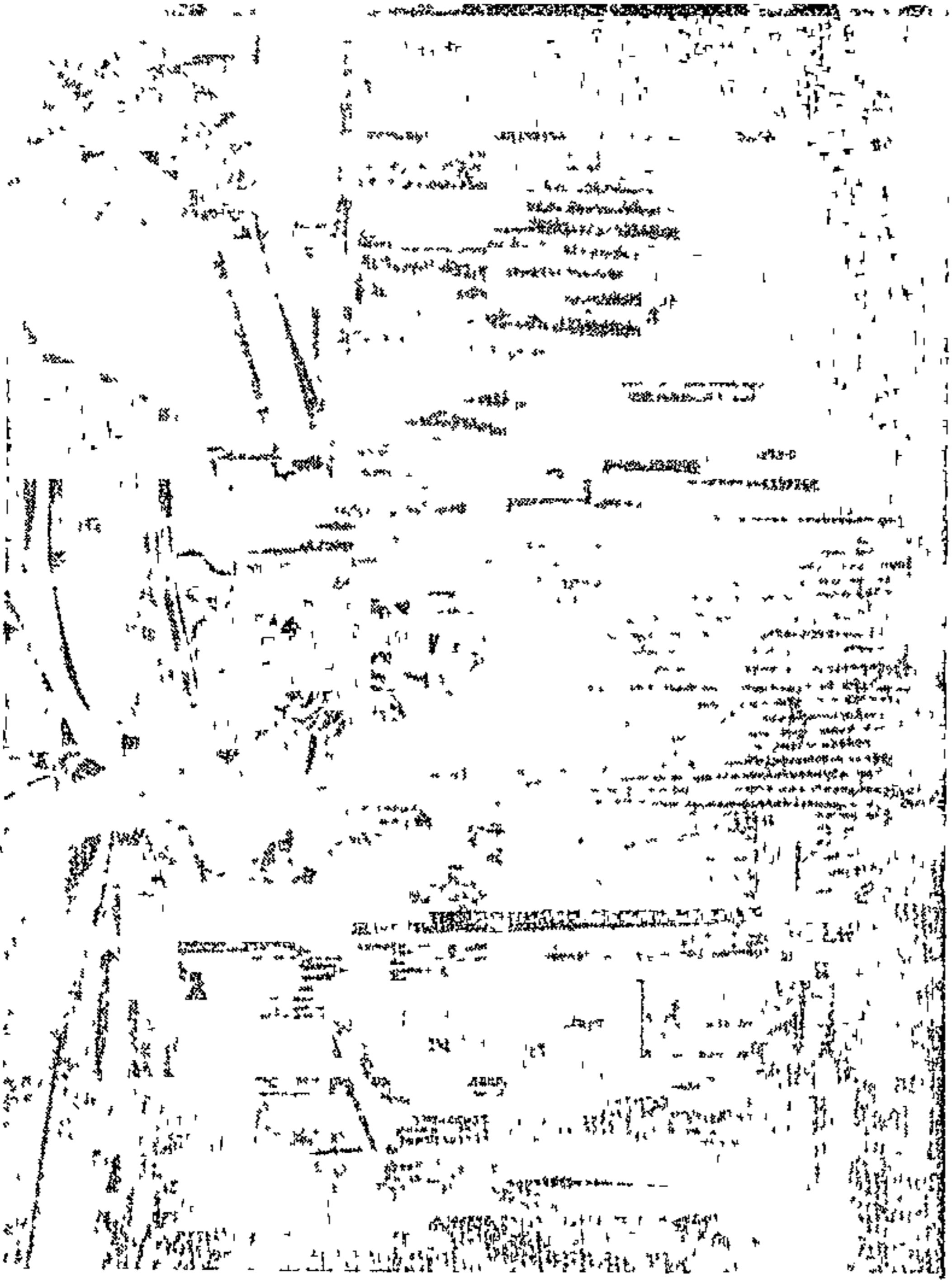
Miss Irene Mogausi said her parents had erected the shack to use it as a kitchen. They own a three-roomed house and there was not enough space. They too, were notified that the shack had to be brought down.

Mrs Esther Khumoane ... the shack is home for her and three children

Mr Mangope said they have advised residents not

to bring down their shacks until further notice from the urban council. He said his council was going to contest the ruling.

Many more families who live in these dwellings said they were ordered to bring them down by not later than Monday.



(127) (131) (313)



Payneville In a few years time it won't exist.

# The trek from Payneville to

# Geluksdal Fortifies

THE great trek has started. Residents from Payneville, Springs, one of the oldest townships in

now staying in Geluksdal said yesterday that they were happy to be removed from Payneville which they said was a slum and a health hazard.

ing resettled in a new township near Tsakane, Brakpan.

The great trek started last month and Payneville is soon to be demolished

Mr G E Swart acting town clerk of the

Brakpan Town Council told POST that the

council was forced to build the new houses in Geluksdal because Payneville was a slum and a health hazard

Mr Swart said that some houses will have five

rooms and others seven. He said the rent for the sub-economic houses will be between R20 and R25 a month and rent for luxury homes will be R60 a month

Mr Swart further said there will be vacant stands on sale for fam-

ilies who wish to build their own houses.

Mr S G Bezuidenhout, township manager of the new township said yesterday that every coloured resident of Payneville, including lodgers, will be resettled in Geluksdal

Mr Bezuidenhout said as

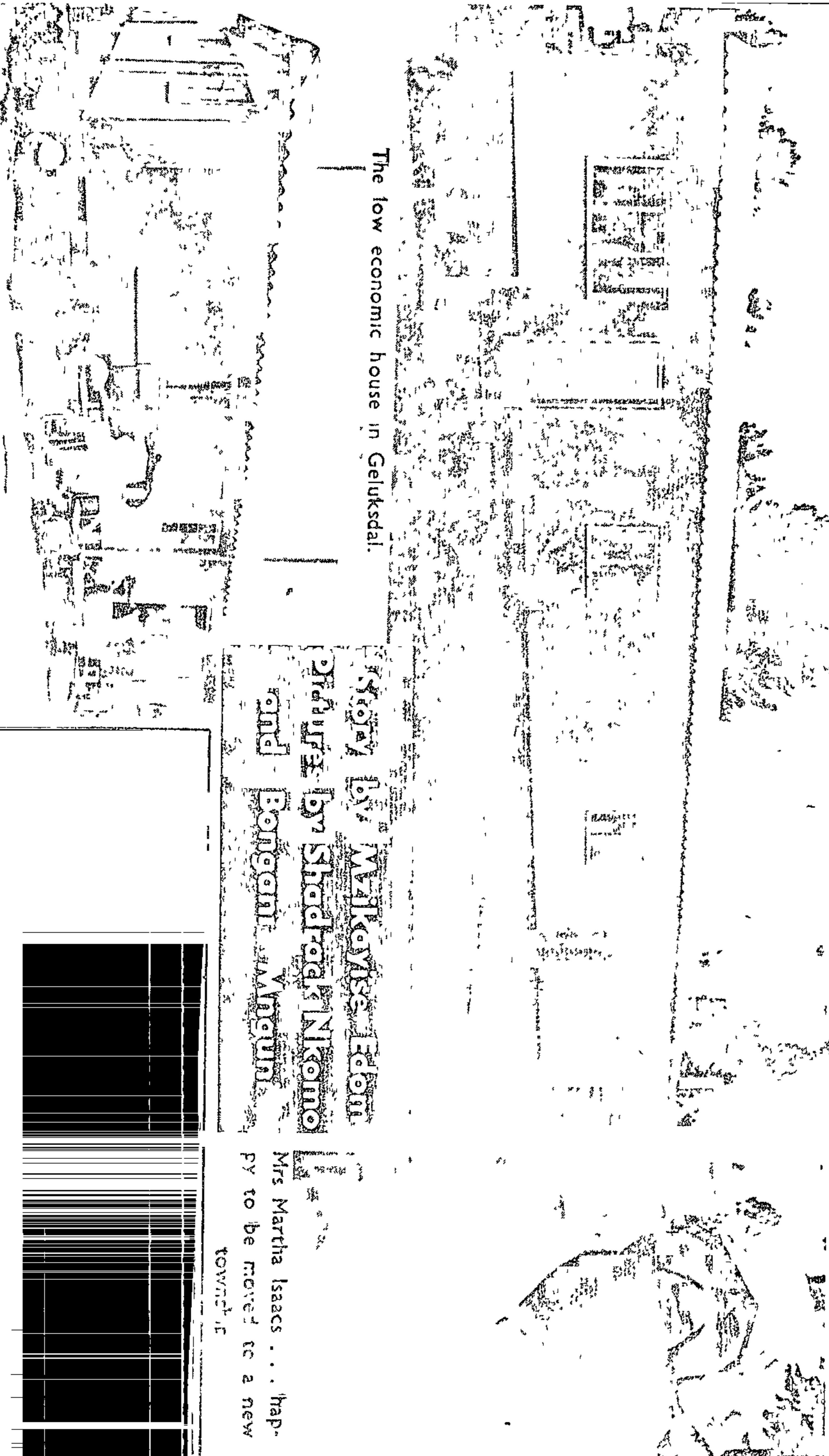
soon as a family moves out of Payneville to Geluksdal their old home is demolished.

Mr Bezuidenhout said the new houses have got sewerage and electricity. He further said that the houses have inside toilets and water taps. Two of the few residents

Mrs Martha Isaacs, a widow, said the houses in Geluksdal were bigger than those in Payneville

"I was sick of that place. Every time you wanted to go to the toilet in the evening, you were scared of thugs because in Payneville we were using communal toilets," Mrs Isaacs said

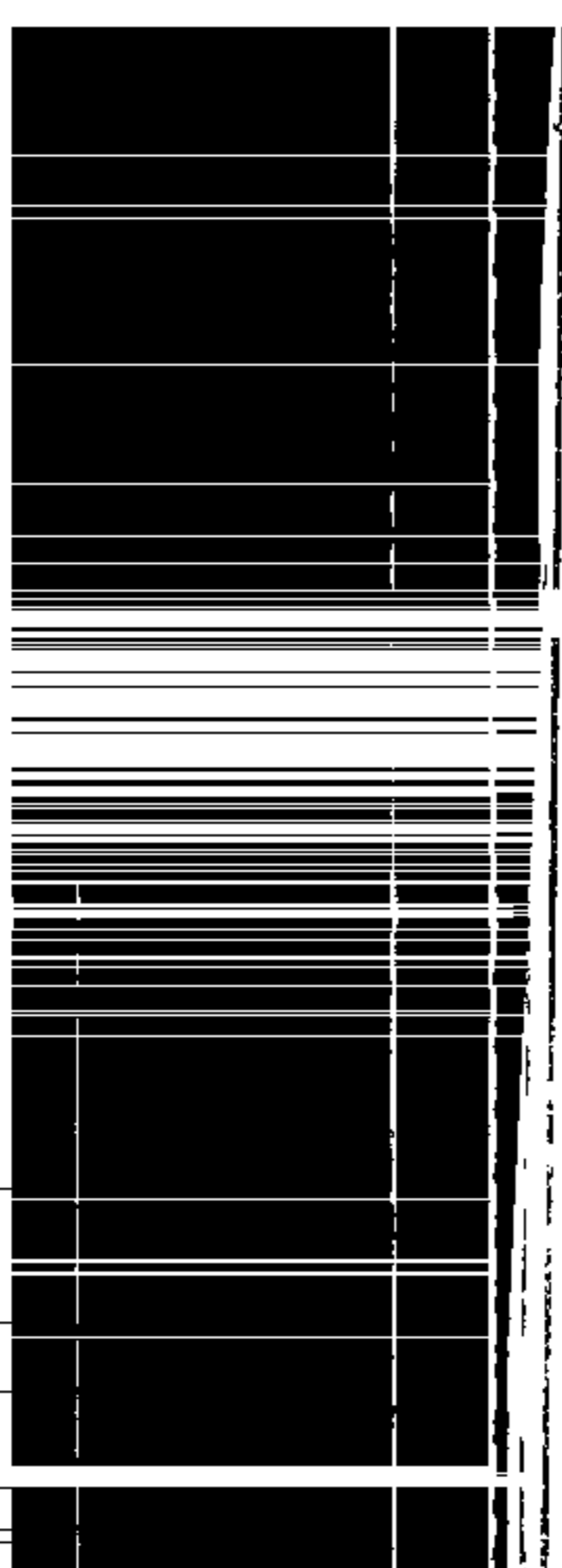
The low economic house in Geluksdal.



Stooy by Mikoise Edou  
Pitufes by Shodack Nkomo  
and Bongoni Mhoun

Mrs Martha Isaacs ... happy to be moved to a new township

One of the new houses. It is sub-economic and the rent is about



TOWNSHIP FINANCES

Mandy's levy

345  
127

Am 12/10/79

The transfer of powers of authority over black urban areas from the white administration boards to the black community councils has run into considerable flak. Widespread black opinion holds that the councillors are "stooges" of Pretoria, and that they are not the authentic representative of township people (as evidenced by low percentage polls in the council elections).

That aside, the councillors — to gain the credibility they desperately need to even begin to operate within the Pretoria-sanctioned set-up — must face up to a dog's breakfast of decaying services, housing backlogs and sheer poverty where will the money come from? Their authority is being seriously challenged by such bodies as the Soweto Committee of Ten and its offspring, the Soweto Civic Association (Current affairs September 28)

Anglo American Property Services' executive director Nigel Mandy addressing Unisa's School of Business Leadership Rieker conference last week, first detailed the financial burden facing the councillors. "Steeply rising service and administration costs appear to make it inevitable that the monthly payments borne by house tenants in Soweto will shortly have to be doubled, from about R18 to about R36 a month. The doubling will be required merely to maintain the present inadequate level of services, without taking into consideration the financing of capital expenditure which will be needed to expedite urgently necessary improvements."

Peel brinjals and put into enamelled pot and cover with white vinegar and bring to the boil. Cook for as short a time as

tion, eg on the mines and in domestic service. Administrative machinery does exist to make this distinction. These funds should be paid directly to the black councils and allocated pro rata in accordance with the number of houses in each of the council areas.

Mandy sees such contributions as "riot insurance premiums," adding, "nothing must be done to upset the very favourable conditions which presently exist for peaceful progress."

Employers, particularly large ones, might however, jib at applying yet one more drop of costly oil to a hopelessly rusty mechanism.

cream. over hot cake before serving. Serve with whipped cream. Spoon butter and pour

The rents issue is highly inflammatory, and Mandy noted that "there was a definite prospect of unrest when the visit of the Prime Minister (to Soweto) was being planned. Fortunately rent increases are being held in abeyance for the time being. The Prime Minister announced that a loan debt of R11.4m in respect of Greater Soweto is being written off."

But such a situation cannot prevail indefinitely, and "when rent increases (of whatever magnitude) are announced, employers are certain to be faced with demands by their black staff for pay rises."

However, "organised commerce and industry are opposed, as a matter of principle, to any increase in wages merely to compensate for a rise in the cost of living unless there is a commensurate increase in productivity. At the same time, it should be recognised that the current crisis situation calls for positive and



AAPS's Mandy . . . rent increases are explosive

Wash beans, cover with water, bring to boil. Boil for 2 minutes. Remove from heat and soak for 1 hour. Bring to boil again, add rest of

2 litres water salt & pepper to taste

imaginative action"

Mandy's stop-gap solution? That 'employers should contribute part of the rent increase — say one-third, and for a limited period of at most three years — to reduce the impact of the increases. This should not be done through payment directly to employees. After all, in some homes there is more than one breadwinner and in others there is no breadwinner at all.

"If, after examination, the level of rent increases required is found to be, say, R15, then I propose that the present combined services levy should be increased by R5 per month. The increase should not be paid in respect of employees for whom the employer already provides accommoda-

the cost of raising the necessary funds has to be taken into account. The funds themselves are already justified by comparison with the alternative methods of provision, but there are additional costs involved in raising them: interest on loans, or administrative and incentive costs of raising taxation. These are normally insignificant for any given project, but may affect the overall amounts available for the health budget.

Where the methods of providing a given service use the same kinds of resources in different proportions, the decision-making can be simplified by means of Linear Programming, though health service choices cannot usually be presented in the simplified way required by this method.

## 2. CHOICE OF PROGRAMMES

So far, we have discussed methods of choosing means to obtain a given objective. But what tools are available to aid the choice of objectives themselves? Can anything be said on the question of the priority to be given to particular diseases or age groups, whether to allocate more to child welfare clinics or care of the aged?

Overall criteria are needed, and they have to be expressed in such a way that they can guide these detailed questions. Essentially, the problem is not only to relate resources used to objectives achieved, but to relate the various objectives to each other.

There are various means of doing this; but all of them require that expenditure be acc

2.1 Programme Budget  
Programme budgeting  
presentation of expenditure  
is directed. The  
geriatric problem

This is necessary.

- (a) to know the cost of pursuing each objective;
- (b) to group together activities with the same objectives which can be compared by cost-effectiveness analysis;

(c) to know the effectiveness of a given amount of money when spent on different objectives, so that choices can be formulated in terms of the alternatives we might afford - so many geriatric day care centres, so many child welfare clinics, etc.

Financial statistics are not traditionally arranged on this basis but in categories such as 'salaries', 'transport', 'medicines', etc. A separation, e.g. between expenditure on different disease groups or age groups cannot be made.

The grouping of expenditure into programmes is an art. Pole, an economist in the U.K. Department of Health, writes:

"Programme structure should, in my view, be mainly determined by the decisions to the taking of which one wishes it to contribute... One might suggest that where decisions are primarily a matter of political or moral judgement - of determining basic priorities - one would want the activities to be compared to reside in different programmes - the mentally handicapped against the alcoholics; but where it is a more technical question of how particular objectives can best be achieved - drug therapy against behavioural therapy - one would want the activities to be compared to be within a particular programme. This distinction ties up with an economic jargon of slightly older vintage - that of cost-benefit and cost-effectiveness; and through that to the main stream of neoclassical welfare economics, which attempts to make a distinction between the choice of the composition of the basket of outputs and the choice of the set of resources from which each output is to be produced. The former is, in a broad sense, a question of tastes, values, or utilities; the latter is a question of techniques".

