

HOUSING & HOSTELS - TRANSVAAL

1993

JANUARY - ~~APRIL~~ APRIL

Back to War Zone

CP Press 3/11/93

127

BY THEMBA KHUMALO

SCORES of displaced families at Mzimhlophe in Soweto have started streaming back home after fleeing marauding impiis from the nearby hostel.

Early last year there were pitched battles between hostel dwellers and the pro-ANC township youths.

The families, who fled in April when the Inkatha-aligned hostel inmates attacked their homes to avenge the necklacing of a woman from the hostel, began returning to their houses in November after the fighting subsided.

Most of the returning families found their houses had no electricity, furniture, doors or windows after hostel inmates plundered their property. The attack, which left hundreds of township residents homeless, was

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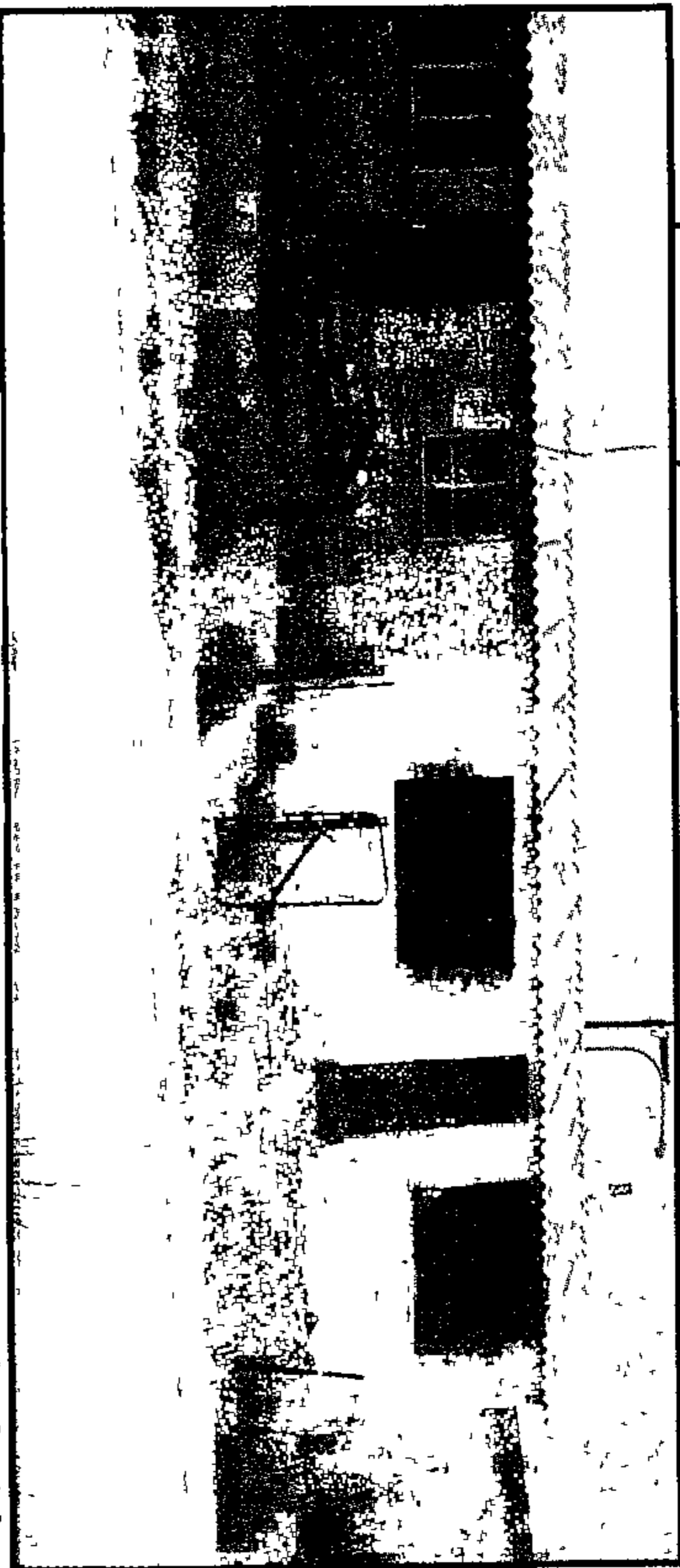
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apparently sparked by the necklacing of an elderly woman whom the youths kidnapped at Vincent Road while she was waiting for a taxi.

This is alleged to have angered hostel inmates who are believed to have launched a series of revenge attacks against residents, killing women and children



BATTLE GROUND . . . A row of Mzimhlophe homes which were vandalised and looted in a hostel attack on residents last year. All that remains are the empty shells.

■ Pic: MIKE MZILENI

Only houses facing the hostel at Meadowlands Zone 1 and the hostel complex opposite the township remain deserted. The dusty road between the hostel and the township is a no-go zone for both residents and hostel dwellers.

The silence that has engulfed Meadowlands township and the hostel is in sharp contrast to the noise along Vincent Road where taxis pass, ferrying passengers to and from Johannesburg. Although there is no formal peace agreement

between the warring factions, there have been no reports of fights since township residents returned. However, township residents are wary of the tranquility that prevailed during the festive season. They said there was no

more fighting because the "Zulus have gone home for Christmas and they will return with more weapons and the fight will start afresh". But the youths in the hostel said they were tired of fighting and on Christmas Day they fetched

their township counterparts to celebrate with them.

"Our indunas chased them away and told them there was no formal peace treaty between the warring factions. We were disappointed by this and we told our friends when we escorted them out not to worry as everything will be arranged for peace," the hostel youths said.

Although some residents have returned to their Mzimhlophe homes, most houses are no more than skeletons with broken windows and doors.

The ANC in the PWV and the Transvaal Hostel Residents Association have signed an agreement which will improve relations between the residents and the hostel dwellers. The pact also calls for the upgrading of living conditions at the hostel.