He adds:

This legal action is the first major step to be taken by SCA since its formation at a meeting at the Holy Cross Anglican Church in Phefeni, Soweto

And it is being taken even though the increased rents, gazetted only for the Dobsonville and Diepmeadow areas, were later suspended because of the wide-spread outcry that followed their announcement

Rents were to be increased by as much as 200%

In Dobsonville anger over the rent issue has already resulted in the replacing as chairman of the local community council of Mr Steve Kgame, who piloted through the increases

The SCA was formed as a civic body to fight for municipal autonomy in the townships. Several branches of the association have already been established

POLITICAL comment in this issue by Allister Sparks, new bills by Peter Buike, headlines and sub editing by Chris Smith, cartoons by B. B. C. rally all of 171 Main Street Johannesburg

# Legal action to halt rent rise

By HARRY MASHABELA

THE Soweto Civic Association (SCA), formed last month by the Committee of 10, is taking legal action in an attempt to stop authorities forcing township residents in Greater Soweto to pay increased rents

The association has instructed a Johannesburg lawyer, Mr Ratha Mokgoatheng to seek a court interdict preventing authorities from increasing rents in the black townships south west of Johannesburg. Mr Mokgoatheng said yesterday that papers had been completed and would soon be served on the respondents - the Minister of Co-operation and Development, Dr Piet Koornhof, the Administrator of the Transvaal, Mr Willem Cruywagen the West Rand Administration Board, the Soweto Council, the Diepmeadow and Dobsonville community councils

ing out from the multiplicity of decisions - the basis of administrative or economic, together with other criteria, and those in which the role of the public through political

HONEY CAKE

- 1 cup flour
- 4 t baking powder
- 2 T butter
- 1 egg
- 1/2 cup sugar
- 1/4 t salt
- 1/2 cup milk

- 3 T honey
- 1 1/2 T butter

Jan

Sift dry ingredients. Heat milk and 2 tablespoons butter until melted. Beat egg and add to milk and butter. Mix with dry ingredients and bake in buttered fairly deep pie dish approximately 20 minutes at 350°F or 180°C.

Melt honey and 1 1/2 tablespoons butter and pour over hot cake before serving. Serve with whipped cream.

MARGARET

Margaret

# R42-m boost for coloured and Indian housing

**Political Reporter**

Tenders have been accepted for the building of about 3,600 homes at a cost of R42-million for Johannesburg's coloured and Indian people.

The Department of Community Development, which has announced the acceptance of tenders, expects that this housing boost will also provide employment for the many jobless construction workers in the region.

Department sources say it is hoped that a start will be made within the next 18 months on all schemes for which tenders have been accepted.

The houses will be economic and sub-economic ones, but some are to be of a new, improved design.

Community Development officials said today the building of the homes

was part of a Government plan to eradicate the shortage of housing in the coloured and Indian communities

The Minister of Community Development, Mr Marais Steyn, has pledged to build 1,000 houses every year for both these communities in Johannesburg.

The schemes include 318 sub-economic dwellings in Westbury, 374 sub-economic and 636 economic dwellings in Eldorado Park, 752 economic and 440 sub-economic dwellings in Klipspruit West, 384 economic and 41 higher economic cluster houses in Ennerdale, 146 lower economic and 251 sub-economic dwellings in Lenasia.

In addition, a further 188 dwellings and 50 houses of an unspecified type are also planned for Lenasia.

if it is too thick. Chill in a large bowl. Before serving pour on sour cream and sprinkle with chopped chives.

BEAN SOUP (Serves 8)

Cat

- 1 pkt sugar beans
- 1 slice beef shin or soupmeat
- 1 Kassler rib or bacon bones
- handful soup celery chopped
- 2 bay leaves
- 1 onion studded with 8 cloves
- 2 carrots, chopped
- 2 1/2 litres water
- salt & pepper to taste

Wash beans, cover with water, bring to boil. Boil for 2 minutes. Remove from heat and soak for 1 hour. Bring to boil again, add rest of ingredients. Simmer till beans are tender. Cool. Drain off meat and 1 cup beans. Purée remaining

in blender. Heat slowly. Put a few reserved ones in each serving bowl. Sprinkle with Worcester sauce. Cover with soup. Garnish with cream and crumbled bacon or croûtons.

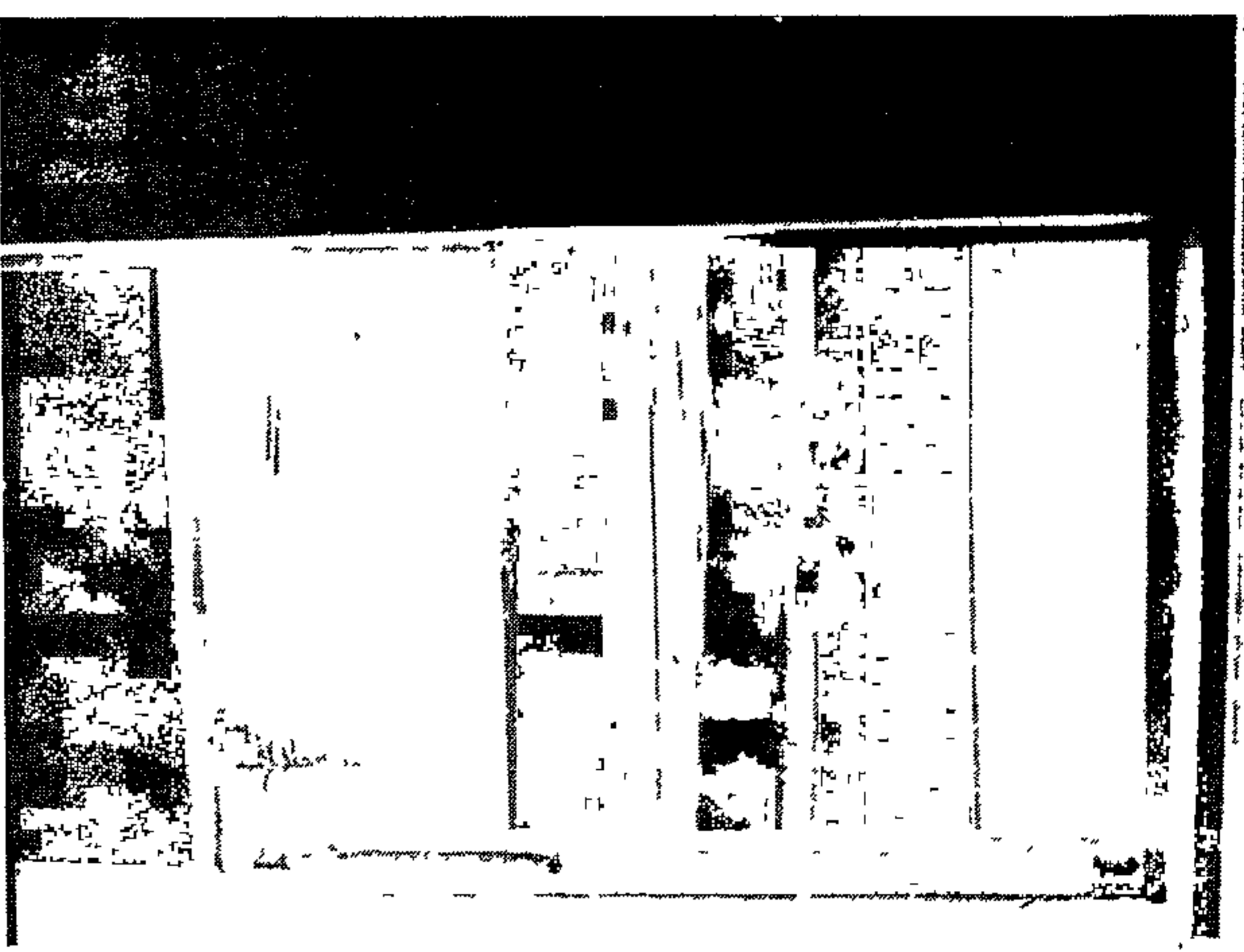
RESERVED BRINJALS

Sue J

- brinjals
- white vinegar
- olive oil
- garlic
- fresh marjoram

Peel brinjals and cut into Julienne strips. Put into enamelled pot and cover with white vinegar and bring to the boil. Cook for as short a time as

the  
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pro  
bud  
the  
sou  
by  
usu



● For the lucky ones, there are beds, but in many hostels like these, block bookings ensure that beds are empty. No bed, no work

Programme budgeting, also known as budgeting by objectives, presentation of expenditure data according to the objectives is directed. Thus, projects to combat TB would be grouped together with geriatric problems, sanitation programmes, etc.

This is necessary:

- (a) to know the cost of pursuing each objective;
- (b) to group together activities with the same objectives; can be compared by cost-effectiveness analysis,

# Empty beds cost them their jobs

## BLOCK BOOKINGS JAM HOSTELS

BY JEAN LE MAY

THOUSANDS of illegal workers have been endorsed out of Johannesburg because they cannot find accommodation — while hundreds of beds stand empty in Alexandra men's hostel for up to a month at a time because they are reserved for workers employed by big firms.

With the moratorium on illegal Black workers due to expire this week, thousands more who have now been registered as workers may be sent back to the homelands because they cannot find accommodation, a Black Sash spokeswoman told the Sunday Express.

Mr Rupert Lorimer, Progressive Federal Party MP for Orange Grove, said the present system of allowing block-booking was "disgraceful".

Mrs Sheena Duncan of the Black Sash Advice Bureau said that the shortage of 3 800 hostel beds announced this week by Wrab was a direct result of Government policy over the last 10 years, during which the building of houses almost came to a standstill.

"Houses should have been built in Soweto for anyone who could afford to rent," she said.

"Instead, they concentrated on hostels — and now we have the situation where married men are forced to live in hostels while their wives live in as domestic workers," she said.

"If there were enough housing for married couples, there would not be this critical shortage of hostel beds. From the worker's point of view, it makes little difference whether he is offered employment by a large or a small firm if he can't get a hostel bed and is endorsed out of Sandton municipality for trying to protect their workers — although this seems rather unfair to small employers."

"It should be first come, first served. If a bed falls vacant, it should be given to the next applicant. Big employers are obviously getting preferential treatment from the West Rand Administration Board," he said.

Mr Jan Bosman, public relations officer of Wrab, confirmed that beds were reserved in blocks by big employers for their workers.

"Firstly, it simplifies payment; and secondly many employers prefer their workers to live together," he said.

"But if a bed is unoccupied for two weeks, then it is allocated to somebody else."

However, the Sunday Express found that beds for Sandton municipal workers were kept empty for up to a month while workers were on holiday — so that they could come back to their jobs.

Mr Jack Pretorius, town secretary of Sandton, said the municipality reserved 590 beds in the Alexandra hostel and housed another 60 men in a prefabricated building which it owned.

"There is a 90% occupancy of beds available to us," he said.

A sub-contractor who employs five migrants told the Sunday Express that he would be forced out of business if he were obliged to discharge his workers — who are all registered — for lack of accommodation.

"It is very unfair that big companies are allowed to pre-empt hostel accommodation and I am not — my workers are all trained and I can't replace them with untrained local workers," he said.

at the time when it is separated from the public through political



This is partly due to a deficiency in information on the results of the programmes which can be resolved by recourse to appropriate data. Nevertheless, there will also be differences of judgement which cannot be resolved without prior agreement on the relative valuation of different benefits which have to be fed into the analysis; and in the intuitive process, these two factors may not be differentiated.

A very large proportion of decisions are now taken with no further analysis than this. Any further steps involve a way of systematically valuing the benefits of different programmes to render them comparable to one another.

2.4 An Informal Method for Setting Objectives

The following method for guiding the choice of priorities has been described by John Bryant. It has been used by medical and nursing students in Thailand, and one of its advantages is that it can be used on the experience of a group of people.

Problems are first listed, and then given a score (from one to four) under each of four headings:

Problem	Relevance	Severity	Community concern	Vulnerability to management	Total
Shortage of health personnel	+++	+++	+++	++	96
Shortage of health services	+++	++	++	+++	48
Shortage of health facilities	+++	+++	++	++	36
Shortage of health equipment	++	++	+++	++	32
Shortage of health education	++	+	+	-	0
Shortage of health research	++	+	+	+	0

processes essential; and the division will have to be more finely discriminating public decisions can be. The results of programme budgeting may be valuable in themselves, although the procedure does not necessarily ensure that better decisions will be made. Their potential is realised only if there follows an assessment of the value of expenditure in each programme.

2.2 Programme Evaluation

Methods of evaluation range from simple procedures for looking at costs, where the conclusions are left largely to intuition, to highly complicated procedures which present more or less clear-cut solutions. For these more complicated procedures, most of the value judgements have to be made explicitly

The chairman of the Lenasia Residents and Ratepayers Association and the People's Candidate group, Dr R A M Saloojee, said there was a shortage of about 4 000 houses. The two bodies do not recognise the validity of the LMC

Mr Choonara agreed that the number of homeless families had now swollen to about 4 000. Dr Saloojee said a new survey of the homeless was not needed as much as a thorough and open probe of the Department of Community Development's housing allocation policies.

Too many people from outside Johannesburg were being allocated houses at the expense of the township's homeless families, and others were being allocated second or even third homes he said.

The new questionnaire on which the new survey will be based can be obtained from the LMC secretary at the Lenasia Civic Centre's rates hall, and from LMC members.

They should be handed in at Room 508 fifth floor Union Centre 31 Pritchard Street, on Tuesdays, Thursdays and Fridays between 8am and 1pm and between 2pm and 4pm.

He promised that the survey which had been approved by the Department of Community Development would merely update Mr Choonara's survey.

And the people on the earlier list would still be given priority in the allocation of homes in the new township extensions, he said.

# Lenasia slum housing survey sparks LMC row

By GRAHAM BROWN  
City Editor

IN-FIGHTING in Lenasia's management committee has surfaced in a controversial new survey to find out exactly how many of the township's residents are living in slum conditions.

The LMC chairman, Mr C Dennis Pillay, said yesterday the survey would be launched tomorrow to make sure that the right people get the homes.

But the recently ousted vice-chairman of the LMC, Mr A B Choonara, believes it is designed to discredit a survey he organised nearly two years ago.

Mr Choonara who was ousted during his absence from this month's LMC meeting but is still a committee member couldn't understand why his survey which had been accepted by the Minister of Community Development, Mr Marais Steyn, was to be replaced

His survey showed that more than 1 600 Lenasia families were living in backrooms, garages and Wendy-houses.

Mr Choonara said the survey had spurred the Department of Community Development to allocate to those families some of the houses at present being built in Lenasia Extension 9 as well as all houses in Extension 10 and part of Extension 11.

Until recently Extensions 8 and 9 were earmarked exclusively for the resettlement of Indian families from Pageview and so-called 'white areas'.

This has long angered Lenasia's leaders who felt that the township's homeless should receive priority over families adequately housed elsewhere.

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The balance of the homeless — estimated at more than 2 000 families — will probably be moved to Finetown when the department completes its building programme of 3 200 dwellings there within three years.

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	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,17	0,13	0,00	0,21	0,06	0,16	0,04	0,06
1-4	0,03	0,07	0,07	0,00	0,07	0,05	0,03	0,04
5-24	0,09	0,05	0,07	0,05	0,06	0,04	0,05	0,04
25-44	0,26	0,33	0,21	0,26	0,54	0,56	0,34	0,36
45-64	3,01	2,58	1,47	2,19	5,10	2,68	1,91	1,91

MORTALITY RATES FOR THE 17 MAJOR DIVISIONS OF THE ICD (8th REVISION)

(Note: There are no tables for divisions V, XI, XII, XIII because of the small numbers in each of these categories).

INFECTIVE AND PARASITIC DISEASES

	C		B	
	F	M	F	M
1	51,04	29,36	27,05	3,42
2	7,48	3,56	3,42	0,22
3	0,21	0,20	0,22	0,45
4	0,78	0,36	0,45	1,27
5	1,37	2,15	1,27	2,93
6	2,78	5,45	2,93	1,61
7	2,69	1,66	1,61	3,472
8	3146	3472	2593	

COLOURED HOUSING

Mini-Crossroads?

Attempts to rehouse coloured shanty-dwellers in Roodepoort's Davidsonville township are being bitterly resisted by residents.

Early this month shanty dwellers in Katanga a temporary section of Davidsonville built about 10 years ago learnt that they were to be absorbed by Roodepoort municipality. About 60 families live there in severely crowded iron shacks. Residents say however that they don't want to leave so they will be forced into the single-room accommodation at a hostel being built a few kilometres away.

Miley Richards, West Rand representative of the Coloured Representative Council, told a heated meeting that the families should not move until proper accommodation has been provided.

He tells the FM that residents will refuse to occupy the hostel "It will simply stand unoccupied. It will be a monument to official insensitivity."

Davidsonville's management committee has also been attacked by residents for "running away from the issue." Secretary W J Lourens (who also holds a post with Roodepoort municipality) will not, however, speak to the FM "until the town clerk gives me permission."

Roodepoort town clerk Werner Zybrands says that "there have been a lot of rumours without foundation spread by agitators." He says the council has called for a R500 000 tender to build 58 three-bedroomed flats for Katanga residents - subject to approval by the Department of Community Development. Katanga, he insists, "will be demolished."

He adds that the single quarters (the hostel) will house only single people and pensioners. Because it will be classed as "sub-economic housing", residents will pay sub-economic rents for accommodation mainly for low-income residents.

Residents say most of them earn low incomes and will thus be expected to occupy the hostel. "We can't afford rents in the flats. Most of us are pensioners." (Families now pay R2 to R6 rent a month and claim that rents in the new flats will be about R40 a month.) Zybrands counters "We haven't determined the rents yet."

1-4	0,03	0,01	0,00	0,05	1,27	1,08	1,02	1,29
5-24	0,01	0,01	0,01	0,01	0,01	0,01	0,02	0,02
25-44	0,02	0,02	0,08	0,08	0,08	0,05	0,06	0,07
45-64	0,09	0,12	0,39	0,88	0,28	0,42	0,24	0,61
65+	0,39	0,59	1,61	2,59	0,81	1,28	1,04	1,44
ALL	0,05	0,08	0,12	0,18	0,28	0,26	0,22	0,33
No.	114	173	43	63	316	307	455	530

# WOMAN KILLED

By MANDLA NDLAZI

A WOMAN was killed, several people were injured, five vehicles burnt out and 40 others damaged when a hostel mob rioted in Thokoza township, Germiston, this week, police confirmed.

An ambulance and a fire-engine retreated when the 100-strong mob hurled stones and held up traffic in Khumalo Street outside M'shayazafe and Khuthuza single men's hostels.

East Rand Administration Board police in a van were also forced to retreat, but when police from nearby Katilehong raced to the scene, the mob dispersed and vanished into the hostel.

The dead person was Mrs Norah Magagula. She was attacked when she fled from a car which was later set alight. Her body was found the next day in the yard of a house nearby.

Among the injured was Mrs Christina Legeri (38), a mother of four from Katilehong. She was rushed to Natalspruit Hospital. Other injured people could not be traced.

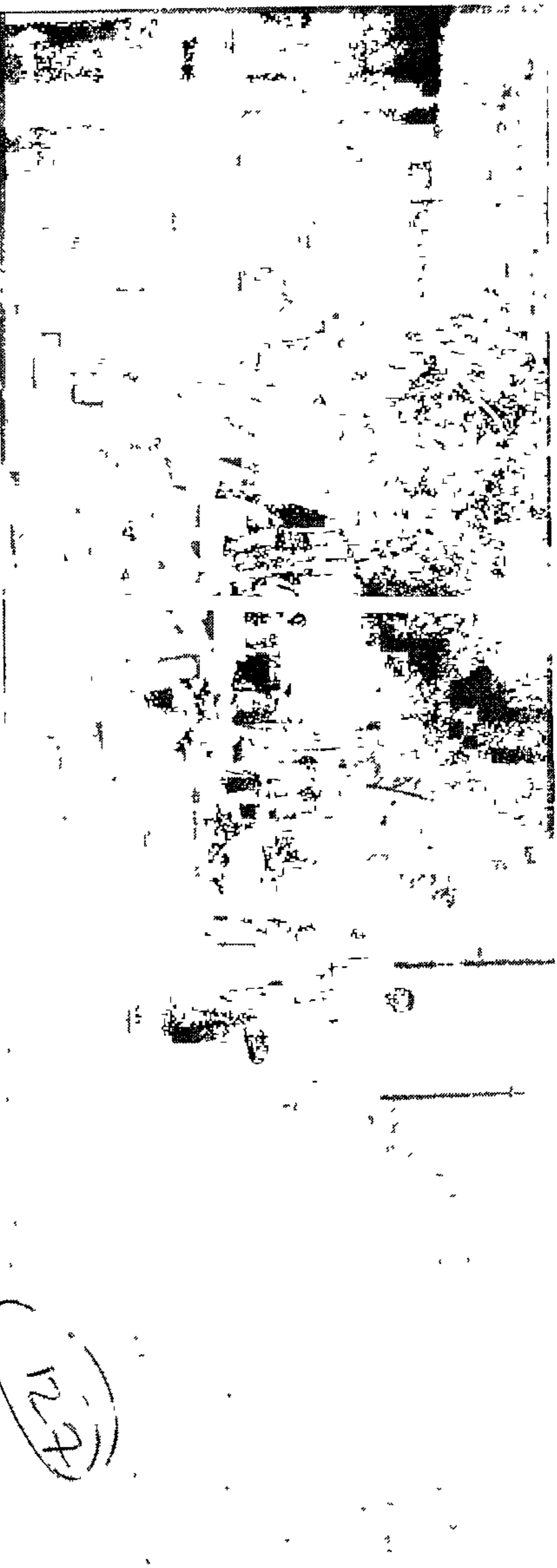
Mr G M Smith, deputy chief inspector of ERAB police, said trouble began last Saturday night when a drunk hostel inmate stumbled into the path of a vehicle which knocked him down near the hostel in Khumalo Street. This resulted in fellow hostel dwellers rioting.

He said the man was not badly injured. A blood test showed he had been drunk when he stepped into the street.

Mr Smith said a small contingent of his men was forced to retreat when they were stoned but he

## They watched the horror in this street...

The scene of horror... the part of Khumalo Street where the mob ran riotous.



Miss Khosi Mbatha... she saw the cars in flames.

Mr Alfred Mhlanga... saw the mob and burning cars.

could not estimate how big the mob was

He said an ambulance that was on its way to pick up a sick resident turned back when it was stoned

Order was restored, he said, when the SAP from Katilehong arrived

Speaking from her hospital bed, Mrs Legeri said she was lucky to be alive

Her lips still trembling, she tried to piece together what had happened

She was in a car with her husband, Mr Norah Magagula and other friends on their way to

In Khumalo Street, near M'shayazafe Hostel, they were stopped by a mob armed with sticks and stones. She was the last to flee from the car when the mob began smashing it, she said.

Her husband and friends fled in different directions, but the attackers beat her up and dragged her to a yard where she was again assaulted and left for dead

### SET ALIGHT

Later, her husband found her and rushed her to hospital. She said she later learnt that the car in which they had been travelling had been set alight and Mrs Magagula killed.

Mrs Dinah Mabaso said her husband found a dead woman in the yard of their house on Sunday morning. She was later

### VICTIM'S

### FRIEND

### DIED

### UNDER

### THIS

### TREE

identified as Mrs Norah Magagula

Mrs Mabaso said, "I've never seen such horror in my life. The mob rioted until about midnight. We could hear shouts and women screaming"

Miss Khosi Mbatha (29), who lives near the hostel, said she and her brother-in-law, Mr Alfred Mhlanga, counted four cars in flames and saw the krieer-wielding and stone-throwing mob attack people and passing motorists.

Mrs Christina Legeri in Natalspruit Hospital "I'm lucky to be alive."

Where a victim's body was found.

# Mzimhlophe meetings an ultimatum

Some of the Mzimhlophe Hostel ones attended onto the roof at the open air meeting.

Mrs Danganzi Mqandeni

127

29/1/79

By ALBANA DUBE

Mzimhlophe townships this week called the Government to either give them a plot in Soweto or they would start a "wild" strike.

The residents said they were tired of waiting for the Government to build houses for them. They said they were promised three houses for every 100 people in the townships. They said that was the reason for the strike.

The Government reached was that if houses were not provided in Soweto by January 1979, the residents would start a "wild" strike.

The residents high rents the residents said they would not be able to pay the sum of R200 per month. "What we should do is to...

...are our own... our own good.

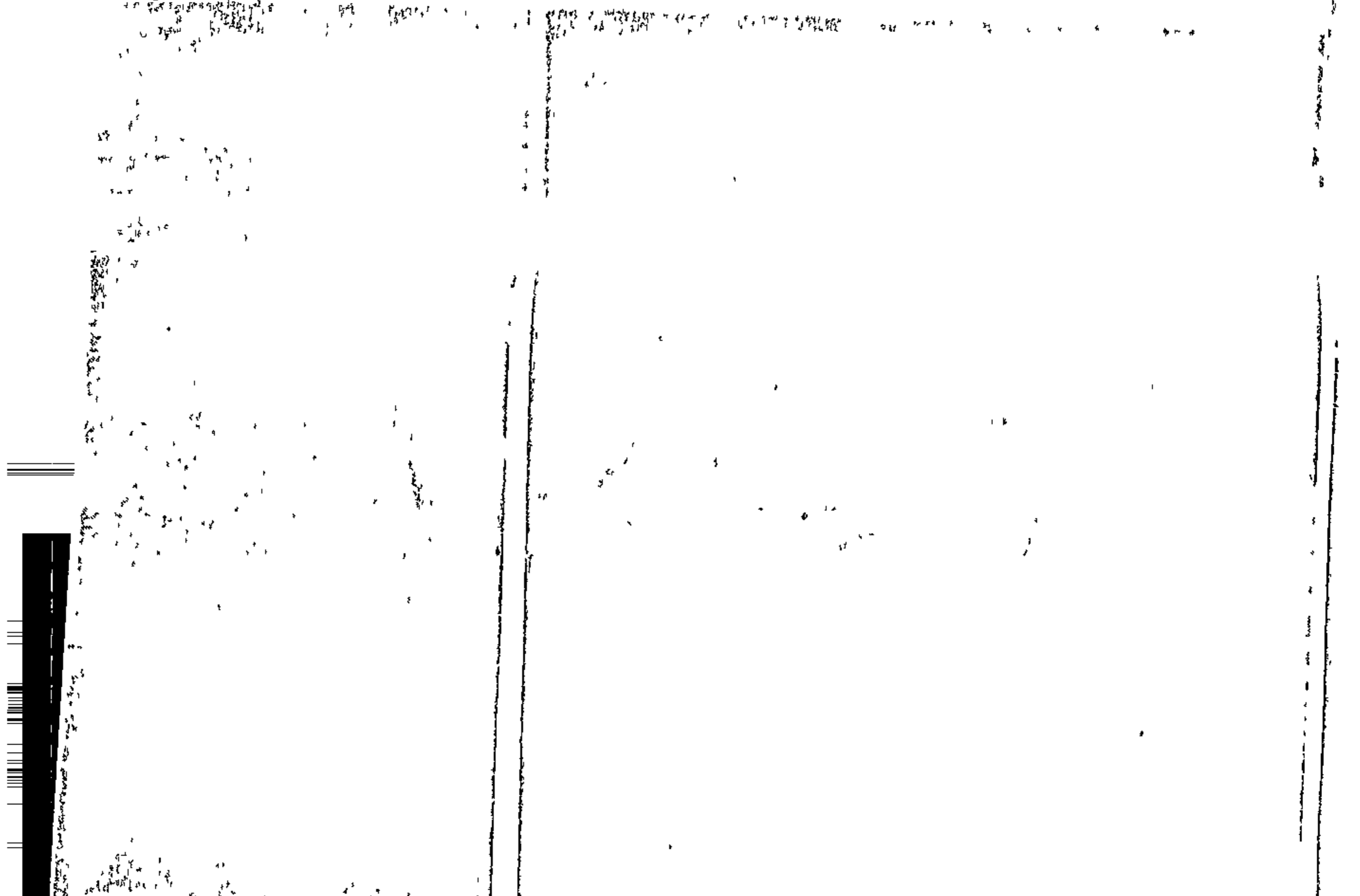
"If the Government does not do anything... we will have to leave the area and start a new life somewhere," said one of the speakers.

Speakers later explained how they were congested with the people suffering from infectious diseases, one of which is tuberculosis (TB).

Mrs Mary Boppe who said that some of her family members were suffering from TB, appealed to the authorities to come to the hostel and see for the sake of the children under their care.

"We cannot live in these conditions... we need to be moved to a better place," she said.

All the residents who were sick and tired of the conditions in Mzimhlophe Hostel.



Mrs Betty Brown addressed the meeting.

Part of the crowd at the Mzimhlophe Hostel meeting.

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# Soweto shacks a 'health hazard' say inspectors

By HARRY MASHABELA

BACKYARD shacks built by families in Orlando East, Soweto, to alleviate overcrowding in their homes are being condemned by health inspectors as health hazards

At least 10 families have already been given notice to demolish shacks in their backyards within a month, or face prosecution, according to the local councillor Mr Jeremiah Mogamisi

Mr Mogamisi told the Rand Daily Mail yesterday he believed it was unfair to ask families to break down the structures in their backyards when no adequate accommodation was available

"I think overcrowding is itself a health hazard. To condemn these structures and ask families to break them down before suitable accommodation has been provided will not solve anything," he said

The Medical Officer of Health was not available for comment. A spokesman said the medical officer was away, and he was the only person to comment

Mr Mogamisi said many families in Orlando East have had to put up structures in backyards in a bid to fight congestion in the home. But he knew of only 10 families who had been issued with notices asking them to demolish their shacks.

Some of the notices were issued during November. So far the 10 families have not responded to the notices

"These are large families. What will they do if they demolish the structures they've established in their backyards? I believe overcrowding is just as much a health hazard as these backyard shacks. What we need is adequate housing," Mr Mogamisi said

The Soweto Council was told by Mr Mogamisi at its monthly meeting last Thursday about the plight of the 10 families. He asked the council to help

The council, he said, decided to ask the health authorities not to prosecute the 10 families at this stage. "We will discuss the matter in January," Mr Mogamisi said

# Family 'no' to eviction

A DIEPKLOOF family given until yesterday to vacate their house has refused to leave.

2.3.4

Mr Wilson Mkhobudi of 1608 Zone I Diepkloof was served with a notice to vacate his house last month. He was not home when the notice was served as he is believed sick in Louis Trichardt. His wife, Tryphine, told POST they were surprised when they received the notice.

The notice signed by the township manager reads: "You are hereby notified that it is my intention to cancel your residential permit within 30 days from the date of issue, (9/11/79) and that

you are estranged from your wife and you no longer occupy the house 1608 Diepkloof together with your dependants.

"This further serves to advise that your residential permit will be cancelled on 10 December, 1979, whereupon you must vacate dwelling number 1608 Diepkloof, by giving quite and undisturbed possession to the township manager, failing which legal steps will be taken against you".

Mr J C Mahuhushi, chairman of the Diepmeadow Council said the council's policy was that no-one should be evicted even if they owed rent.

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The apparent effect of LIFO on working capital reveals a weakening structure whereas in real terms there is actually a strengthening of the working capital position.

### Example 6

LIFO is applied for the first time during the current year and the LIFO adjustment (being the difference between the FIFO valuation and LIFO valuation of end of year inventory) is R10. The tax rate is 40%. Assume a bank balance of R20 and that tax is paid therefrom.

ing the necessary funds has to be taken into account. themselves are already justified by comparison with the alternative methods of provision, but there are additional costs involved in using them: interest on loans, or administrative and incentive costs of raising taxation. These are normally insignificant for any given project, but may affect the overall amounts available for the health budget.

Where the methods of providing a given service use the same kinds of resources in different proportions, the decision-making can be simplified by means of Linear Programming, though health service choices cannot usually be presented in the simplified way required by this method.

2. CHOICE OF PROGRAMMES

So far, we have discussed methods of choosing means to obtain a given objective. But what tools are available to aid the choice of objectives themselves? Can anything be said on the question of the priority to be given to particular diseases or age groups, whether to allocate more to child welfare clinics or care of the aged?

Overall criteria are needed, and they have to be expressed in such a way that they can guide these detailed questions. Essentially, the problem is not only to relate resources used to objectives achieved, but to relate the various objectives to each other.

There are various means of doing this; but all of them require that expenditure be accounted for by the ends it is expected to achieve.

2.1 Programme Budgeting

Programme budgeting, also known as budgeting by objectives, involves the presentation of expenditure data according to the objectives to which it is directed. Thus, projects to combat TB would be grouped together, geriatric problems, sanitation programmes, etc.

This is necessary:

- (a) to know the cost of pursuing each objective;
- (b) to group together activities with the same objectives which can be compared by cost-effectiveness analysis;

Another 25 ZR dead

The plans were outlined when the Minister of Community Development, Mr. Marais Steyn, his deputy, Mr. Pen Kotze, the Secretary for Community Development, Mr. Louis Fouche, and the regional representative in Johannesburg, Mr. J N Swart, visited the department's projects in white, coloured and Indian areas in

By AMEEN AKHALWAYA Political Reporter

THE Department of Community Development outlined plans yesterday which it said would eliminate the massive coloured and Indian housing shortage in Johannesburg within the next two to three years

It also disclosed plans to build more than 11 000 houses in the next nine years in Ennerdale, a new town for coloureds between Johannesburg and Vereeniging which will have an estimated population of 100 000 by the year 2000.

Johannesburg But they also revealed that some of the 1 000 Indian families still remaining in Pageview, who were hoping for a reprieve, will be resettled in Lenasia within a year, and that the people living in the slums of Lenasia's Thomsville-Greyville complex will only be rehoused after the present backlog is eliminated

Mr Steyn said the Indian and coloured housing backlog would be eliminated within three years in Johannesburg, and thereafter housing would continue to be provided for natural growth in those areas

"Only an influx of people from areas like Natal could add to the backlog," he said, "but that does not really worry me at present. Once the Indian and coloured backlogs are cleared, we will go full out on black housing in the Johannesburg area"

Housing backlog will be erased

spent in ric it in para- oups ono- way

to the main stream of neoclassical economics to make a distinction between the choice of the basket of outputs and the choice of the resources from which each output is to be produced. The former is, in a broad sense, a question of tastes, values, or utilities, the latter is a question of techniques".

He adds:

"In practice, it is not an easy matter to make a hard and fast distinction between technical matters and matters of values or utilities in the health services. From one point of view, the question whether to treat schizophrenics in hospital or in the community is a technical one. Which is the cheaper way to fulfil whatever are the society's requirements for the treatment of this group? But community care originally became fashionable as a good thing in itself. The practitioners are very apt to muddle the medical and economic arguments when it suits them, and the politicians and administrators equally so when it suits them, but the economist's concern is to keep them separate".

Programme budgeting, then, entails the attempt at this separation, sorting out from the multiplicity of decisions those which can be made on the basis of administrative or economic, together with medical-technical criteria, and those in which the role of the public through political

hof, that would provide 4.1-million 'better quality' houses by the end of the century.