NEWS Constituent assembly polls expected this year • Rector must stay suspended

Prepare for

elections - Cast

Sowetan 4/1/93

THE Civic Associations of the Southern Transvaal has called on "the oppressed masses" to get organised in anticipation of elections for a constituent assembly later this year

Cast president Khabisi Mosunkulu called on township residents to establish an election committee in each street to ensure that residents were in possession of identity documents and informed about the process involved

Liberation movements

Mosunkulu and Cast would carefully examine the election campaigns of the different liberation movements

It would see its support for the party whose programme most suited it's needs and which is most likely to defeat the National Party at the ballot box

Forced on the point, he stated that Cast would however allow individuals freedom of opinion when it came to the vote Referring to proposals tabled in the

Street committees must

help residents get IDs, poll information: (127) (127) (127)

Witwaterstrand Metropolitan Chamber aimed at bringing together the municipalities of Johannesburg and surrounding townships, Mosunkulu said Cast believed any interim arrangements in this regard should emerge from guidelines drawn up at a national negotiating forum

"It is important to have a national consensus framework worked out at a national negotiating forum for the interim. We believe that the civics involved in such a move would need to review their stance very carefully

"Now is the time to surge forward in a coherent way and not in a disjointed fashion. All civics must support the national negotiating forum, which would help bring about uniformity in negotiations at local level," Cast said - *Sapa*

News in brief

Sowetan 4/1/93

SRC rejects move on rector

LETTERS asking parents to agree to the reinstatement of the Tshiva College of Education rector should be ignored, the QwaQwa Students' Representative Council has said

The rector, Mr WR Botha, was suspended in February after student dissatisfaction with his administration

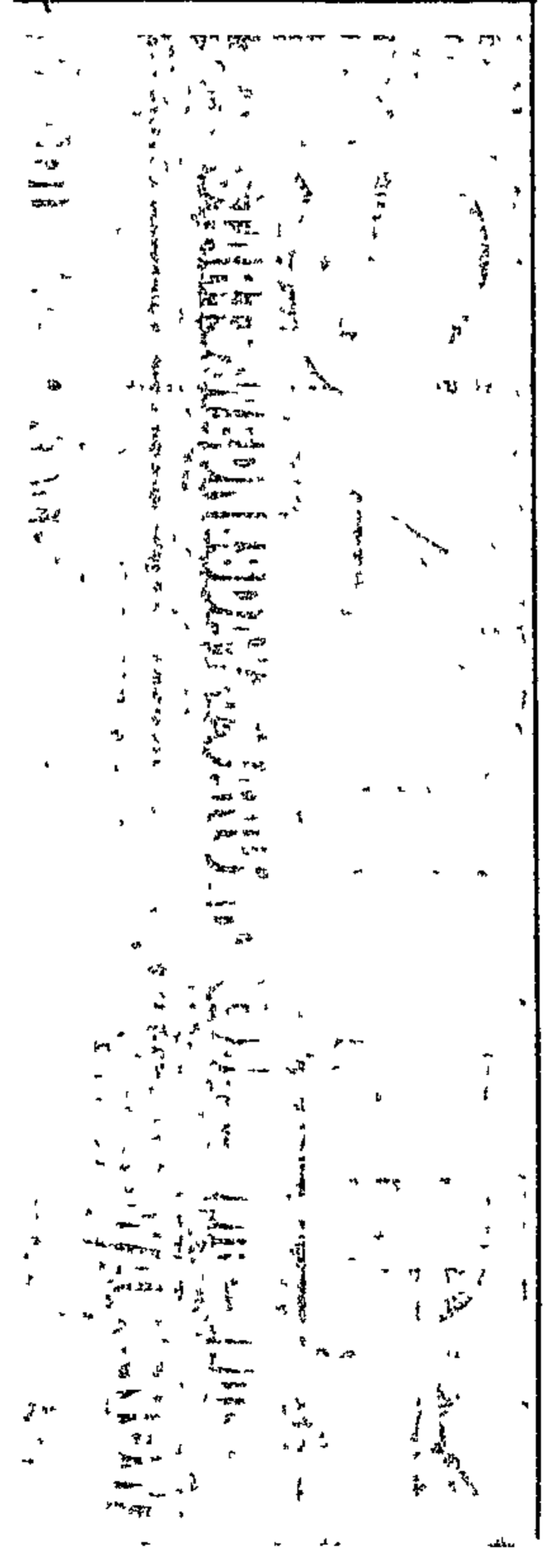
An SRC spokesman, who asked to remain anonymous, said the self-governing star's education Minister DT Mokoena, sent a letter to parents which they had to sign to enable the rector's reinstatement

'Azapo aims to free blacks'

Sowetan 4/1/93

THE AZANIAN Peoples Organisation believes that the primary aim of the struggle is the liberation of black people and everything else secondary, deputy general secretary Mr Lybon Mabasa said on Saturday

Speaking at the funeral of a unit commander of the Azanian National Liberation Army, Seema Mabele, in Odendatsrus before 1 500 mourners, Mabasa said "as long as black people remain in bondage violence will exist in the communities" *Sowetan 4/1/93*



Call to 'oppressed masses'

THE Civics Association of the Southern Transvaal (Cast) issued a call to "the oppressed masses" on Saturday to get organised in anticipation of elections for a constituent assembly later this year

In a statement issued to Sapa by Cast president Khabisi Mosunkutu, the organisation called on township residents to establish an election committee in each street to ensure that residents were in possession of identity documents and informed about the modalities involved

Mosunkutu said that Cast would examine the election campaigns of the different liberation movements. It would voice its support for the party whose programme most suited its needs and which was most likely to defeat the NP at the ballot box

However, pressed on the point, he said that Cast would allow individ-

uals freedom of choice when it came to the vote. (127) (111)

Referring to proposals tabled in the Witwatersrand Metropolitan Chamber aimed at bringing together the municipalities of Johannesburg and surrounding townships, Mosunkutu said Cast believed any interim arrangements in this regard should emerge from guidelines drawn up at a national negotiating forum

"It is important to have a national consensus framework worked out at a national negotiating forum for the interim," the statement said.

"We believe the civics involved in such a move would need to review their stance very carefully"

He added "All civics must support the national negotiating forum, which would help bring about uniformity in negotiations at local level" — Sapa

17 000 families housed in year

(127) ADRIAN HADLAND (127)

THE Transvaal Provincial Administration had provided 17 000 families with homes during 1992 but there was still a shortfall of almost 500 000 serviced premises, TPA Administrator Dame Hough said last week.

Hough said one of the TPA's greatest challenges during the year had been trying to keep pace with the process of urbanisation

By the year 2010, about 69% of the black population in SA (33,2-million people) would have moved to the urban areas, the President's Council economic committee has estimated

The TPA had spent R223m during 1992 on the provision of land and serviced plots for low-income groups in the Transvaal, Hough said (127)

He added that the granting of a maximum R7 500 discount on houses falling within the National Sales Campaign, announced recently by government, had helped tenants to purchase their own homes.