This move, said a Government spokesman, made it possible for big concerns and developers to assist in the development of urban residential areas

### 250 000 jobs

Bifsa's director, Mr J H D Grotius, said that as soon as the scheme got under way, 250 000 jobs would be created which would increase as the programme continued

He said Bifsa would hold talks with the Government soon to discuss how the private sector would contribute the R20-billion

'This will be a concerted effort by everybody,' said Mr Grotius

### Labour

To ensure an adequate supply of labour, Bifsa has undertaken to see to the training of both skilled and unskilled labour for the project

The move will boost the building industry and help to cut down on unemployment

Mr Bob Stevenson, president of Bifsa, said the involvement of private enterprise in the project was essential to ensure that the programme was carried through with maximum efficiency as quickly as possible

### Ambitions

Four million dwellings for blacks in 20 years is a tremendously ambitious design. Never forget that during the same period the building industry must construct homes for whites, coloured and Indians as well, not to mention commercial building developments for the 1980s and 1990s, he said.

# 4 000 000

# homes

# for blacks

# planned

Argus Correspondent

JOHANNESBURG. — A R20-billion scheme to build enough black houses to make up 40 new cities the size of Johannesburg was announced today.

Argus 13/11/79  
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The Building Industries Federation of South Africa (Bifsa) said it would take up the initiative and implement a proposal by the Minister of Co-operation and Develop-



# 3 000 NEW HOMES FOR COLOURED BY MARCH '81

Municipal Reporter

Johannesburg will have 3 000 new homes for coloureds by March 1981, the director of the city council's Coloured and Asian Affairs Department said today.

Mr M P Wilsnach was commenting on his department's annual report released this week which says the waiting list for

coloured housing has grown by 400 to 3 842 over the last year.

"But I believe that the waiting list has been fairly steady over the last few months," he added.

After the building slump between 1975 and 1977 because of inflation, "the situation has now really changed and the Department of Communi-

ty Development is approved schemes immediately."

The 3 000 houses will be built in Eldorado Park Extension 7, Kiprivier West and its two extensions, Eldorado Park Extension 9 and Riverlea Extension 2.

The report says the publicity given to the

prosecution of coloured and Indian families living in white suburbs over the last year had "served to highlight the serious housing shortage for the two communities in Greater Johannesburg and the plight of the families living 'illegally' in certain white suburbs."

It also reported a heavy demand for home ownership in certain selected

coloured areas. For example, there were 585 applications for the 108 houses under construction in the Riverlea motorway infill scheme.

During the period July 1978 to June 1979, the council donated R32 150 to a registered aid fund to help "deserving" families who could not pay their rents



~~12 000~~  
 15 000  
 Soweto  
 families  
 need  
 homes (27)

By HARRY MASHABELA

GREATER Soweto faces an acute housing shortage with the present official waiting list standing at more than 15 000 families

A spokesman for the West Rand Administration Board said the list stood at between 15 000 and 16 000. He said the board had built 3 287 houses within the area since 1973.

Asked what building projects were now under way, the spokesman said the provision of houses was no longer the responsibility of the board but that of community councils.

The Transvaal region of the Urban Foundation, an organisation deeply involved in urban black housing, has said 32 000 houses would have to be erected immediately if authorities hoped to eliminate overcrowding in the townships.

It stressed that natural growth in the black community had overtaken provision of housing, resulting in overcrowding and insecurity.

In a study undertaken last year, the foundation points out that the private and public sector should be allowed to contribute towards housing in the black community.

"The vast majority of white housing is financed by the private sector whereas the public sector finances black housing," says the foundation in its study.

"Despite this, the Department of Community Development expenditure on white housing between 1972 and 1976 was R26,2-million and expenditure on black housing was R5-million.

"Of the projected expenditure of R1 637-million between 1976 and 1981, 28% is for white housing and 17% for black housing."

The foundation says the housing shortage exists in all major urban black areas. This is evidenced by long waiting lists, overcrowding and the emergence of uncontrolled housing development.

It suggests, among other

things, that a greater proportion of state housing resources should be allocated to black housing in the urban areas and that individual as well as community contributions should no longer be restricted.

opportunities for full use of these resources and initiatives should be developed too.

Free access to loan capital was also necessary to engender an individual's independence and responsibility towards his home.

ALL CAUSES

	N	A	B	C
0-1	0,51	0,54	2,10	1,24
1-4	0,04	0,04	0,21	0,35
5-24	0,01	0,01	0,09	0,06
25-44	0,05	0,05	0,28	0,17
45-64	0,41	0,18	1,73	1,04
65+	1,84	1,95	8,32	6,56
			8,55	5,71
			14,69	14,69
			3,80	3,64
			0,72	0,78
			0,21	0,23
			0,08	0,08
			0,75	0,75
			7,00	7,00
			6,86	6,86
			19,69	19,83
			2,58	2,48
			19,83	19,83

XVI

SYMPTOMS AND ILL-DEFINED CONDITIONS

	M	F	M	F	M	F	M	F	M
0-1	0,85	0,69	0,70	0,31	1,18	1,24	0,32	0,19	
1-4	0,49	0,21	0,31	0,27	0,63	0,61	0,21	0,20	
5-24	0,71	0,22	0,68	0,20	1,40	0,38	0,68	0,12	
25-44	1,18	0,30	1,43	0,37	3,32	0,70	1,22	0,26	
45-64	1,25	0,42	1,55	0,40	2,89	0,76	1,10	0,31	
65+	1,26	0,71	1,34	0,91	2,19	0,90	1,02	0,53	
ALL	0,95	0,33	0,95	0,29	1,91	0,56	0,89	0,20	
NO.	1973	677	333	104	2175	652	1868	324	

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Post

29/11/79

# Convicted priest refuses to pay R50 fine

**THE Rev Robert John Robertson (52) this week refused to pay the R50 fine after he was convicted of damaging State property by pasting posters in Pageview during a campaign to spare good homes from demolition. His refusal was yesterday receiving the attention of the Deputy Chief Control Magistrate.**

After a Johannesburg magistrate convicted him on a charge of malicious damage to property and fined him R50, Robertson said: "I do not feel morally obligated to pay the fine I ask for the alternative"

The magistrate, Mr J J Jonck, said. "There is no alternative. Please stand down." (from dock).

Robertson of Mayfair also refused a suspended sentence on condition he removed 33 posters he was charged with pasting on flats and homes in Pageview on August 4.

## CONSIDER

He was given 10 minutes to consider the sentence after Mr Jonck asked him to comment and consider the suspended sentence.

The magistrate said in judgment he was satisfied there was damage to the property belonging to the Department of Community Development. His

conduct was unreasonable and not trivial.

He said in a case like this "one must be careful not to allow emotion to crowd out legal opinions." The court found that he foresaw damage as a possible consequence of his conduct.

The posters read: "Spare this house, somebody needs it." It was said the cost of removing the poster was R200

Robertson offered to remove the posters on condition the Department spared the Pageview homes which were doomed for demolition. The homes could be used by Indian families who faced a housing backlog in Lenasia

# Big growth plans

**BETWEEN** now and 1982 a further 1 150 living quarters are expected to be planned in the Eersterus township for coloureds in Pretoria.

The Minister of Coloured Relations, Community Development and Indian Affairs, Mr S J Marais Steyn said this on Tuesday night when he officially opened the Bel-Air Club in Eersterus.

He said these living quarters would consist of 800 houses and 350 flats

and gave an indication of the very strong growth strength of this residential area.

"About 10 to 12 years ago the only sport field in the community was one which belonged to the community

"Besides these conveniences which are connected to schools three soccer fields, one field for rugby and hockey, an athletic track, a netball court, two tennis courts, a swimming bath of Olympic standards, a karate club, a strong Boy Scout

movement, a few pop bands, a ballet association, a drama club, a film theatre, a library and a gardening club have been provided since then," he said

Mr Steyn added that the Bel-Air Club had restaurant, disco and dancing facilities as well as four snooker tables.

The cost of the complex was about R80 000 and the furnishing and fittings cost a further R40 000.

Mr Steyn also unveiled a plaque at the club.



Mr Marais Steyn opening Club Bel Air. Next to him is Mr A Holdsworthy, owner of the club.

# We will squat in Soweto, hostel families threaten

SUNDAY POST Reporter

AT A SERIES of meetings this week, the 2 000-old Mzimpho Hostel families who have said "enough is enough", reaffirmed that they would squat anywhere in Soweto.

Mrs Betty Brown, a member of the three-woman delegation representing the families in negotiations with officials said the first meeting was held on Monday night. The families, she said, "unanimously" agreed to move out of the "squalor and sickening conditions" at the hostel.

Mrs Brown said meetings were also held on Friday afternoon and yesterday. There were no officials at these meetings and the families reaffirmed their

would move out of the hostel, she said. Mrs Brown said another meeting was scheduled for this morning. Mr J C Rabinowitz, chairman of the Diep Meadow Council, was expected to address the families.

The families were moved to the hostel shortly after their Kipp town sheds were flooded by heavy rains in 1977. The families were

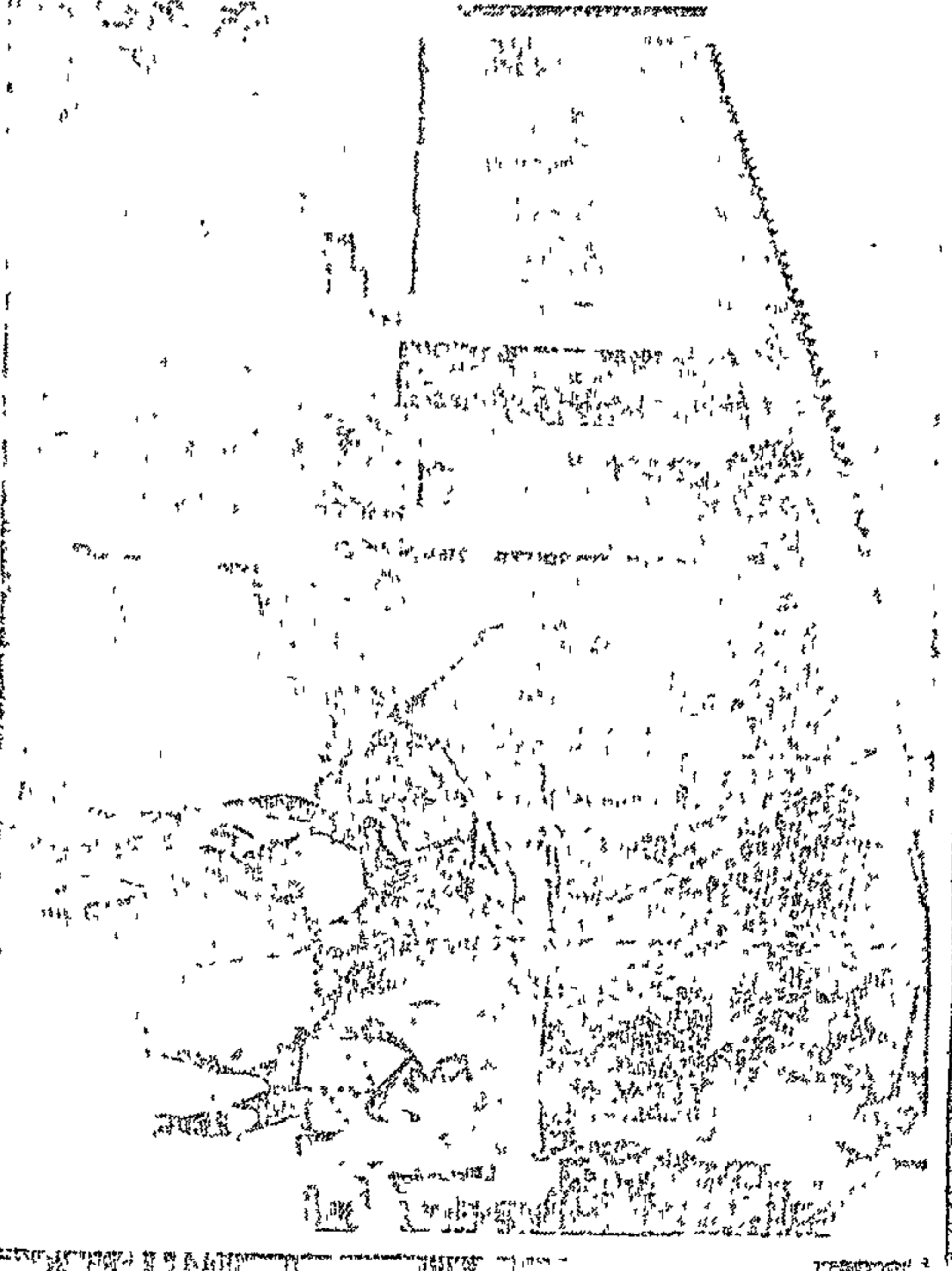
told they would be at the hostel temporarily while better accommodation was being sought for them.

After the West Rand Administration Board had washed its hands of the matter, a deputation comprising Mrs Brown, Mrs Emily Mphahlele and Mrs Johanna Magazula was formed to start negotiations with the officials concerned.

The Soweto Council told the deputation that it was a matter for the Diep Meadow Council. The council, however, gave "unsatisfactory" answers.

The deputation went back to the hostel and suggested some type of action that would "shock and disgrace" the officials concerned into realising the severity of their plight.

This "house" is at the corner of End Street in Mzimpho hostel.



# Determined to make the best of life

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THE determination of the Mzimhlophe families' stand against the unbearable conditions in which they are forced to live is embodied in the face of this youngster from the hostel.

The 1 500 families in the hostel were moved there in 1977 after their Kliptown shacks were flooded. Now, plagued by overcrowding, they say they will stage a massive protest early next year unless their grievances are attended to.

Despite their difficulties, the hostel families have tried to live as decent a life as possible — and the Mzimhlophe creche, started by Mrs Betty Brown, who lives at the hostel, is a big part of this effort.

The little girl in the photograph is one of 78 youngsters at the creche. Their parents pay R3,20 a month.  
Pic by Mac Mgorosi.

by 1970, this figure had decreased to 15,7%, indicating that the whites had improved disproportionately to the 'coloureds'. Similarly, for children 1 to 4 years of age, during the period 1941 to 1970, the white mortality experience as a percentage of the 'coloureds' had decreased from 15,2% to 7,1%. It should be noted that the 0 year age specific death rates are higher than the corresponding IMRs. This is because the denominator for the former is the number of live births whilst for the latter it is the mid-year populations under one year of age.

Fig. 4 provides an indication of the proportional contribution of selected causes of death to the overall mortality experience of the white, 'coloured' and African communities.

During the period 1929 to 1970, the whites have shown a changing spectrum of mortality which is classically associated with an improving health status. Infectious diseases have become less important and the major causes of death are increasingly related to Cardiovascular and Neoplastic diseases. The 'coloureds' and Africans, however, have a persistently high proportion of deaths caused by infectious diseases. The Africans exhibit a spectrum of mortality which is characteristically associated with developing communities, whilst the 'coloureds' appear to occupy an intermediate position between the whites and Africans, although it is clearly much more similar to the Africans than it is to the whites.

What is of particular concern about the 'intermediate' position of the 'coloureds' is that it would appear to incorporate the worst of both the developed and the developing experiences. This becomes apparent from Table II which provides a more detailed analysis of the different diseases contributing to the overall mortality of the whites and 'coloureds' in the form of cause specific mortality rates for defined age groups. Thus, although cardiovascular diseases are consistently responsible for a fairly small proportion of the overall mortality of the 'coloureds', Table I indicates that the actual rates for cardiovascular diseases have been fairly similar for both whites and 'coloureds' since 1941.

Clearly, the broad diagnostic categories used in this analysis conceal a certain amount of information. However, because of the changes in disease classification which have taken place since 1929, it is not possible to examine the temporal changes of mortality rates in greater detail. Disease categories with rates greater than 5/1 000 appear in italics in Table II. It will be noted that the mortality experiences of the 'coloureds'

(iv) Proportional Mortality, accounted for by specific conditions.

(v) Expectation of Life. This was calculated both at birth ( $e_0$ ) and at 45 years of age ( $e_{45}$ ) for both males and females. It expresses the average number of additional years an individual would be expected to live beyond birth and 45 years.

For Africans, the pro

#### RESULTS

The infant mortality for whites and 'coloureds' the whites have experienced since 1929, the 'coloureds' static IMR since 1950

From 1941 to 1970, the improvement of 57,6% decreased from 164,8/1000. This is of particular interest, the more easily shown in SMRs between 1941 and 'coloureds' respectively

The age specific mortality is inevitable, it is to be expected of younger age groups in mortality amongst children that for both whites and the age of 65 years have the mortality rates have in the 25-44 and 45-64

The imbalance between the 'coloureds' has improved of 5 and 64. However, for children less than 5 years of age, the gap between whites and 'coloureds' is widening. In 1941, white children under one year old experienced 28,0% of the mortality of 'coloured' children;

# The responsibility for black housing

I WRITE in support of the appeal by Dr Selma Browde to the City Council to take up the issue of housing for black people in Soweto. We entirely agree with her that, although housing may not fall within the legal ambit of the Council, nevertheless what happens in Soweto is of intimate concern to all the citizens of Johannesburg

We know from our Advice Office how urgent is the situation in Soweto. Queues of people gather on the pavement from 6 am, desperate for advice and help in trying to establish their "right" to live, to work, to keep their families together, to find accommodation. In many instances the permit to work is dependent upon the availability of accommodation, of which there is a chronic and ever-escalating shortage

The City Council has no right to pass the buck simply because housing has been taken out of its hands. There is nothing to prevent it from discussing the issue and making strong representations to the responsible Government departments, for if the situation is permitted to deteriorate at its present rate, the consequences will be dire, not only for the people of Soweto but, for those of Johannesburg and the whole country

It is up to the Johannesburg City Council to accept its share of the responsibility and to follow up and recommend whatever constructive suggestions may be made to alleviate the housing crisis — JOYCE HARRIS, National President, The Black Sash, Johannesburg.

RDW 3/12/79  
① 127 ② 243

TABLE II

	WHITE		ASIAN		COLOURED		BLACK	
	Male	Female	Male	Female	Male	Female	Male	Female
Rheumatic Heart Diseases (390-398)	115 1.2%	121 1.5%	28 2.5%	15 1.9%	120 3.9%	139 4.4%	49 2.1%	56 2.9%
Hypertensive Diseases (400-404)	212 2.2%	389 4.9%	115 10.1%	127 15.8%	190 6.1%	276 8.8%	273 11.4%	212 11.0%
Ischaemic Heart Disease					45 .1%	566 18.0%	148 6.2%	66 3.4%
Cerebrovascular Disease					39 .2%	1278 40.7%	772 32.3%	749 39.0%
Total Circulatory Diseases (390-420)	100%	100%	100%	100%	100%	100%	100%	100%
Motor Vehicle Accidents (E810-E819)	750 38.0%	287 42.4%	122 36.6%	28 26.9%	572 26.3%	161 24.7%	282 15.1%	59 18.2%
Suicide (E950-E959, E979) *	485 24.6%	104 15.4%	42 12.6%	13 12.5%	84 3.9%	18 2.8%	76 4.1%	11 3.4%
Homicide (E960-E969)	59 3.0%	41 6.1%	41 12.3%	2 1.9%	680 31.3%	167 25.6%	806 43.1%	89 27.5%
Total Accidents, Poisoning and Violence (E800-E999)	1973 100%	677 100%	333 100%	104 100%	2175 100%	652 100%	1868 100%	324 100%

**3 000 new houses for coloureds**  
*Adm 6/12/79*  
 Staff Reporter *127*  
 APPROVAL and finance has been given for the building of about 3 000 houses for coloureds in Johannesburg early next year.  
 There is a backlog of 4 000 families waiting for housing.  
 The new houses will be built at Eldorado Park Extension 9, Riverlea Extension 2 and at Klipspruit Extensions 1 and 2, where families removed from Alexandra are being housed.  
 Mr M P Wilsnach, head of the Coloured and Asian Affairs Department in Johannesburg, said 1 100 of the new houses would be built at Klipspruit Extensions 1 and 2, 939 at Eldorado Park Extension 9, and 553 at Riverlea Extension 2.  
 "Approval and finance has already been given. But construction will only begin early in the new year," Mr Wilsnach said.

\* E979 "Suicide and self inflicted poisoning by motor vehicle exhaust gas" is a code used in South Africa which does not appear in I.C.D. (8th revision). See Ref. 13.



# R53 rent issue being discussed

THE issue of the R53 rent paid in townships in the West Rand is now open to talks between community leaders in the area and the West Rand Board.

Residents in Kagiso and Mohlakeng townships in the West Rand have been complaining over high rents they pay for new houses built by Wrab in the area.

A Wrab spokesman told POST yesterday "The rent issue in these areas is a subject of negotiations and there has been no final decision on the report of the director of finance."

The spokesman said the director of finance will negotiate with the Kagiso Community Council over the issue early next year. A meeting is set for January 9, 1980.

But the spokesman said he could not give details on Mohlakeng township in Randfontein.

The rent subject has been a "burning issue" between residents in these townships and Wrab since new houses were built in the area a year ago. Residents pay rent of R53 for four-roomed houses.

Residents said they were dissatisfied with the high rent and that the quality of the houses was not worth the amount they are paying, compared to houses built in Soweto. Rent in Soweto is said to be in the region of R37 for almost the same houses as on the West Rand.

Answering a question a Wrab spokesman said rent charged for new houses on the West Rand was "interim". Officials have to calculate the total costs of building before fixed rent can be charged.

The spokesman this week said total calculations have been completed on houses in this area. He said the director of finance has not made a decision whether rents be lowered or not but will have to consult with community leaders in the affected areas.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

No 2751 7 December 1979

RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE AND URBAN RENEWAL SCHEME IN A CERTAIN AREA AT LICHTENBURG, DISTRICT OF LICHTENBURG, PROVINCE OF THE TRANSVAAL

It is hereby notified for general information that the Community Development Board established in terms of section 2 (1) of the Community Development Act, 1966 (Act 3 of 1966), has with a view to the furtherance of slum clearance and an urban renewal scheme, in terms of the provisions of section 15 (2) (c) of the aforesaid Act, within the area defined in the schedule hereto prohibited the subdivision, except with the prior written approval of the said Board, of land or stands within that area or the erection or alteration, except with such approval, of any building or structure within that area or the use, except with such approval, of any existing building or structure within that area for a purpose other than the purpose for which such building or structure was being used on publication of this notice for a period of 10 years

Attention is also invited to the fact that any owner of immovable property in the area referred to in the said schedule, who wishes to dispose of such property should, as has been laid down in section 15 (5) (a) of the said Act, offer such property for sale to the said Board, when the further provisions of the said paragraph (a) are applicable to such transactions

SCHEDULE

DESCRIPTION OF THE AREA

Beginning at the north-western beacon of the remaining extent of Erf 61 in extent 2 231 square metres (Diagram SG A2364/07) in the Township of Lichtenburg, thence eastwards in a straight line to the north-eastern beacon of the remaining extent of Erf 62, in extent 6 748 square metres in the said township, thence southwards in a straight line along the eastern boundaries of the following erven in Lichtenburg Township so as to include them in this area The said Erf 62, Erf 79, across Gerrit Maritz Street, Erf 82 and Erf 99 to the south-eastern beacon of the last-named erf; thence westwards in a straight line to the south-western beacon of the remaining extent of Portion 1 of Erf 100 in extent 2 231 square metres (Diagram

DEPARTEMENT VAN GEMEENSKAPSBOU

No 2751 7 Desember 1979

BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLASE OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOUE TER BEVORDERING VAN SLUMOPRUIMING EN 'N STADSHERNUWINGSKEMA IN 'N SEKERE GEBIED TE LICHTENBURG, DISTRIK LICHTENBURG, PROVINSIE TRANSVAAL

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ingestel kragtens artikel 2 (1) van die Wet op Gemeenskapsontwikkeling, 1966 (Wet 3 van 1966), met die oog op die bevordering van slumopruiming en 'n stadshernuwingskema kragtens die bepalings van artikel 15 (2) (c) van die gemelde Wet, binne die gebied in die Bylae hiervan omskryf, die onderverdeling, behalwe met die voorafgaande skriftelike goedkeuring van die gemelde Raad, van grond of standplase binne daardie gebied, of die oprigting of verandering, behalwe met sodanige goedkeuring, van 'n gebou of bouwerk binne daardie gebied, of die gebruik, behalwe met sodanige goedkeuring, van 'n bestaande gebou of bouwerk binne daardie gebied vir 'n ander doel as die doel waarvoor so 'n gebou of bouwerk op datum van publikasie van hierdie kennisgewing te dien effekte gebruik word vir 'n tydperk van 10 jaar te verbied

Aandag word voorts daarop gevestig dat enige eienaar van onroerende eiendom in die gebied in die Bylae gemeld, wat so 'n eiendom van die hand wil sit, dit soos in artikel 15 (5) (a) van die gemelde Wet uiteengesit, aan die Gemeenskapsontwikkelingsraad te koop moet aanbied, wanneer die verdere bepalings van die gemelde paragraaf (a) op sodanige transaksies van toepassing sal wees

BYLAE

BESKRYWING VAN DIE GEBIED

Begin by die noordwestelike baken van die resterende gedeelte van Erf 61, grootte 2 231 vierkante meter (Kaart LG A2364/07) in die dorp Lichtenburg, daarvandaan ooswaarts in 'n reguitlyn tot by die noord-oostelike baken van die resterende gedeelte van Erf 62, grootte 6 748 vierkante meter in die genoemde dorp; daarvandaan suidwaarts in 'n reguitlyn met die oostelike grense van die volgende erwe langs in die dorp Lichtenburg sodat hulle in hierdie gebied ingesluit word Die genoemde Erf 62, Erf 79, oor Gerrit Maritzstraat, Erf 82 en Erf 99 tot by die suidoostelike baken van laasgenoemde erf, daarvandaan weswaarts in 'n reguitlyn tot by die suidwestelike baken van die resterende gedeelte van Gedeelte 1 van Erf 100, grootte 2 231 vierkante meter (Kaart LG A1097/40) in die

# A workable solution

64

white and 'coloured' females have shown an increasing life expectancy at the age of 45, and although this has been small, it contrasts with the inward trend of both white and 'coloured' males.

Although it is apparent that the Expectation of Life at birth for the 'coloureds' has shown a marked improvement between 1941 and 1970, it is noteworthy to note that neither 'coloured' males nor females, at either age 45, have reached expectations of Life in 1970 which are as high as the males were in 1929. What also gives some cause for concern is that although the expectation of Life cannot be expected to improve indefinitely, it would appear that the 'coloured' life expectancy is levelling off at a lower age than has occurred in the white community.

John Knoetze, former chief director of the Orange-Vaal Administration Board, has just taken over from Manie Mulder as chairman of the giant West Rand Administration Board. The former secretary to the then-Minister of Native Affairs, Major Piet van der Byl, with more than 30 years in the civil service, talks to the FM about wide-ranging subjects which will affect the million-plus residents of Soweto

**FM:** You are on record as saying that provision of housing and essential services will be your priorities. How do you propose to go about this when Soweto already has an alarming housing shortage?

**Knoetze:** I accept that Soweto has an alarming housing shortage. But it is not the only black area with this problem. If we harness the resources of the government funds, private institutions and employers who are prepared to invest in housing and we co-ordinate this with the willingness and ability of blacks to contribute to their housing, then I feel we have a workable solution. Now that the Minister of Co-operation and Development, Dr Piet Koornhof,

has hinted that Soweto will be granted municipal powers, how do you see yourself fitting into this set-up?

I should do everything possible in consultation with the Soweto council, my board, and government to help local authorities to become economically viable. That is the intention of the government. I see tremendous opportunities here.

As Wrab chairman, will you be prepared to meet, say, people like Nthatho Motlana's Committee of Ten, who have made it clear that they are not keen on serving on community councils and government-created institutions?

I shall be eager to take the hand of friendship of anybody who is willing to make a positive contribution. I have met Motlana and have respect for him. Do you see community councils — perhaps leading up to municipal powers for blacks — as the recipe for better race relations, especially in black urban areas?

I think that it is essential that the country's black urban areas should be assisted to develop. Sources of income must be found. We proved in the Vaal triangle that this is possible.

How do you see commerce and industry helping in the improvement of the quality of life for urban blacks?

I would like to see blacks earn wages and salaries which can enable them to pay economic rents. At the moment, ways and means must be found. The responsibility of housing must be that of the wage earner, his employer and the financial institutions.

Would you say that Soweto, which has been described as a ticking time-bomb, is going to be the greatest challenge of your career?

I am deeply aware of the challenge that all black areas present. I am not afraid. If the goodwill of the people, their leaders, the private sector and the resources of the government are harnessed, solutions for Soweto will be found. To achieve this, effective communications are essential. For me, that means sitting down with the people concerned — thinking together and planning. It will always be my endeavour to ensure that blacks are treated with the respect, dignity and courtesy they deserve.



Wrab's Knoetze . . . willing to sit down with the people

is consistently worse than that of mortality rates for all the major diseases and neoplastic diseases in women in this group, years of age during 1960 and 1970 been chosen is entirely arbitrary if lower or higher levels are selected.

Two aspects of these age-cause specific rates, whilst being affected by these rates are also influenced by decrease in the mortality related by a decreasing incidence of this primary, secondary and tertiary level decrease the fatality rate and

Secondly, it should be appreciated important for comparative purpose underlying population, for the purposes are also of importance. This is contribute a comparatively large example 'coloured' children 0-4 files of the two communities provides an indication of the age distribution. The changes in this distribution for the purposes of the present

The expectations of life for 'coloured' Although data has been published not considered to be of sufficient different expectations of life of life at birth, and (2) e45 - Characteristically women have a Fig. 6 indicates that this is so marked is this difference the expectation of life than white that the gap between the expectations. This trend is apparent in ties, although it is particularly deficit of 1,0 years in 1941 at a deficit of 3,7 years in 1929 has increased to 7,0 years in 1970.

in Community Medicine, Volume 2. Ibid.

# 3

# years

**and just**  
**around**  
**the**  
**corner is**  
**Selection**  
**Park**



This woman must undress in front of her children, wash and sleep and cook and serve food in the same room. She is Mrs Emily Phiri. She is one of the thousands who live this way.

brought from the slum and still live in the slum

It was in February 1977 when they were saved by the West Rand Board from the summer floods. They were living in shacks in Kliptown when the floods threatened to sweep them away.

They were grateful to the Board but today they say that the shacks they once lived in were much better than the "hell" they have lived in for the nearly three years since the flood.

From outside, the Mzimhlophe hostel looks like any other township hostel. The children playing games outside, washing hanging on the lines and vegetable gardens indicate that there is family life.

Understanding the plight of the hostel families is not possible unless you walk into one of the houses.

The first place we walked into was that of Mrs Emily Phiri. There was not enough room for all of us to enter. Robert Magwaza the photographer had to stand outside until I had finished.

The rest of the "mini-home" was filled by two ward-

When NEW MAUD and photographer visited Mzimhlophe week, there for both of Mrs Emily I have seen Motanyane and it's

robes, two beds, with stacks and stacks of belongings on top of them, a stove, and a little table on which Mrs Phiri was sewing. There was no place to walk.

"What the white man is doing to us is sinful," she said. My two-roomed shack in Kliptown was not comfortable but at least it had privacy. I never had to undress in front of my children. I never had to wash in front of them, in the same place where I cooked and served my food. I had a bedroom where I could do what is private privately."

Mrs Phiri (50) lives with her husband and nine

prestigious like Selection flourish at end of So-squalor of the Mzimhlophe seem

to be getting worse at the other

While the private sector is pumping more and more money into housing schemes that im-

prove the lives of only a selected few, thousands of people have to live with their four-roomed houses or with no houses at all.

The 2 000 families who live at the Mzimhlophe hostel are not asking for better houses, what they are asking for is a home. For they have never known a home — never experienced comfort or privacy. They were



The eight families living in this five roomed house share a common kitchen. It also serves as a sitting room.

● To Page 3

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# in hell

• From Page 2

children Her eldest son has a wife and a child There are 13 of them in the house

There is a curtain that she draws during the night It divides her bed from her sons Mrs Phiri shares the one side of the room with her husband and the rest the children, while her son sleeps in the other half of the room with his wife and child

"My son and his wife are still young, they need the privacy more than my husband and I do"

Some families, who can afford it rent eight beds They pay up to R50 Families who are really struggling rent only four or two beds

Mrs Phiri can afford only two beds

After a series of meetings held by the Mzumhlophe residents, authorities have promised to give them houses by January next year

"I will only believe when I actually move into the house," Mrs Phiri said

"Promises have been made since 1977"

**LIVING editor MOTANYANE ROBERT MAGWAZA** hostel this wasn't room them in Phiri's home, hell, said afterwards, small!



This child is less than three years old. That means she was born in the slum and knows no other home.



Not enough room to wash the dishes inside the house — so it's out of doors for her

Optimalmic ser ices are not easily available in rural areas... health visitors are few... elderly are also scarce... South African... apartheid, with duplication of training... would cost only... salary, and 14,2 million... difficult... interests... society... relief... this... or... price...

# SCA speaker hits at Urban Foundation

By PHIL MIMKULU  
A MEADOWLANDS resident who criticized the Urban Foundation at a meeting of the local branch of the Soweto Civic Association was given a thunderous applause which continued long after he had resumed his seat.

The condemnation of the Urban Foundation by Mr Justice Molsa-gae, a respected furniture sales supervisor received the unanimous support of the old people who had attended the meeting yesterday at the Setikeng Hall.

The attack drew a smile from the chairman of the Committee of Ten, Dr Nihato Moliwana who was clearly taken aback.

Mr Molsogaag praised the emotions of the people when he spoke of the chronic housing shortage. His speech was interrupted by the handclapping audience. And all the people nodded approval when he said it was unfair to expect people who are struggling to pay the ordinary rent to buy houses through the Urban Foundation.

Mr Molsogaag said the Urban Foundation was creating a black middle-class among the people. He said the people who stay in bungalow and better houses will naturally think they are better than other black people who could not afford to buy big houses.

Dr Moliwana in the audience said the Urban Foundation was only concentrating on people who constitute a fraction of those without houses. She said the people without houses are on the lower income bracket.

Another issue discussed at the meeting was the suspended bus increases. Miss Kathleen Mulligan who had taken PUTCO and Transportation Board to court to have the fares reduced, was recommended by the house.

## The Community

Councillors came in from a severe attack for the people who said they last saw them on election day while nothing concrete available to justify their election.

Dr Moliwana explained the reason behind the formation of a civic association. He said

previously there were political organisations like ANC, PAC and BPC but there had never been a civic association to fight for the day-to-day needs of the people.

He said the Committee of Ten refused to participate in the Community Council

election for three reasons.

- 1 The absence of freehold land tenure
- 2 Independent municipality, and
- 3 Government must give a grant to improve the townships.

He said Dr Koorhof was playing with labels when he said

Soweto was going to be given full municipal status. He said it was not true that the Soweto Council municipality status will be the same as those of a city. He said the cities have business, commercial and industrial centres which pay rates.

Another speaker said it was strange that PUTCO wanted to raise the bus fares while they have not improved the amenities. He complained of dirty and irregular buses and the absence of shelters from the bus stops.

# Housing shortage - what is really being done?

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10/2/47

SIR — I see there is a lot of excitement in some circles about the 99-year leasehold, about home-ownership, etc.