"The most important benefit is that full home ownership has now become a reality for many people"

Hough said that as a result of the announcement, more than 150 000 houses in the Transvaal, including 50 000 in Greater Soweto, had become eligible for the discount (127)

The prevention of illegal squatting and the provision of housing for the homeless had resulted in the TPA, which employed 88 000 people, becoming one of the largest town establishers in the country, said Hough

Another day in court for Vermaas

BUSINESSMAN Albert Vermaas, who has been in jail for three weeks awaiting trial on currency charges, will appear in court tomorrow

Vermaas, who is also expected to appear in the Transvaal Supreme Court in Pretoria on January 25 on fraud and theft charges involving R134m, was arrested on December 10 after police staked out a meeting between himself and a Norman Sparrow at Shell Ultra City on the highway between Pretoria and Johannesburg

After a dramatic helicopter and car chase, Vermaas was arrested He

DIRK HARTFORD

was found with a \$1 note in his possession — which he said he kept as a good luck charm Sparrow was found later, allegedly with \$30 000 in the boot of his car

Vermaas has made two unsuccessful appeals to be released on bail. Details of Sparrow's involvement in the alleged currency deal are expected to emerge in tomorrow's trial

It is expected that Vermaas's trial on the currency charges will be completed before his long-running trial in the Supreme Court resumes

metro

Airport noise annoys residents

By Monica Oosterbroek

The increase in the number of airlines flying directly to South Africa may have delighted many, but the huge escalation in noise near Jan Smuts Airport has made the life of East Rand residents miserable.

Jan Smuts Airport manager Johan Cille said that last year 17 additional carriers began flying to Jan Smuts, entailing about 150 more flights a week.

"The noise is driving me crazy," said one Rhodesfield resident. "It has become unbearable and it doesn't stop. I wish I could afford to sell my house and move to another area because living here is hell," she said.

Kempton Park Ratepayers' Association chairman Des Pinard said residents living in suburbs such as Bonaero Park and its extensions, Rhodesfield and Glen Marais wanted to know whether anything could be done to monitor and control the increased noise pollution.

The problem had been intensified because the new runway built to cope with the influx of air traffic was closer to residential areas, Pinard pointed out.

Civil Aviation Chief Director Stuart Huckwell said he was concerned about and sympathetic to the problems facing families living near the airport. He said the onus lay with town councils not to zone residential areas near noisy areas.

Although the Government Gazette stated that areas with noise levels around 65 decibels should be zoned for recreation and light industry, town planners in the early 1960s had allowed residential areas to develop too close to Jan Smuts, he said.

However, Civil Aviation had taken steps to control the level of noise and adopted several noise abatement procedures, such as controlling the power used on take-off.

South African Airways was also phasing out older, noisy aircraft and planned to replace jumbo jets, like the first 707s, with new, quieter models.

SAA, the major user of Jan Smuts Airport, has introduced several steps to better understand aircraft noise. It utilises an internationally accepted programme to determine the noise contours around airports and assess the noise impact of various aircraft types.

A spokesman for the airline said SAA was investigating the possible installation of three noise-monitoring terminals at the end of runways and would sample aircraft noise around certain runways.

STAN 571193

(127)



C/Press 10/1/93

Residents to check on police

By BERENG MTIMKULU

THE word "co-operation" was stretched further as the KwaThema Civic Association (KCA) and the local police "struck a deal" to co-operate and work hand-in-hand.

Although no formal agreement was signed at the meeting between the KCA and a local police delegation led by Maj TK Makhata, the two camps agreed that when the police probe any crime, they should consult with the area committee of the respective area before suspects are apprehended.

KCA chief organiser Kenny Madalane said the association would

first scrutinise the reasons for suspecting the alleged criminal before helping the police in apprehending a suspect.

"The civic association should come forward with the names of the people who are interested in joining the neighbourhood watch," noted Makhata.

But Madalane stressed the meeting was "only to establish rapport with the police but not a friendship".

KwaThema residents from the 10 sections (Goede, Masimini, Vergenoeg, Rest In Peace, Gugulethu, Highland, Interland, Zimisele,

Tornado and Hyanyadu) resent the police for allegedly not adequately policing the township.

According to Makhata, there were problems in spite of a Police Public Forum (PPF) being formed last year in response to last October's taxi wars in KwaThema.

KCA general secretary Jerome Nkosi said his association, representing KwaThema residents, does not recognise the forum.

He said the PPF had been formed "from the top" and imposed on the residents and consequently was ineffective.

Randburg replies to green belt critics

B/DAM 12/1/93

(127)

KATHRYN STRACHAN

RANDBURG Town Council has hit back at residents in the green belt, north of Johannesburg, who claim the plan of six Reef municipalities to divide the area between them will devastate the environmentally sensitive area and turn it into a dumping ground for squatters.

The plan will be discussed at a hearing of the Demarcation Board for Local Authorities, which is to begin today.

A Randburg council spokesman said yesterday the municipalities could mobilise the skills and resources to manage the area more effectively than a newly formed rural authority would.

He pledged that the municipalities would "do their utmost" to protect these areas.

The spokesman said Randburg had proposed that a structure plan be prepared for the area which followed proper town-planning principles.

It proposed that this plan should indicate that all environmentally sensitive areas would be preserved as public or private open spaces.

Although developing low-cost housing was a top council priority, Randburg management committee chairman Brian Crail had assured residents that no development was planned for the area north of the Krugersdorp highway (R28) — which dissects the green belt — and that it would be retained as a natural area.

The adaptation of municipal borders, extension of areas of jurisdiction and the establishment of new local governments to the north-west of Johannesburg will all be argued at the three-day hearing.

The session involves the municipalities of Krugersdorp, Randburg, Roodepoort, Sandton, Midrand and Verwoerdburg, as well as local area

committees of Chartwell, Muldersdrift and Rantesig, the Greenbelt Action Group and the Jukskei Crocodile River Catchment Area Association.

The area at issue is the entire green belt stretching from the present municipal boundaries to the Hartbeespoort Dam and the Skurweberg mountains.

Crail said the six municipalities banded together last year at the request of the TPA to seek a joint solution to the massive influx of people and the unplanned settlements that had resulted.

Boerestaat leader Robert van Tonder, who is also chairman of the Garden Triangle Action Group, said in a statement issued yesterday that the municipalities did not want the area for expansion, but for refuse dumps, squatter camps and sewage farms. He threatened that residents would refuse to pay rates if the plan went ahead.

ANC opposes bid to grab green belt

KATHRYN STRACHAN

THE ANC has criticised the attempts by six municipalities to extend their boundaries into the green belt north of Johannesburg, as pre-empting the outcome of national negotiations on local government. Verwoerdburg, Midrand, Sandton, Randburg, Roodepoort and Krugersdorp yesterday put their plans to divide the 80km² between them before the Demarcation Board for Local Authorities.

The ANC PWV region said the redrawing of the boundaries could be made only after consultations with different communities, and called on the authorities to suspend the hearing pending the outcome of local government negotiations at a national level. *BIDAM 13/1/93*

The municipalities plan to implement a joint development strategy for the region, which will include low-cost housing schemes, to deal with urbanisation.

But their proposal is being fiercely opposed by residents who fear that it will ruin the rural character of the area and that the green belt will be used as a dumping ground for squatters.

Midrand council management committee chairman Dave Hidden said yesterday the issue had been referred to the Demarcation Board because of the authorities' failure to consult residents in the area.

It was regrettable that the crucial issue had to be decided in a few days by bureaucrats who had very little interest in the area, he said.

The clash between the Midrand and Sandton town councils over Sandton's bid to incorporate the Midrand suburb of Glenferness into its borders would also be put before the board within the next two days.

● See Page 7

Large-scale urbanisation of green belt 'inevitable'

BIDAM
13/1/93
LARGE-scale urbanisation in the green belt northwest of Johannesburg was inevitable, and the question before the Demarcation Board was which structure would be best equipped to handle the flood, TPA deputy director of community development Len Dekker said yesterday

In his opening address to the Demarcation Board hearing in Krugersdorp, Dekker said a balance had to be struck between protecting the rights of residents already living in the area, and creating new rights for those communities which had been deprived for so long

The TPA had suggested that the six municipalities administer the area between them as it was better for local authorities to decide how the urbanisation would go ahead rather than for the decision to be made in Pretoria, Dekker said. He added that the councils had been discussing the plan for several years

The six municipalities — Verwoerdburg, Midrand, Randburg, Sandton, Roodepoort and Krugersdorp — have submitted applications to the Board to divide between them the 80km² northwest of the borders up

KATHRYN STRACHAN

to the Hartebeespoort Dam
The Greenbelt Action Group, which represents residents in the area, has proposed an alternative to the carve-up — a self-funding rural municipality which will protect the green belt area against forced urbanisation. They fear squatters will be placed on site-and-service stands rather than in low-cost housing schemes which they are proposing

The municipalities believe their skills and resources would allow them to handle urbanisation in the area in a more controlled way, and would ensure that nature reserves and environmentally sensitive areas were preserved

Dekker told the board the problem of urbanisation was so vast that developing the areas within existing municipal boundaries would only satisfy a small percentage of the need — and it was therefore imperative that the greater area be considered

He stressed that the question before the board was to decide whether the flood of urbanisation would best be administered through the institution of a new local authority, through smaller viable local management

committees, or through the extension of the existing municipal boundaries

"The TPA has already adopted the standpoint that as far as informal towns for the low income group are concerned, it will take the initiative to address the urgent need in two new towns, namely Diepsloot and Nietgedacht," he said.

Further identification of land for informal towns would be done by the local authorities themselves

Provision would also have to be made for commercial and industrial areas that would create work opportunities in the region

The conservation of agricultural and natural reserves, especially north of the Krugersdorp highway (R28), would be central to the plan, Dekker said, and the TPA believed a local authority could provide better protection for the area than individuals or organised interest groups

He said factors that could inhibit development of low-cost settlements in the area included the traditional perception that the entire area be preserved as an open "green" area, the relative lack of a physical infrastructure and the lack of mass transportation in the region

Civics aim for key role in talks

WILSON ZWANE

127

TOWNSHIPS' civic organisations are preparing themselves for a key role in negotiations aimed at formulating new policies on a wide range of issues.

The executive of the SA National Civic Organisation (Sanco) will meet in Johannesburg this weekend to work out a two-year programme, aimed at greater representation of township residents in negotiations.

Sanco president Moses Mayekiso said yesterday his organisation believed it should play "a major if not a leading role" in negotiations which would shape the country's new policies on issues which would affect its constituency. 8/074 21/1/93.

Such issues included the economy, health care, local government, education and housing.

Meanwhile, Local Government Minister Tertius Delpont and Sanco are due to meet in Johannesburg this afternoon to discuss the recommendations of a working group they set up at their meeting last week.

The working group met on Tuesday and, according to sources, it discussed the structure and objectives of a local government negotiating forum.

It is expected that at today's meeting a date for the launch of the forum will be set.

ID book backlog affects millions

8/074 21/1/93

PRETORIA — More than 2.5-million potential voters — most of them black — are still without identity documents less than a year away from a possible election, government sources said yesterday.

The figure is about 15% of what is expected to be a total voters' roll of 18-million people from all race groups.

The total excludes the TBVC states, where there are an estimated 3-million potential voters.

If the four states were incorporated into SA before an election in early 1994 (an unlikely occurrence, the sources said), it would be impossible to register all those eligible to vote and provide them with ID documents.

It is estimated that black voters will number in excess of 12-million, whites just less than 3.5-million, coloureds 1.7-million, and Asians about 600 000.

Between 15 000 and 18 000 ID documents were being issued weekly during 1992, but current figures were not available from the Home Affairs Department yesterday. It is estimated that by the end of last year virtually all whites, coloureds and Asians had ID

books, but only 78% of blacks.

The sources said that if the election was fought on the basis of proportional representation the need for voters' rolls would fall away and a mountain of work in delimiting constituencies and preparing rolls would be eliminated.

It would be impossible to complete the preparatory work in time for a constituency-based election next year. However, there appeared to be broad agreement that the election would be conducted on a proportional representation basis.

Meanwhile, the Home Affairs Department is making whatever infra-structural arrangements it can, given the uncertainty over what form the election will take.

For instance, more than 6 000 ballot boxes have been assembled in SA prisons and distributed throughout the country. These are considerably larger than those used in the all-white elections — as there will be 600% more voters.