I also see that very fancy houses are going up all over Soweto. To all intents and purposes something is being done about the shortage of houses in black areas. But is it?

What is happening is hardly a dent on the waiting list for houses, hardly anything to give a glimmer of hope to the newly-married.

There is the man who cannot raise the deposit for a house, the man who cannot pay all the fees required before acquiring the leasehold. What is being done for such people?

How many houses to be rented have been built by the West Rand Board since it took over from the Johannesburg Municipality?

And, please, nobody

should tell me that blacks can now afford their own housing because their wages are getting better and better.

Wages might have gone up by such-and-such a percentage since last year, but I tell you, we buy less and less goods with the more money we are supposed to earn.

JOHANNES SEFIKA.  
P O KwaXuma.

[Redacted signature area]

POST 11/12/79 (127)

# UF not responsible for houses to rent

271  
11/21/79

IT IS not the responsibility of the Urban Foundation to provide rented accommodation for the thousands of people without houses.

This is the common view of Dr Nthato Motlana, the chairman of the Committee of Ten and Mr Pat Dempster, managing director of the Transvaal region of the Urban Foundation. They said this in response to an attack launched on the Foundation last Sunday by a Meadowlands resident at a branch meeting of the Soweto Civic Association (SCA).

With thousands of people on the waiting list and with the concerned Government department only talking about the housing shortage, many people looked upon the Urban Foundation and the private sector, at large to provide accommodation for

By PHIL MTIMKULU

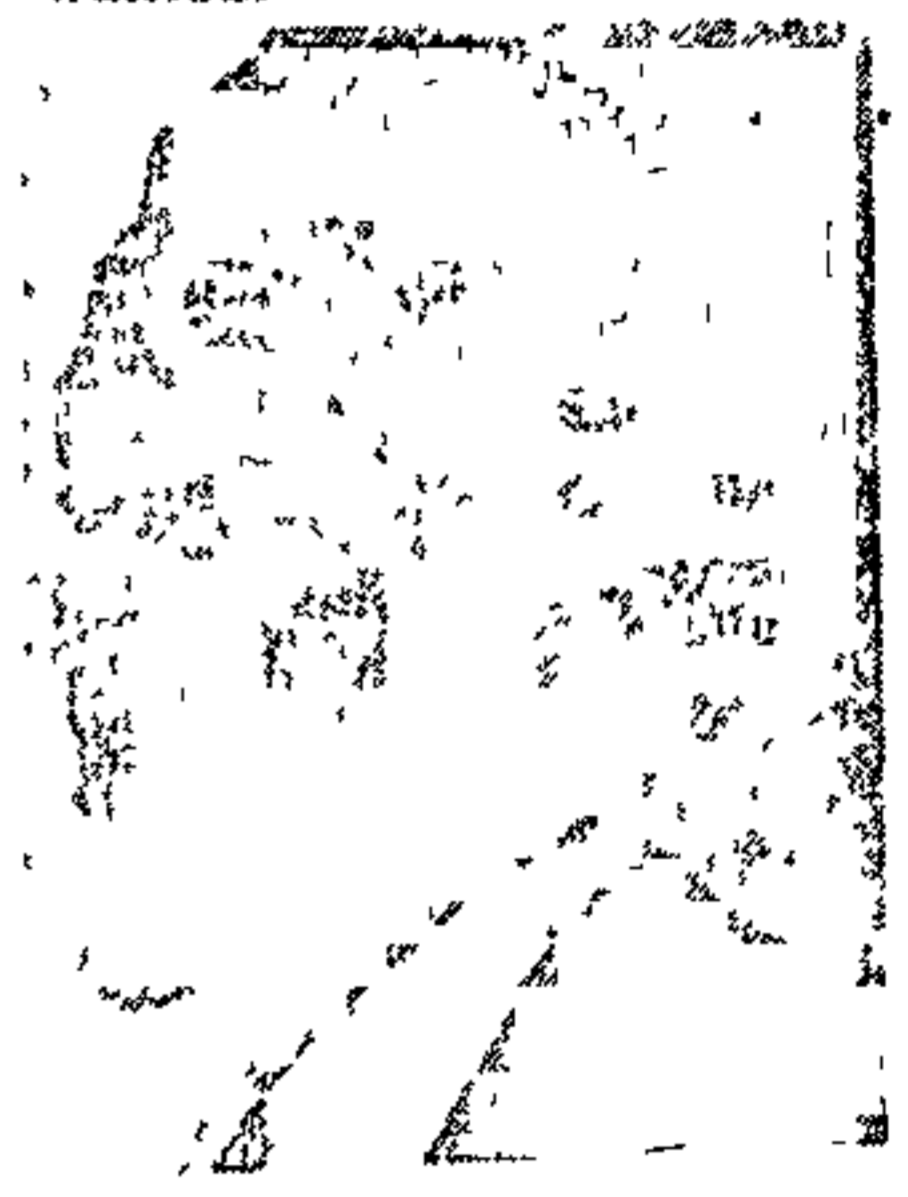
them. But seemingly only few people have been able to get assistance

The main gripe of the people as deduced from what Mr Justice Motsoagae said at the meeting is that houseless people on the low income bracket will never be able to get an assistance. Mr Motsoagae said if the people found it difficult to pay the ordinary rent how were they expected to repay a loan worth thousands.

Dr Motlana said he did not want to be seen as defending the Urban Foundation. But he said the Urban Foundation cannot help all the people while the Government whose responsibility it is to provide housing is wasting money on the homelands. He said it was the State's responsibility to provide low cost housing for the people.

Mr Dempster outlined their field of operation to POST. He said they were engaged in an experimental scheme using new methods and ideas to make the private sector contribute to the housing

scheme. So far the Foundation was involved in a home improvement scheme, low cost housing scheme and a scheme where people can use their own money to build the kind of house they wanted.



Dr Nthato Motlana . . . "State must provide housing"

Mr Dempster said the Urban Foundation did not pretend that they will be able to house everybody. He said rented accommodation needed large capital amounts and they had limited funds.

Meanwhile Putco has also responded to criticism levelled at it at the Diepkloof Civic Association (DCA) meeting in Diepkloof on Sunday. One speaker said the bus company should provide shelters for commuters. Ms J Gussenhoven, public relations officer for Putco, yesterday said the erection of shelters was the responsibility of local authorities, not Putco's.



# Women protest

## Over houses

By MZIKAVISE EDDOM

ABOUT 100 women carrying placards yesterday protested at the Daveyton Community Council's monthly meeting against the shortage of houses in the area.

The women — most of them wearing purple uniform — first stood outside the council's chambers with placards that read: "We want homes" and "People of Daveyton, unite for better homes."

They later entered the chamber, and the chairman, Mr Gabriel Mphosi, adjourned the meet-

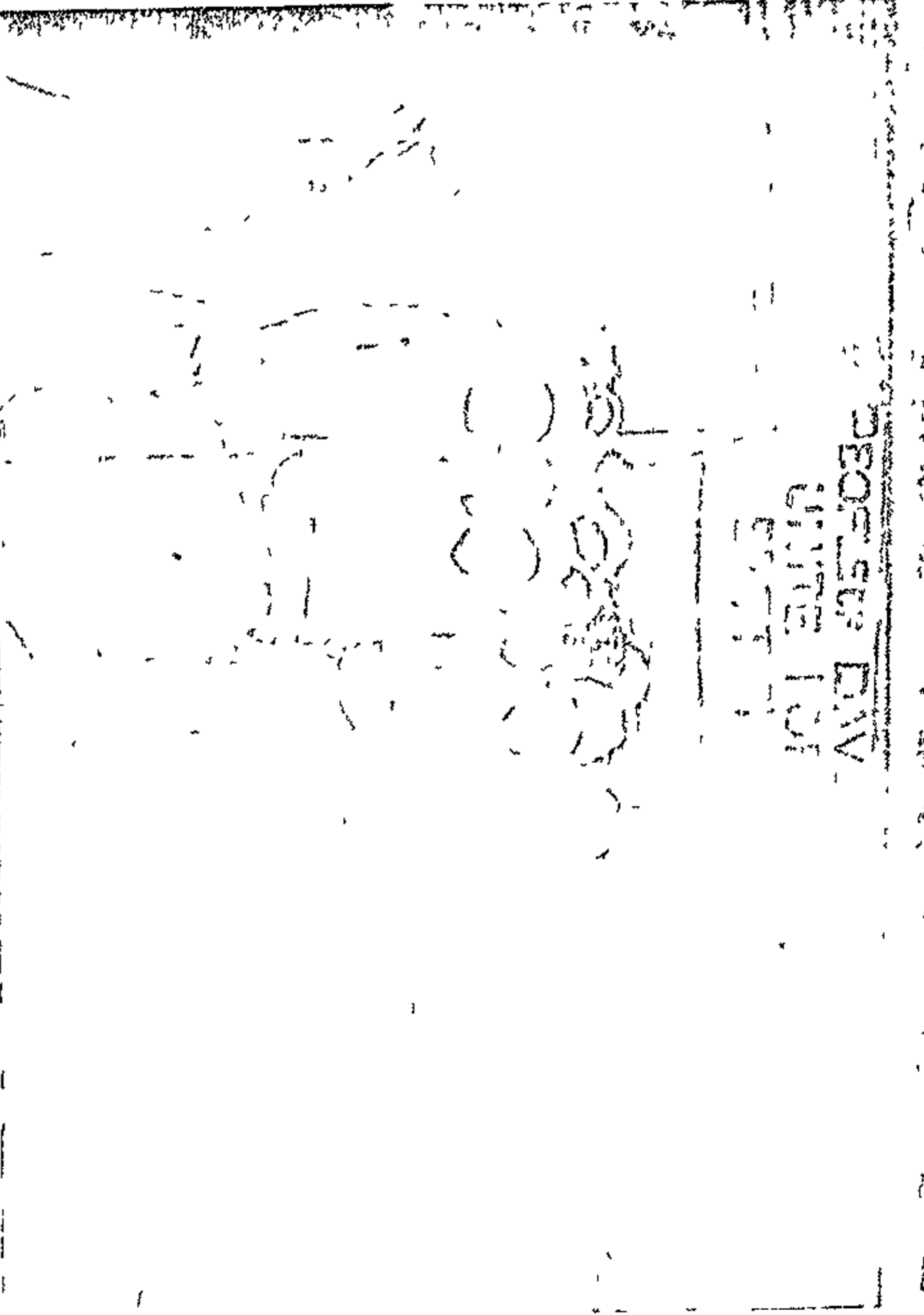
ing for a few minutes. Later he ordered the women to drop the placards during the proceedings of the council meeting.

After a debate the women were allowed to carry the placards in the chamber.

Mr Strydom, Smaba and Mr Tom Paja, two councillors, took off their gowns and said they were doing it in sympathy with the people with no homes.

A debate on the proposed rent increases — due on January 1 next year — was postponed until after a meeting of the chairman of the seven East Rand Community Councils on Monday.

At the end of the meeting, the chairman, Mr Mphosi turned down a request by Mr Smaba that he address the protesters on the housing shortage in the township.



Placard-carrying women demonstrating outside the Daveyton Community Council's chambers.

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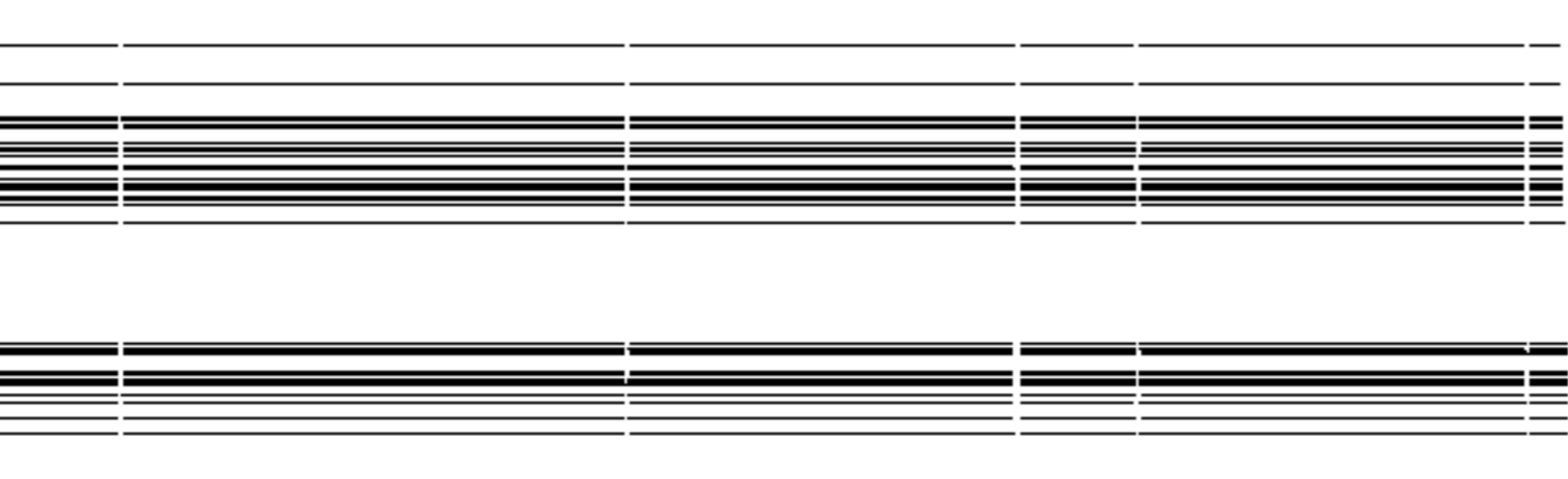
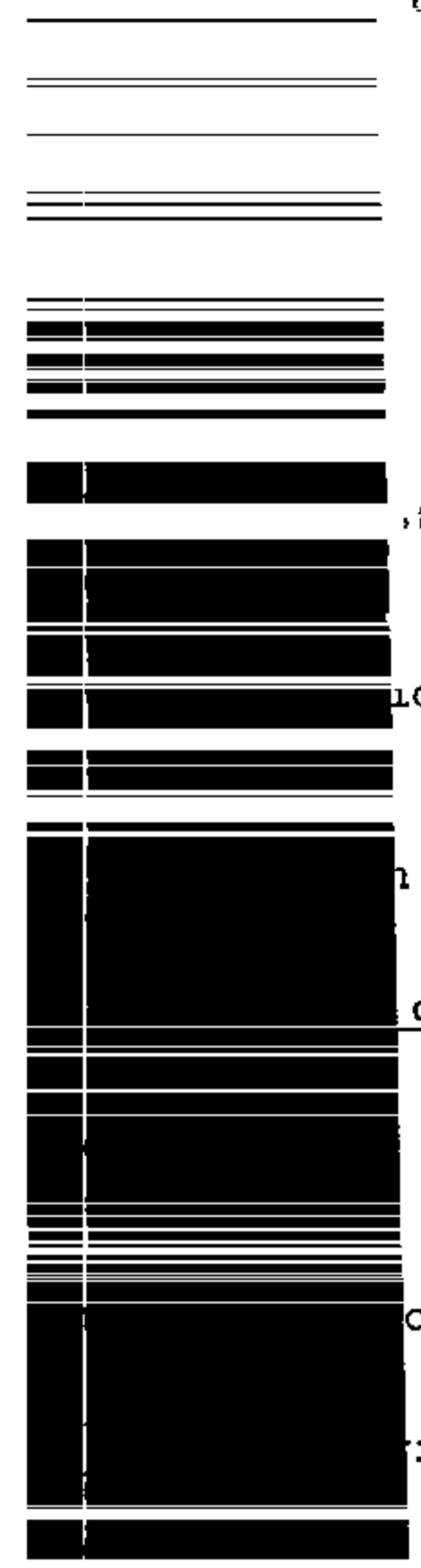
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# Plots for Daveyton residents

By MZIKAYISE EDOM

THE Daveyton Community Council will allocate 896 stands to people who would like to build their own houses.

This was said this week by Mr Gabriel Thabang Mphosi, chairman of the Daveyton Community Council.

Mr Mphosi said the council will provide the stands. He said the council was only waiting for ministerial approval before giving out the sites.

He said all the stands will be provided with electricity. He also announced that his council would ask for more land from the government to build at least 400 more houses.

He said a technical school to be built next to Mabuya High School was in the pipeline.

Mr Mphosi said the rent for the newly built houses in "Phumlamqashi" next to Sgodiphola Section will be R48 a month.

He said so far 275 houses have been completed and 49 stands were available to those people who want to build homes of their own choice. The new houses at "Phumlamqashi" have no electricity.

"The council is not satisfied with the rent paid at "Phumlamqashi" and as soon as the "Phumlamqashi" houses are provided with electricity, my council will take the rent issue up with the East Rand Administration Board (Erab)," Mr Mpho-



Mr Gabriel Mphosi the Chairman of the Daveyton Community Council.

si said.

Mr Mphosi also announced that a scheme to improve electricity in the township was in the pipeline. He said the electric project which will start sometime in April next year, will cost about R4-million.

Mr Shadrack Sinaba, the leader of the Daveyton "Phumlamqashi" squatters and a member of the Daveyton Community Council said the 896 stands to be provided by the council were not enough.

He said he welcomed the idea and it was the people's wish to be provided with houses and sites. He said the council should provide at least 3 000 houses and stands.

"The people in Daveyton in need of houses are over 2 000 and the housing problem will only be solved if the council can provide at least 3 000 houses," Mr Sinaba said.

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45-64	0,23	0,19	0,44	0,37	0,17	0,13	0,06	0,08
65+	1,25	1,09	1,07	1,83	0,36	0,36	0,34	0,25
ALL	0,13	0,15	0,11	0,12	0,15	0,14	0,10	0,08
NO.	276	303	38	42	169	165	203	130

# Evaton stand owners air grievances

1957 12/12/79

343  
127

EVATON residents are to submit a petition to the Minister of Co-operation and Development, Dr Piet Koornhof, in connection with their properties.