ANC's election



the nation in brief

Sowetan 13/11/93

Cast warns of bond boycotts

FINANCIAL institutions that are hostile towards civic organisations will continue to face bond boycotts, Civic Associations of Southern Transvaal deputy president Mr Richard Mdakane said yesterday (127).

He said, however, the SA Perm Building Society, which gave civic organisations R100 000 for a community development trust and was committed to building low-cost housing, would be excluded from the boycott.

"Financial institutions that view our organisations with hostile attitudes will still be boycotted as long as they do not .. commit themselves to low-cost housing," Mdakane said.

The civic movement was faced with the task of changing the culture from one of boycotts to one of paying for services rendered satisfactorily by the local government

Parkmore residents oppose development

By Monica Oosterbroek

(127)

STAR 13/11/93

Hundreds of angry residents voted unanimously against any further business development in the quiet Sandton suburb of Parkmore at a noisy meeting last night

More than 500 people

packed into the Montrose Primary School hall to object to plans to expand and develop a small existing shopping centre in Olympia Avenue.

Residents also voted unanimously against plans to demolish five Holt Street homes to make way for a garage and

petrol station off the William Nichol Highway

Sandton town councillors Bruce Burns and William Hefer made it clear at the meeting that they opposed the two developments but said every application had to be considered on its merits

Plug pulled on debt-ridden councils

THE town councils of Soweto and Diepmeadow, which have been plagued by rent boycotts and corruption that left them at least R700m in debt, were dissolved by the TPA yesterday

The decision was taken by the administration's executive committee on Tuesday after it had become clear the councils were unable to put their finances in order.

The two councils were instructed on November 4 to remedy their financial ills

Transvaal Administrator Dame Hough said TPA Witwatersrand local government director Zakkie Lombard had been appointed administrator of the townships

Hough said the executive committee had decided these steps would be in the "best interests of the residents and sound

(127) WILSON ZWANE

administration" But he stressed that the appointment of an administrator was an interim measure, pending the outcome of negotiations with the Johannesburg City Council and other interested parties

Transvaal MEC for institutional development and negotiations Olaus van Zyl said an agreement had been reached in the Central Witwatersrand Metropolitan Chamber that Johannesburg should render services to Soweto

Now that the councils had been dissolved, negotiations on the extent of Johannesburg's involvement in the administration of Soweto and Diepmeadow were

□ To Page 2

Councils

under way.

Soweto Civic Association secretary Pat Lephunya said although the step taken by the TPA was a "great victory" for residents, it did not go far enough. He said the Dobsonville council, another Greater Soweto township, should also be dissolved

Hough dismissed allegations by Soweto councillors recently that white officials, seconded to the council by the TPA, were responsible for the council's financial straits. Hough said the administration did not second any officials to local authori-

(127) From Page 1

ties. The authorities were autonomous and employed their own staff.

Four black local authorities have now been dissolved for maladministration. The others are Lekoa and Tembisa

□ The TPA's executive committee has appointed S J Benadie to probe alleged irregularities in the administration of Delareyville, in the western Transvaal

MEC for local government and regional services council Burger Lategan said yesterday Benadie had to submit his findings before the end of April.

Jo'burg set to provide services in Soweto

By Louise Marsland
Local Government Reporter

Star 14/1/93

The Johannesburg City Council will be providing services in Soweto before the end of the month if consensus is reached this week on the structure of the municipality's involvement.

The Central Witwatersrand Metropolitan Chamber meets tomorrow to hammer out the final agreement between Johannesburg, the Transvaal Provincial Administration and the Central Witwatersrand Regional Services Council (CWRSC) regarding the administration of Soweto and the provision of and payment for services.

If all went well, the Johannesburg City Council would call a special council meeting early next week to ratify its involvement in Soweto, management committee chairman Ian Davidson said last night.

Last year, Johannesburg agreed in principle to provide administrative advice, technical expertise and provide services and upgrade infrastructure — such as roads, sewerage services and recreational facilities — on an agency basis for the CWRSC.

The CWRSC would pick up the bill.

Priority

Outstanding issues to be negotiated include the rent boycott, Soweto and Diepmeadow's huge debt and the financial responsibility for the two townships.

Davidson said Johannesburg's priority would be to upgrade infrastructure.

"We have always acknowledged that Johannesburg has a historical responsibility to Soweto

"The structure (of our involvement) was important, and the Soweto and Diepmeadow councillors were a stumbling block."

Davidson emphasised that his council's involvement in Soweto would not cost his ratepayers a cent and would not result in a joint administration or merger with either Soweto or Diepmeadow, as the structures stood now.

Soweto Civic Association general secretary Pat Lephunya last night congratulated the Transvaal Provincial Administration at the monthly chamber meeting for its decision on Soweto, and said it should be a lesson to national negotiators.

"For Soweto residents, it brings us closer to the reality of a single tax base

"And I hope it will make people, black or white, believe that the negotiation process is working"

Objectors slam proposed 10-storey Rosebank hotel

A PROPOSAL for a five-star hotel adjoining the Rosebank Mall, which has the backing of the Johannesburg City Council, was severely criticised at a town planning tribunal hearing yesterday.

The tribunal is considering a council application to have the site of the proposed hotel — a narrow strip of land on the northern boundary of the mall — rezoned to allow development by the mall owners

About 1 000 objections to the proposal, mainly on the grounds that the high-rise hotel would not be in keeping with the general character of Rosebank, have already been lodged.

The Rosebank Mall company is to buy the site from the council if its application for rezoning and development is approved. It intends erecting a 10-storey, 160-bedroom hotel in Johnson Avenue

In its submission, the Rosebank Action Group argued that the development would set a precedent for uncontrolled high-rise development in the suburb

Action group spokesman Laurie Star-

LLOYD COUTTS

field said the council's support for the proposal meant it had been left to Rosebank residents to fight the real developers and owners of the mall, City Centre Property Fund, which he described as "a large consortium of property developers"

The owners of the neighbouring Cradock Heights building contended that the development could destroy the character of Rosebank, and replace it with another Braamfontein or Hillbrow.

Anglo American Property Services and the Transvaal Institute of Architects also opposed the development.

Town planner John Rosmarin, for the council, said there was general consensus on the need for a hotel in Rosebank, but that the issue had been clouded by the controversy surrounding JHI House, which was erected in violation of restrictions on buildings in the suburb.

Rosmarin said there were 14 undeveloped sites in Rosebank which had rights for 10-storey buildings.

Power cuts in Jo'burg

ADRIAN HADLAN
LARGE sections of Johannesburg's CBD experienced repeated power cuts yesterday afternoon, with some offices reporting significant disruptions to computer and electronic systems.

The cuts were caused by a faulty cable installed after an explosion at the Fordsburg electricity substation last September, a Johannesburg City Council spokesman said.

He said the problem was fixed yesterday afternoon.

Swiss to probe Pilatus sale

LONDON — The Swiss government, under pressure from the ANC and the UN, confirmed yesterday it would order an investigation into the R520m deal to sell 60 Pilatus PC-7 trainer aircraft to the SA Air Force

A foreign ministry spokesman in Berne said the issue would be considered by the Federal Council, or cabinet, "in the very near future".

The spokesman said the deal between the SAAF and Pilatus Aircraft, of Staus in the west of Switzerland,

IAN HOBBS

had not required prior government approval under Swiss law but that international issues concerning the "intended sale" were being reconsidered

He said it was impossible at this stage to say whether the Federal Council intended to stop the deal and whether it had the legal and political clout to do so

A spokesman for Pilatus said the issue was "extremely sensitive" and no statement would thus be made

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Rosebank protests loudly

By Lawrence Anderson

(121)

Rosebank Action Group (RAG) unleashed a string of objections before the town planning tribunal yesterday to an 11-storey hotel next door to Rosebank Mall.

The city council management committee and town planning department have supported construction on the site, owned by the council

The tribunal heard that construction would deviate from Rosebank's development plan, cause traffic problems and set a precedent that would change the character of Rosebank

Charles Valkin, attorney for the owners of one of the adjacent buildings, said the site was too small for a building of

that size and would have to be squeezed between smaller buildings

Town planner John Rosemarin said that arguments on traffic congestion were unfounded.

"The only issue is the height and the hotel doesn't overlook anyone from the south side, it overlooks a parking lot," he said.

While the the hotel did deviate from the original planning, dozens of other building developments had also done so in recent years

"Cities do not remain static, they grow and develop"

Arguments against the building had been emotional and the facts needed to be sifted from the fiction, he said.

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Executives forecast a gloomy year

BLOOM 15/11/93
PRETORIA — Forecasts by executives of the top 100 listed industrial companies point to an uncertain economic, social and political environment in the year ahead, according to a survey by Unisa's Bureau for Market Research.

There was a sharp drop in business confidence expressed by the executives, with 34% foreseeing greater confidence in 1993 against 54% last year.

About 32% were negative and 34% were unsure about the confidence level.

They forecast an inflation rate of 13,1%.

They were slightly more optimistic on the growth rate. The drastic fall in agricultural production pushed real growth down to -5,7% in the third quarter of last year, they point out.

If the trend continued, however, in the

GERALD REILLY

fourth quarter the economy was heading for negative growth of at least -2% for 1992 although for this year a positive 0,5% was expected.

On affirmative action, 81% of the executives felt pressure on them to fulfil social responsibility programmes would not decrease.

And 78% disagreed with a scenario forecasting a drop in unemployment.

Only 39% believed labour unrest and strikes would intensify. They agreed that unions would play a smaller role in the labour field this year.

On the political situation, 31% said it would not get worse, 32% said it would and 37% did not know.

Sandton 'needs space badly'

SANDTON would expand beyond its boundaries within two years and needed space urgently for its economy to grow, the Demarcation Board heard yesterday.

The board is considering proposals to carve up a stretch of land north-west of Johannesburg, and include it within the municipal boundaries of Krugersdorp, Roodepoort, Randburg, Sandton, Midrand and Verwoerdburg. Area community representatives vociferously oppose the scheme, fearing the area will become a squatter "dumping ground".

Sandton representative David Osborn said the city was fast approaching capacity, and the added pressure of urbanisation meant its land requirements had to be met soon. It was inevitable informal communities would spring up on the urban periphery, but this had to be planned.

The Local Government Authorities Council (LGAC) approach of allowing local committees to manage development at their own pace was inappropriate now.

The councils had to move in and take control, as the LGAC had neither financial

GAVIN DU VENAGE

resources nor manpower to cope with an influx expected to double the PWV's population within a decade. Present economic trends indicated that many job opportunities would be created in Sandton, and accommodation had to be found through extended boundaries, he said. (127)

Sandton's existing infrastructure could be extended to the greenbelt area, making sewerage and water delivery systems cheaper. Under LGAC proposals, these infrastructures would have to be built by individual local authorities, he said.

Sapa reports Sandton Town Council planning director Jacobus Alberts said Sandton possessed the infrastructure, and it was easier to extend services than create a new authority. *BLOOM 15/11/93*

Garden Triangle Action Group chairman Robert van Tonder said yesterday the councils were lying about not wanting to turn the greenbelt area into a squatter dumping ground.

Banks hit back at Sanco proposal

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WILSON ZWANE

15/11/93
ABSAsaid yesterday it was not necessary for the SA National Civic Organisation (Sanco) to bludgeon banks, through legislation, to invest more in townships' housing development.

Sanco president Moses Mayekiso said this week financial institutions' reluctance to give township residents home loans had given rise to a need for legislation to force them to grant the loans.

Sanco's legal advisers were drafting such legislation, modelled on the Community Reinvestment Act in the US. Once drafted and approved by Sanco's executive committee, the legislation would be discussed in negotiations with the government of the day and the Association of Mortgage Lenders with a view to its implementation.

Until then "red-lining in many black, grey and white communities will be vigorously opposed by Sanco", Mayekiso said.

Absa spokesman Kevin Gibb said there was no need for banks to be compelled to lend to township residents. Gibb said prevailing conditions, such as unrest and threats — by Sanco — of bond boycotts, affected banks' operations in the townships. He stressed that reluctance to lend to unstable areas was common business practice and had "no racial overtones".

Banks had an equal obligation to their borrowers and shareholders. But should the situation change for the better in the townships, banks would be "more than willing" to pump "massive" amounts of

□ To Page 2

Sanco

15/11/93
money into housing there. FNB senior GM Norman Axten said although there was a pressing need for more investments in the townships, financial institutions were reluctant to invest because of the high risks involved.

15/11/93
He said if Sanco's proposed legislation was passed into law, he would be surprised if it forced banks to ignore prudent risks.