This decision was taken at a recent residents meeting at Khunoana School, Evaton. The meeting was organised by the Rate Payers Association. The grievances are as follows:

- The move by the Community Council to build six four-roomed location type houses on privately owned properties, irrespective of the feelings of the stand owners;
- That the stand owners were merely instructed but not consulted about the decision.
- That the stand owners are not against progressive changes but their right of ownership should be respected so that a healthy atmosphere in relations with the Government should be maintained;

- That the Community Council members should be warned by the Government not to intimidate people with the aim of making them forsake freehold rights.

- That the Community Council should be alerted to the fact that their wrong and inappropriate system in dealing with residents will eventually lead to the hardening of attitudes and lack of co-operation between all concerned.

- That in other areas, where Community Councils are in operation the ground on which houses are built belongs to the municipalities or Administration Board whereas in Evaton property owners must have a right to put their views.

## BLACK HOME OWNERSHIP

### Lucky few

Most blacks who need houses come up against insuperable financial obstacles. Employer assistance will frequently make all the difference.

Accordingly, the Urban Foundation has called upon employers — as part of their commitment to upgrading their employees' quality of life — to include financial assistance for housing as part of their workers' remuneration. Quite a number of well-meaning companies have responded to these appeals.

However, these companies are often not aware of the bitterness they can cause among hundreds of less-privileged township residents, especially those who have been on the housing waiting lists for years. Sheena Duncan, director of the Black Sash's Johannesburg advice office, spotlighted this in an emergency report published early last month.

Among other things, Duncan pointed out that the waiting list for a rented house in Soweto is nine years. Residents on the list have been told by authorities that they will never get a house unless they buy one, though for most this is a remote possibility because they do not earn enough. "They are watching with bitterness the wealthy who can afford to buy jumping the queue," warned Duncan. (In Soweto the cheapest house under the 99-year leasehold scheme costs R6 316.)

Joseph Mahuhushe, chairman of the Diepmeadow community council, notes: "It is not everybody who can afford these houses." He tells the *FM* that his council, in a bid to solve the problem, has embarked on a scheme whereby three-quarters of the new houses in his township will be rented to residents. (This week Mahuhushe formally handed over 30 prestige homes built by business concerns for their black employees.)

Mpiyakhe Khumalo, chairman of the Katlehong community council, tells the *FM* that between now and April next year 450 houses will be completed in his area, while 315 sites will be serviced. He says his council has decided that residents who have been on the waiting list since 1974 must get first preference.

Housing for the masses remains the problem. In September last year the Urban Foundation, in co-operation with the Western Transvaal Administration Board, Goldfields of SA, and residents of Carle-

tonville's shanties of Vuilkombers and Spooktown, embarked on the "Ikhaya Lethu self-help housing project."

The UF's Sharon Manfred notes: "Self-help housing schemes have been attempted in previous years in various parts of Africa, with varying degrees of success." She points out that the important aspects appear to be the willingness of people to help themselves, and control to ensure that houses are well-built with the correct materials and a good basic plan.

Participant families in the Ikhaya Lethu scheme receive R2 000 loans in the form of building materials from the Administration board, with finance arranged by the Foundation.

This kind of approach is perhaps what Deputy Minister of Co-operation and Development George Morrison had in mind last month when opening a R500 000 housing scheme at Umlazi outside Durban. He pointed out that "unrealistically high building standards" would have to be looked at, and the question of "informal housing" considered in order to beat the housing backlog for blacks.

# A picture of despair

## NO SEASON'S CHEERS AT MZIMHLOPHE HOSTEL

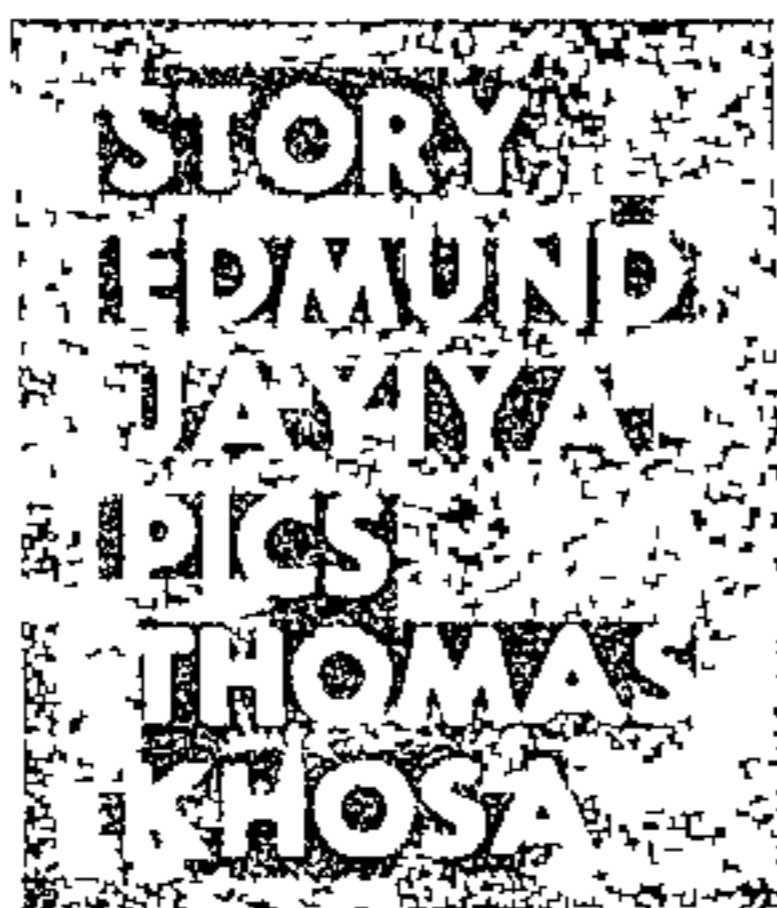
THE FESTIVE season cheer has caught up with Soweto. But just on its entrance lies Mzimhlophe Hostel. For the families who cannot decorate their homes, prepare Christmas meals or look forward to a joyous family day. The families are homeless. They must make do with hostel-type accommodation.

While other children will be dressed to kill, -desolation rules at the tel where privacy for the families is a luxury. So any expensive clothing bought must either be stored with friends in the township or may get lost.

POST visited these families this week, only a few days before Christmas and New Year's day. We asked how they felt during this season, waiting for houses as promised by chairman of the Deepmeadow Council, Mr C Mahuhushi.

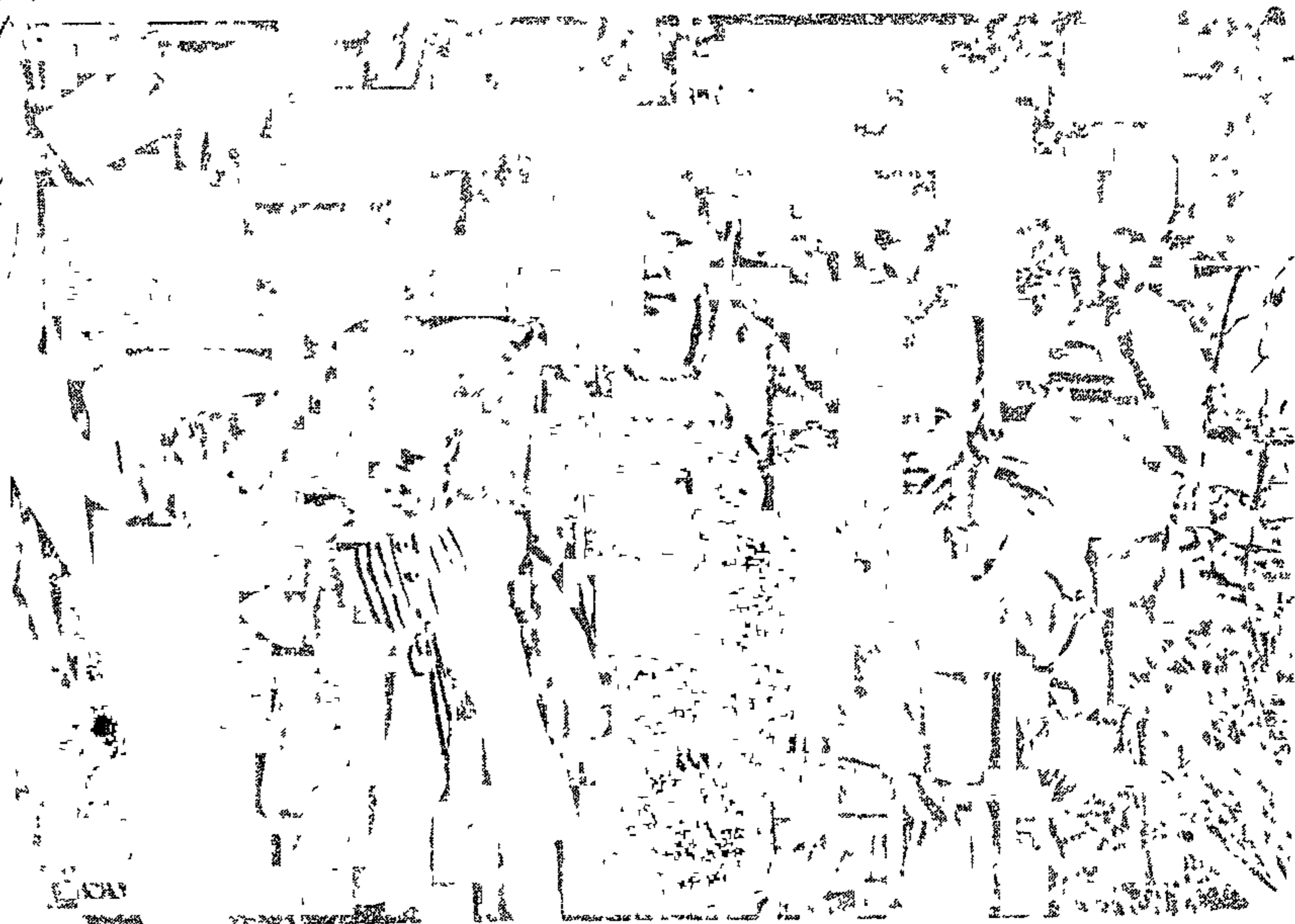
There is no joy, we hear. The place is stinking. They claim it is a health hazard. The mud is smelly. There is stagnant water right in front of the doors. Children play there everyday because they have nowhere else to go.

They complain that they are not looked after by those who claim to be leading the people of Soweto. They think that they are not recognised as humans. They are living and have no means to pay high rent increases.



Some interviewed said they were sick and tired of hostel life. They would like to get houses very soon. They expressed concern at the way the West Rand Administration Board and Community Council are delaying in providing houses.

Mr Abe Mokoena (27) said he was desperate to get a house in Soweto. "I have been staying here for the past three years. I pray everyday that I get a house. I have seen people rejoicing at Christmas but to me, Christmas is just another day. It means nothing to me. How can I rejoice when there is stagnant water right in front of my door. The place is stinking and I suspect everybody has



Are these children going to enjoy Christmas at the Mzimhlophe Hostel? This question has long been answered because their parents are unemployed

a disease," he added.

Mrs Sophie Momothu (44) also at the hostel for three years, now she stays there because she has nowhere else to go. She wishes to spend Christmas in Soweto but because of the problems that prevail in this country she has no chance. She hopes that God will one day solve their problems because those in power have so far failed.

Hooliganism reigns at night and residents cannot go out. The place has been haunted by thugs who prey on innoc-

ent people. The residents say the cause of hooliganism is unemployment, starvation and socio-economic problems.

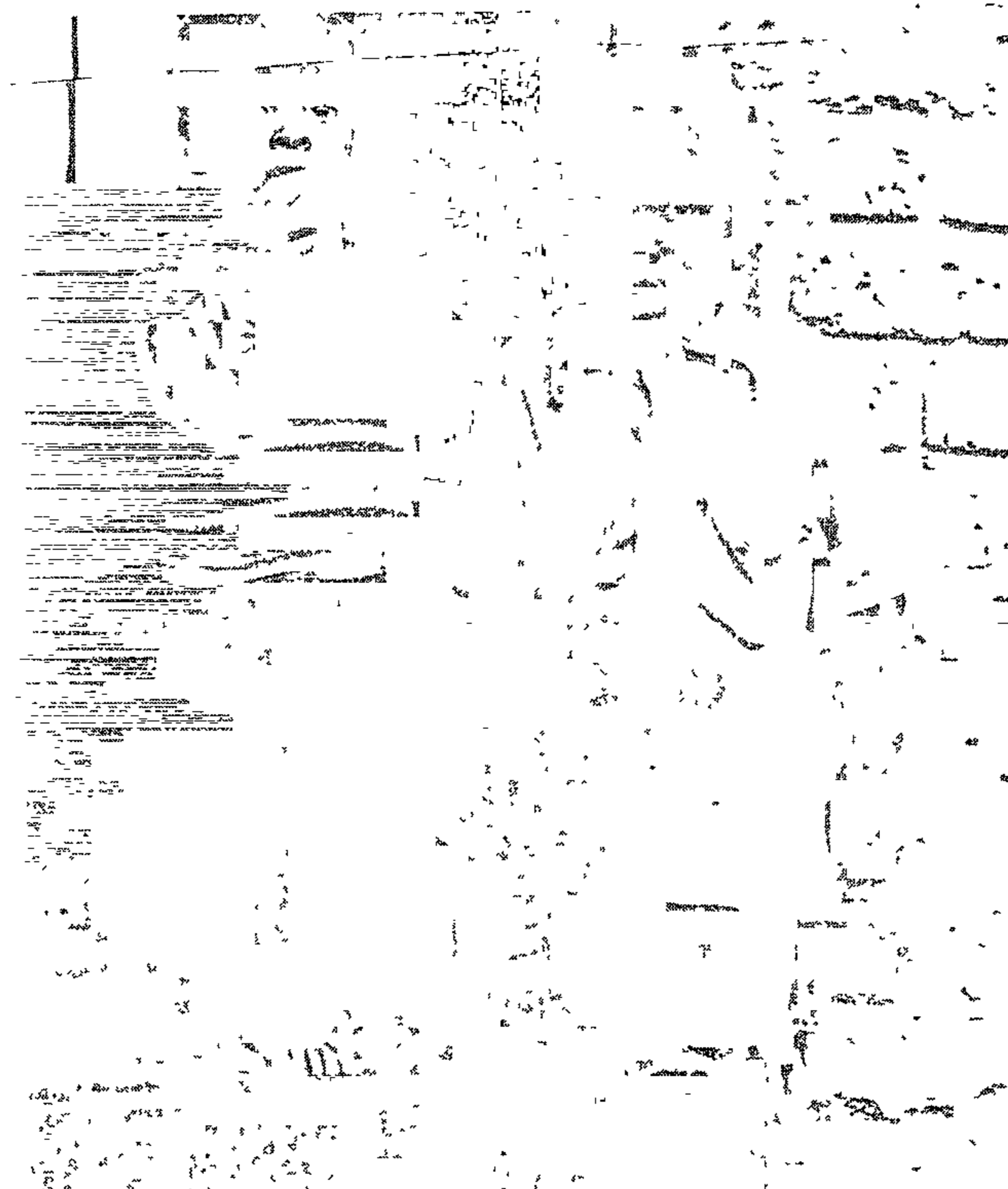
"If people were employed then hooliganism would drop. The authorities must always look for the cause not the results. Many problems are not solved because we always look for the results," they add.

Mrs E Khoza (39) said she has been a resident in the hostel for three years. She says it's overcrowded there. And stagnant water is all over the hostel.

"We fight one another everyday, it's no life here. This place is just like a ghetto. I think children are neglected by the community. We are old and there is no future for us but for a child. This year is called the year of the child and children need to be motivated."

1979 has been the Year of the Child. Proceeds of some glittering parties go as charity into child welfare. But at Mzimhlophe Hostel, children go hungry. They are longing for education for the warmth and privacy of a family life. They are deprived of the happiness of youth.

Smoke covers a child as he warms himself with a brazier at Mzimhlophe Hostel



What does future hold for these children?

They are eating though the place is stinking

1970, this figure had increased to 15.7, indicating that the rates had increased proportionately to the 'coloureds'. Similarly, for children 1 to 4 years of age, during the period 1911 to 1970, the rate of mortality decreased to a percentage of 1.6 'coloureds' had 2.0% for 15/2 to 7/11. It would be noted that the 2 year age category shows rates the lower than the other age categories. This is because the rate for the 2 year age group has been calculated as the average of the rates for the 1 year and 3 year age groups.

The 4 year age group shows a similar trend. The rate of mortality for children 4 to 7 years of age, during the period 1911 to 1970, the rate of mortality decreased to a percentage of 1.6 'coloureds' had 2.0% for 15/2 to 7/11. It would be noted that the 2 year age category shows rates the lower than the other age categories. This is because the rate for the 2 year age group has been calculated as the average of the rates for the 1 year and 3 year age groups.

# Evicted woman gets back house

A SUPREME Court judge yesterday ordered that a Soweto woman evicted from her house on Wednesday go back by today

Mrs Nelita Tshabalala of 1077 Zola North, had applied for an interdict against the Soweto Community Council and the West Rand Administration Board stopping them from evicting her from her home

### ORDER

Mr Justice H Nicholas ordered the Soweto Council and the West Rand Administration Board to show cause by February 5 why an order should not be made to have the applicant returned to her house and why the Soweto Council should not have the ceiling of Mrs Tshabalala's house restored to what it was before December 1

In an affidavit before the court, Mrs Tshabalala (40) said she and her four children were evicted on Wednesday afternoon

She spent the night at her mother's home and her furniture was left in the open

### POLICE

She said she and her eldest daughter, Doris, were awakened by the Soweto Council police at 4 am and taken to the superintendent's office.

First, her daughter was sent home to collect her belongings and leave the house.

Then she was accompanied by the police to her house to remove her belongings. The police pulled the ceiling down.