On Mayekiso's claims that banks were buying "expensive" overseas banks without establishing branches in the townships first, he said his bank had an extensive network in black areas. Acquisition of overseas banks was aimed at raising money to be used for the country's interests, Axten said.

Association of Mortgage Lenders spokesman Martin Milburn-Pyle said yesterday Sanco's plan to regulate banks' operations in the townships would be discussed at length at the two organisations'

From Page 1

meeting on February 4

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KATHRYN STRACHAN reports that Mayekiso said yesterday that in order to protect their interests, banks were fuelling racist fears about the relocation of squatter communities.

He said a recently published Central Witwatersrand Metropolitan Chamber report showed Absa owned nearly 6 000ha of land in the PWV. This undeveloped land was threatened by the TPA's plan to create informal settlements in these areas, Mayekiso said.

Banks had added to the hysteria surrounding the relocation of the Zevenfontein squatters to Diepsloot by predicting that property values in the area would fall.

Absa spokesman Gavin Webster said nothing could be further from the truth than Mayekiso's political assertions, and they did not merit further comment.

How to squeeze Jo'burg's northern suburbs

By PATRICK BOND

A RED menace is spreading through the leafy northern suburbs of Johannesburg: not communists in the shrubbery but bank "redlining" policies in which a figurative line demarcates a no-lend area.

Once an inner-city phenomenon, redlining has now reached the outer reaches of Johannesburg. The Transvaal Provincial Administration's (TPA) recent supreme court victory in the Zevenfontein case increases the likelihood of shack settlements sprouting near suburbs like Diepsloot.

In the first major effect of the case, banks have redlined Diepsloot, the Council of South African Banks has confirmed. Simultaneously, six metropolitan municipalities led by Randburg and Sandton have applied to the Demarcation Board to incorporate land northwest of Johannesburg — as a "dumping ground for squatters", according to Werner Zybrands of the Local Government Affairs Council.

Estate agents report that, geographically, this will further squeeze the terrain that is open for bank loans. A survey of Johannesburg agents and bankers confirms that redlining is now a severe problem in central areas — Joubert Park, Hillbrow and Berea — and is permeating even trendy Yeoville and Bellevue.

According to Clive Babb, of First National Bank's Valuations Division, FNB valuers will not even bother looking at central city properties, and the only Berea proper-



ties he will value are those adjoining Louis Botha Avenue or Harrow Road. FNB's Hillbrow branch home loan officer Rudolf Breytenbach confirms that Joubert Park, Hillbrow and Berea are off-limits.

Near Louis Botha Avenue in Bellevue, just north of Rockey Street, Hometeam Estate Agents say bonds are still available for homes in some streets from two banks, but warn that if the property needs repairs or is next to a block of flats, it becomes nearly impossible to get a bond. Areas to the immediate east of the central business district — Bertrams, Lorentzville, Judith's Paarl, even Bez Valley — are patchily redlined at present and face a greater threat in the future.

But the news for in-town borrowers is not all bad. Late last year tenants in the Hillbrow-Joubert Park

"Seven Buildings Project" gained in-principle agreements for bank financing, thanks to the support of Anglo American Properties and the Urban Foundation.

Funds will be lent on the condition that normal collateral is enhanced by a "zero-coupon bond". This lowers the banks' exposure to the co-operative housing venture in the event of a default. The Central Johannesburg Partnership, which will help underwrite the deal, requires R2,5-million in grant financing subsidies for the R10-million purchase-rehabilitation.

This raises a thorny issue for policy-makers in the future: whether such subsidies should go to the supply side (collateral to the banks) or to the demand side (lower monthly payments for tenant-purchasers). Proponents of the Partnership financial

model, which was designed by UAL Merchant Bank, say that the banks need more external security before they end redlining policies. But this may ultimately make it harder for other borrowers who do not have the zero-coupon bond collateral.

Seven Buildings tenant leader Sandi Mgidlana calls for a general prohibition on redlining policies: "Now the white residents who are affected should consider organising and pooling resources so that we can keep property prices from falling and also ensure fair housing for all."

Mgidlana says his organisation's sister agency in the United States (Washington Inner-City Self-Help) has been successful with such strategies in recent years, lobbying bankers for tens of millions of dollars' worth of loans for racially integrated residential development.

Banks are treading a fine redline



W/Mail 1511-211193

FOR white suburbanites and black township residents alike, the new year has brought bad tidings: last week's statement to *Business Day* by Council of South African Banks director general Tony Norton to the effect that banks "would be hesitant to give new loans for properties in Diepsloot in northern Johannesburg because of the uncertainty surrounding the controversial Zevenfontein squatters' relocation to the area".

Norton's confirmation of bank redlining signals that extensive discussions between the South African National Civic Organisation (Sanco) and the Association of Mortgage Lenders have failed to bring the bankers into the spirit of a non-racial South Africa.

By refusing mortgages in certain areas banks are missing the spirit of the new South Africa — and leaving themselves open to bond boycotts, argues South African National Civic Organisation president

MOSES MAYEKISO

W/Mail 1511-211193



Zevenfontein community originally settled), or white areas surrounding Ivory Park in Midrand which banks still redline years after the township was established.

If something is not done, large parts of our metropolis will come under the banks' red pen as shack settlements are introduced by development agencies. Sanco's formal policy guidelines condemn the site-and-service shack schemes favoured by the Independent Development Trust, Urban Foundation, Transvaal Provincial Administration and other establishment agencies. Our position remains that decent housing is a human right.

After all, if northern suburbanites are upset when shacks pop up nearby, think how upsetting it is for seven

million urban South Africans actually to live, and raise a family, in a shack.

The National Housing Forum must find ways to move beyond the current quagmire in which housing policy has been reduced to site, service and toilet policy.

A democratically determined housing policy is a necessary precondition to ending white homeowners' fears — but today, bankers should not wield power to cause an area's demise at their whim. Aside from their financial arbitrariness, there are crucial social considerations. Whether it is the northern suburbs, Hillbrow, or any black township, the effects of redlining are to fuel racist fears of integration and maintain divided cities.

Sanco believes that banks have for too long cemented apartheid geography with their lending policies, and it is now time for them to become part of the solution, rather than remain a large part of the problem. Our negotiations seek a common understanding of the banks' rights and responsibility

ties in home lending — and we reached such an understanding with the more enlightened officials of the Perm (no longer a potential mass action target).