Mrs Tshabalala said she and her husband lived in the house from 1963 until he died in March this year.

Since her husband's death, she has lived with her mother-in-law and they have had problems which were reported to the Commissioner's office.

(iv) Proportional Mortality, accounted for by specific conditions.  
 (v) Expectation of Life This was calculated both at birth (e<sub>0</sub>) and at 45 years of age (e<sub>45</sub>) for both males and females. It expresses the average number of additional years an individual could be expected to live beyond birth and 45 years.

For Africans, the proportional mortality was the only index calculated. For the present mortality rates (IMP) and standardized mortality rates (SMR) for Africans, the proportional mortality was the only index calculated.

This becomes apparent from comparing the mortality rates of the different diseases for all three racial categories. Rates for diabetes are the highest for all three racial categories. Thus, the small proportion of the total population of the 'coloureds', Table I indicates that the actual rates for cardiovascular diseases have been fairly similar for both whites and 'coloureds' since 1911.

Clearly, the broad diagnostic categories used in this analysis conceal a certain amount of information. However, because of the changes in disease classification which have taken place since 1929, it is not possible to examine the temporal changes of mortality rates in greater detail. Disease categories with rates greater than 5/1 000 appear in italics in Table II. It will be noted that the mortality experiences of the 'coloureds'

The age specific mortality rates are summarized in Fig. 4. Since death is inevitable, it is to be expected that mortality at the mortality, especially for the youngest age groups. All three racial categories show an increase in mortality with increasing age. Thus, although it is to be expected that the age of 25 years are the same in a rising trend, it is of some concern that the mortality rates have also increased between 1930 and 1970 for 'coloureds' in the 25-44 and 45-64 years age groups.

The difference between the age specific mortality rates of whites and 'coloureds' has improved or remained constant for persons between the ages of 5 and 64. However, for children less than 5 years of age, the gap between whites and 'coloureds' is widening. In 1911, white children under one year old experienced 28.0% of the mortality of 'coloured' children;

# Rents going up in the East Rand



EAST RAND residents start 1959 on a gloomy note — their rents go up by between R2 and R3 from tomorrow, New Year's Day.

The increases on rent, water and electricity tariffs were introduced by the East Rand Administration Board (Erad) in August.

The rents were in two phases. The first was in September and the second in January. In the first phase it was increased by R2.

The increases will affect Daveyton, Watville, Tsakane, Brakpan Old Location, Tembisa, Kwa-Thema, Thokozana, Duduza, Kaitshong, Matanda, Devon and Velesburg.

For the average household, the new tariffs have meant an increase from R23,71 a month to R25,35 on August 1, R27,31 on September 1 and will now mean R29,81 from tomorrow.

Watville: site rental R10,70, January 1,

R12,29 House rental will remain at R9,70.

Water (R11) (R108), January 1, R192. Electricity (R60 units) (R499) and January 1 will remain the same. Hostel fees will remain R8

Daveyton: site rental (R11,70), January 1 R13,29. House rental will remain at R7,90. Electricity (R70 units) (R5,50) and January 1 will remain the same. Hostel fees will remain the same at R11

Brakpan Old Location: site rental (R11,70), January 1 R14,20. House rental will remain at R5,25, and hostel fees will remain at R9,50

Brakpan Old Location: site rental (R11,70), January 1 R14,20. House rental will remain R4,40

Tembisa: site rental will remain at R10,70. House rental will remain at R4,60 and hostel fees at R5,70 and R9,50

Kwa-Thema: site rental (R11,20), January 1 R13,70. House rental will remain at R5,85

Thokozana: site rental (R11,70), January 1 R14,20. House rental will remain at R6,25

Devon: site rental (R11,20) and January 1 R13,70. House rental will remain at R6

Duduzana: site rental (R10,70) and January 1 R12,29. House rental will remain at R4,55

Matanda: site rental (R11,20) and January 1 R13,70. House rental will remain at R4,60. Electricity (R80 units) will remain at R5,67

Velesburg: site rental (R10,70) and January 1 R12,29. House rental will remain at R5,65. Water will remain at R2,25. Electricity (R71 units) will remain at R5,28

Kaitshong (where water is not metered): site rental (R12,20) and January 1 (R15,20). Water will remain at R3 and house rental at R5,45. Where water is metered (at R1) it will remain at R2,40 and electricity (R90 units) will remain at R3,51

No 2833

21 December 1979

## RENT CONTROL ACT, 1976

## ABSOLUTE DISSOLUTION OF THE VRYBURG RENT BOARD

It is hereby notified for general information that the Minister of Community Development, by virtue of section 2 (2) of the Rent Control Act, 1976 (Act 80 of 1976), dissolved the Vryburg Rent Board with effect from 1 December 1979

No. 2842

21 December 1979

## RESTRICTIONS ON THE SUBDIVISION OF LAND OR STANDS, OR THE ERECTION, ALTERATION OR USE OF BUILDINGS OR STRUCTURES IN FURTHERANCE OF A SLUM CLEARANCE AND URBAN RENOVATION SCHEME IN PIET RETIEF, DISTRICT PIET RETIEF, PROVINCE OF TRANSCAAL

It is hereby notified for general information that the Community Development Board established in terms of section 2 (i) of the Community Development Act, 1966 (Act 3 of 1966), has with a view to the furtherance of slum clearance and an urban renewal scheme, in terms of the provisions of section 15 (2) (e) of the aforesaid Act, prohibited the subdivision, except with the prior written approval of the said Board, of the properties described in the Schedule hereto or the erection or alteration, except with such approval, of any building or structure, or the use, except with such approval, of any existing building or structure on those properties for a purpose other than the purpose for which such building or structure was being used on publication of this notice for a period of 10 years

Attention is also invited to the fact that any owner of immovable property referred to in the said Schedule, who wishes to dispose of such property should, as has been laid down in section 15 (5) (a) of the said Act, offer such property for sale to the said Board, when the further provisions of the said paragraph (a) are applicable to such transactions

## SCHEDULE

The following erven in the Township of Piet Retief

Property	Area	Diagram S G
Erf 20	m <sup>2</sup> 3 965	—
Erf 49 (Remaining Extent)	1 983	—
Erf 51 (Remaining Extent)	2 974	—
Erf 52 (Remaining Extent)	2 478	—
Erf 52 (Portion 2)	496	A151/27
Erf 54 (Remaining Extent of Portion 1)	1 473	A4806/12
Erf 57	3 965	—
Erf 75 (Remaining Extent)	3 469	—
Erf 78 (Remaining Extent)	2 620	—
Erf 78 (Remaining Extent of Portion 1)	484	A1214/10
Erf 103 (Portion 3)	1 983	A590/13
Erf 104 (Portion 1)	1 983	A4359/11
Erf 106 (Portion 1)	595	A909/30
Erf 115	3 965	—

No 2833

21 Desember 1979

## WET OP HUURBEHEER, 1976

## ALGEMENE ONTBINDING VAN DIE VRYBURG HUURRAAD

Hiermee word vir algemene inligting bekendgemaak dat die Minister van Gemeenskaplike Kragtens' artikel 2 (2) van die Wet op Huurbeheer, 1976 (Wet 80 van 1976), die Vryburg Huurraad met ingang van 1 Desember 1979 ontbind het

No. 2842

21 Desember 1979

## BEPERKINGS OP DIE ONDERVERDELING VAN GROND OF STANDPLAAS OF DIE OPRIGTING, VERANDERING EN GEBRUIK VAN GEBOU TER BEVORDERING VAN SLUMOPRUIMING EN STADSHERNUWINGSKEMA IN PIET RETIEF, DISTRIK PIET RETIEF, PROVINSIE TRANSCAAL

Hiermee word vir algemene inligting bekendgemaak dat die Gemeenskapsontwikkelingsraad ingestel kragtens artikel 2 (i) van die Wet op Gemeenskapsontwikkeling, 1966 (Wet 3 van 1966), met die oog op bevordering van slumopruiming en 'n stadshernuwingskema kragtens die bepalinge van artikel 15 (2) (e) van die gemelde Wet, die onderverdeling, behalwe met voorafgaande skriftelike goedkeuring van die gemeenskaplike Raad van die persele soos beskryf in die Bylae hiervan of die oprigting of verandering, behalwe met sodanige goedkeuring, van 'n gebou of bouwerk, of die gebruik van 'n gebou of bouwerk op daardie persele vir 'n ander doel as die doel waarvoor so 'n gebou of bouwerk op daardie persele gebruik word vir 'n tydperk van 10 jaar te verbied.

Aandag word voorts daaraan gevestig dat enige persoon wat 'n eiendom van die hand wil sit, dit soos in artikel 15 (5) (a) van die gemelde Wet uiteengesit, aan die Gemeenskapsontwikkelingsraad te koop moet aanbied wanneer die verdere bepalinge van die gemelde paragraaf (a) op sodanige transaksies van toepassing is.

## BYLAE

Die volgende erwe in die dorp Piet Retief:

Eiendom	Grootte	Kaart L.G.
Erf 20	m <sup>2</sup> 3 965	—
Erf 49 (Resterende Gedeelte)	1 983	—
Erf 51 (Resterende Gedeelte)	2 974	—
Erf 52 (Resterende Gedeelte)	2 478	—
Erf 52 (Gedeelte 2)	496	A151/27
Erf 54 (Resterende Gedeelte van Gedeelte 1)	1 473	A4806/12
Erf 57	3 965	—
Erf 75 (Resterende Gedeelte)	3 469	—
Erf 78 (Resterende Gedeelte)	2 620	—
Erf 78 (Resterende Gedeelte van Gedeelte 1)	484	A1214/10
Erf 103 (Gedeelte 3)	1 983	A590/13
Erf 104 (Gedeelte 1)	1 983	A4359/11
Erf 106 (Gedeelte 1)	595	A909/30
Erf 115	3 965	—



F.M.  
21/12/79  
**HOUSE RENTING**

**Host of hassles** (127)

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With equity and fixed-interest yields wilting all over the place, investor minds are turning elsewhere. Like the house market, Stock is short and rentals are soaring, goes the argument, so why not use tenants to bump up income? The FM has been looking at the possibilities over the past few weeks and concludes that there are few short-term advantages in the dubious pleasures of being a landlord.

New starts dwindled in the four-year recession with the turnaround coming only towards the middle of this year. Sales then took off and the pent-up shortage of rental stock was aggravated by Rhodesian immigrants, forced to hire while their capital remained frozen at home.

So the upward pressure on rentals has been strong. The most common estimate is that the rate of return has risen about 2% this year on a significantly higher base created by enhanced property values. Lower-priced housing tends to provide best returns but in the R35 000 to R45 000 bracket gross rental income is averaging around 11%.

A R40 000 house last year would have rented at about R300 — a gross 9%. Value today would be about R48 000 and would yield a rental of about R440 — 11% gross. That represents a jump of 46%, so the buyer of a year ago would be achieving a yield way above current market rates. In those circumstances house-renting for income might make some sense, but new investors can forget it.

On a R48 000 property the purchaser would have to find a deposit of R12 000 (25%), pay transfer costs (R1 440) and bond costs (R396). Monthly outlay would then exceed income based on bond repayment of R371,58 (20 years at 11%), rates

and services (about R34), maintenance (R30 a month) and loss of interest (about R100). Monthly income would thus be R440 and outlay R535. And if the property is administered by an agent, add a further 10%.

The figures are obviously variable. Johannesburg's Basil Elk, for example, says gross returns have risen more like 3% across the board — from 6%-8% last year to 9%-11% this year. Aida Real Estate's Lew Geffin believes the 2% is nearer the mark %.

Geffin confirms the FM finding that there is no advantage in investing for rental. Far better gains, he insists, can be obtained from selling.

Hyde Park agent John Woods adds a third possibility. Generally, he says, returns have risen only between 1,5% and 2%, but adds that there's a great variation according to price bracket. Returns this year, he finds, range from 14% on houses under R30 000 down to 7% for properties over R60 000.

A Sandton agent holds that owners should be, and are, getting at least 10% gross. But if they're in the business for income they're better off with two R30 000 properties than one of R60 000.

If buyers are interested in long-term capital gain and not monthly income, they will obviously view it differently. Rather sacrifice a few rands and get a good tenant, for example. Best short-term yields are more likely from multi-lettings (communes) but what additional maintenance costs in the long run?

There have been suggestions that tenants are paying desperation rentals, just to get a roof over their heads. They're few and far between. Elk says if the figure is 1% it's a lot.

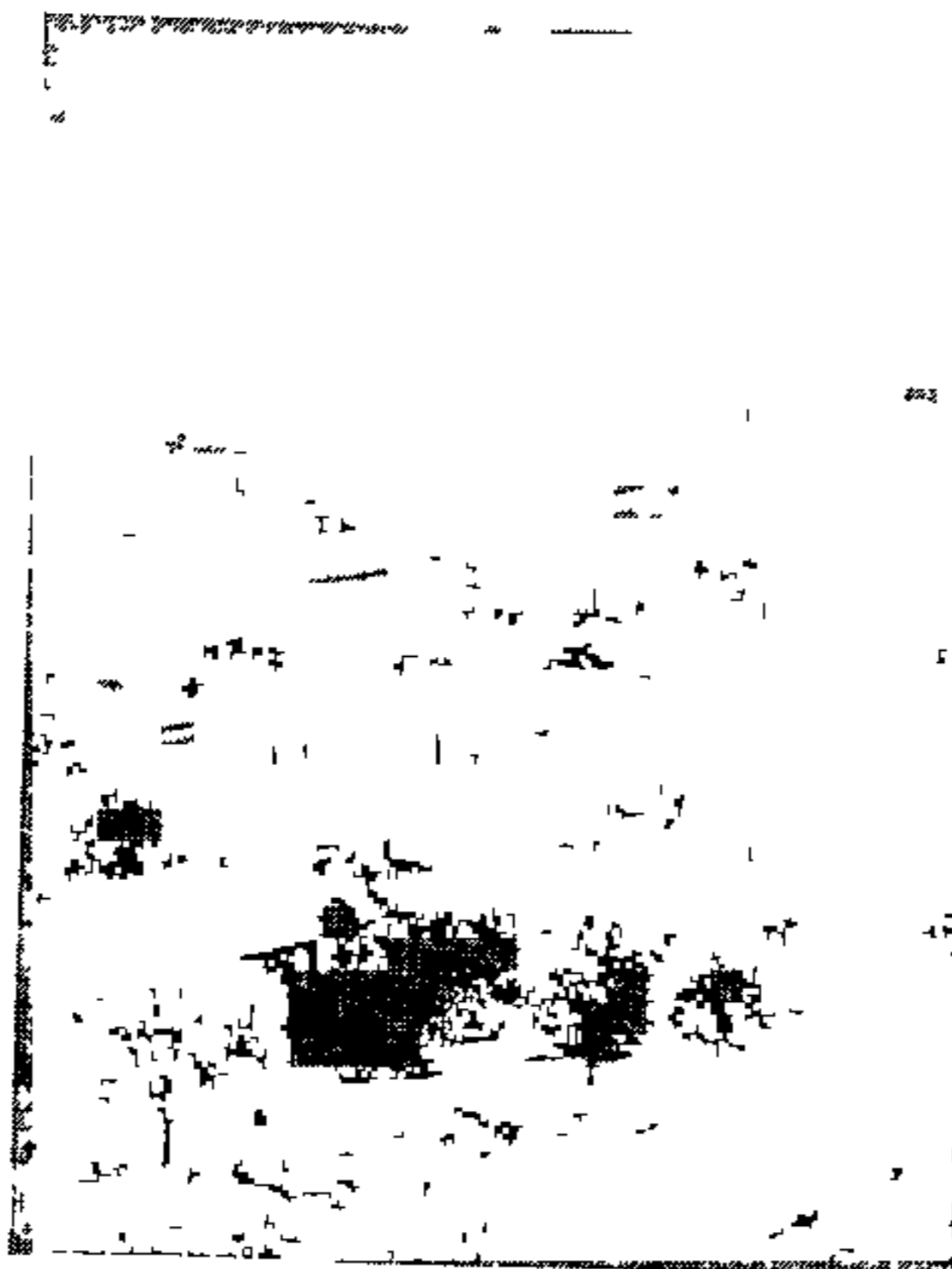
With house-building picking up again, prospects for rental returns, based on current building costs, must diminish further. Like new flat rents, asking prices will be high, but returns will be no better. Few will be able to afford them anyway.

1965 (Act No 23 of 1965), to be named  
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of affairs.—(1) Where it is intended to  
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of with the Master within fourteen days

ompany has been made by the Court—  
winding-up order were directors and



Houses to rent . . . no place  
for investors

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,02	0,03	0,20	0,21	0,06	0,16	0,06	0,06
1-4	0,01	0,01	0,02	0,00	0,02	0,04	0,01	0,01
5-24	0,00	0,00	0,01	0,01	0,01	0,01	0,01	0,01

**HOUSE RENTING** *F.M. 21/12/79*  
**Host of hassles** *(127)*

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	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,51	0,33	1,10	0,21	1,80	1,59	0,13	0,10
1-4	0,05	0,06	0,02	0,10	0,15	0,17	0,02	0,04
5-24	0,07	0,06	0,09	0,10	0,14	0,17	0,11	0,13

**Houses to rent no place for investors**

Financial Mail December 21 1979

	W		A		C	
	M	F	M	F	M	F
0-1	2,90	2,22	7,81	4,85	32,20	28,2
1-4	0,22	0,28	0,90	0,69	5,32	5,2
5-24	0,05	0,06	0,17	0,11	0,21	0,2
25-44	0,20	0,12	0,37	0,33	0,94	0,7
45-64	1,46	0,92	3,33	1,85	4,88	2,1
65+	11,52	7,89	16,51	13,42	20,07	10,4
ALL	1,12	0,97	1,22	0,79	2,87	2,22
NO.	2336	2019	430	282	3270	2588