But if Norton's position on Diepsloot is not re-evaluated, it may be necessary to toss out the carrot and begin to use a stick or two. Sanco legal advisers are currently drafting proposed legislation similar to the US Community Reinvestment Act which, once an interim government is in place, could compel banks to drop discriminatory policies.

The stakes are too high to let the redlining continue. Banks' policies today prevent people from selling homes in the same black areas where, in the late 1980s, they were enthusiastically granted loans. As a result there is no secondary sales market to speak of, and so banks are putting at risk the several billion rand they earlier sunk into townships. Moreover, now the future of an integrated residential property market for urban South Africa is also at risk.

Citizens across the political spectrum are getting fed up with the banks' record profits, which are derived from high transaction fees and low interest rates on our saving accounts, combined with high interest rates on several more billions of rands in loans to corrupt apartheid agencies and homelands.

And even Finance Minister Derek Keys and Reserve Bank Governor Chris Stals became fed up with the banks' capital flight, and had to call a halt to financing foreign expansion through the finrand. We hope other citizens' groups will join Sanco in developing a feasible and fair response to harmful banking practices such as redlining, so as to assure racial harmony and affordable housing for all.



NEW BODY TO

administer

Soweto

STAR 16/11/93

LOUISE MARSLAND
Local Government Reporter

AN HISTORIC decision-making forum for Greater Soweto could be in place within a month following a broad agreement in Johannesburg yesterday between members of the Soweto Ad Hoc Crisis Committee on steps to resolve the current financial and services crisis in the bankrupt township.

An end to the rent and services boycott in Soweto is in sight after the sacking of the Soweto and Diepmeadow councillors this week by Transvaal Administrator Danie Hough for maladministration and the failure to collect municipal service charges.

Hough removed the last stumbling block to the involvement of the Johannesburg and Roodepoort city councils in providing services to Greater Soweto.

Skills

Yesterday the TPA, Johannesburg and Roodepoort councils, Soweto Civic Association, Central Witwatersrand Regional Services Council (CWRSC) and the Dobsonville Town Council met to hammer out the agreement which will result in the establishment of a Greater Soweto Forum to advise newly appointed Soweto and Diepmeadow administrator Zakkie Lombard; and the provision of services and administrative skills by Johannesburg in Soweto and Diepmeadow and by Roodepoort in Dobsonville.

The crisis committee

● TO PAGE 2.



ster. His bark, they say, is
aph: STEVE HILTON-BARBER

Soweto

● FROM PAGE 1.

yesterday reached agreement on the broad structure of the new interim administration for Greater Soweto

A meeting has, however, been called for Monday to try to finalise agreement on outstanding important financial issues of the tariff structure for payment of services, the TPA's financial involvement, and how the R700 million Soweto and Diepmeadow debt should be dealt with

The proposed package to resolve the crisis is an immediate, short-term and temporary "pre-interim" arrangement and should in no way be regarded as any form of interim government, the chamber stresses

The Greater Soweto Forum will be politically responsible for determining policy and preparing the budgets for Greater Soweto. It will initially comprise the members of the Soweto Ad Hoc Crisis Committee, but membership could be broadened.

It will operate by consensus and where matters cannot be resolved, a dispute resolution committee will be called in

Johannesburg will act as an agent for the CWRSC and will be paid to provide services and upgrade infrastructure in the townships

To get the payment of services tariffs up to an acceptable level, the civics have proposed a flat rate of R55 a month, with gradual increases after services have been seen to improve

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Council accused of R4m spree

SI Times 17/11/93

By KURT SWART

RATEPAYERS in the Eastern Transvaal town of Ermelo have accused the CP-controlled town council of going on a spending spree to ensure that the black township of Wesseldon won't get any "white" money when the two combine.

The charge has been levelled by angry businessmen and residents, most of whom declined to be named for fear of right-wing reprisals.

In the 1991/92 financial year, Ermelo, which had a reputation for sound financial management, had an accumulated reserve fund of R7 503 960. Now only R3 200 000 is left.

In the past year the council has financed the erection of a R600 000 recreation centre for the aged and has granted a R60 000 interest-free loan for the building of a luxurious anglers' clubhouse.

Roads

It is also negotiating to buy property worth R800 000 to develop a parking site for black taxis.

The council donated R1,5-million to an education fund "because many parents have difficulty paying for schooling under Model C", deputy management committee chairman Hein Mentz said.

An attempt to spend R3-million on resurfacing the town's two main roads has also been criticised, with a council source saying "It was totally unnecessary."

The council also had to fork out over R2-million

To Page 2

Council accused of R4m spending spree

SI Times 17/11/93

part of Ermelo and improvements will benefit everyone"

The Ermelo town council was also embroiled in a controversy late in November 1991 when it opposed a multiracial municipal function at the town hall.

The Supreme Court eventually forced the council to allow the function to go ahead, but it ended in chaos when teargas was thrown into the hall.

1991/92 financial year had been caused by the financing of additions to the town's sewage system and the erection of an abattoir.

The council had to decide to write off the amount at the end of the 1991/92 financial year rather than reduce it on an annual basis, he said.

"The fact that all apartheid laws have been repealed means that all population groups now live and conduct business as

word "landverruers" (traitors) daubed on its walls after it published an article attacking the town council.

"The council has threatened to withdraw all municipal advertising from us and take its business to Die Patriot," said managing editor Dawie Hepburn. "But we are not deterred."

Mr Mentz said the R2,3-million deficit with which the council closed its

necessary because the funds were obtained from the ratepayers of the town as it is presently constituted," said Mr Mentz.

But businessmen are not convinced. "The message is clear: spend all the available money in Ermelo so that nothing is available for the blacks," said one.

The local newspaper, Die Hoëvelder, had the

From Page 1 because it had over-charged Wesseldon township for services.

This week, the management committee denied that its goal was to deplete the reserve fund and declared it had served Ermelo well with sound financial management.

"The actions of the council are aimed at using the funds in Ermelo where

C/Press 17/11/93

Cash for lights loaned by UK

By ELIAS MALULEKE

(127)

SOWETANS may have been ripped off by continuously paying high electricity bills to the TPA and Eskom for the last three years.

Some councillors believe they were sacked because they demanded that electricity bills should have been lower than Soweto residents were paying.

Councillors said they had been victimised by the TPA for pointing out that the electricity network and infrastructure in the township belonged to residents and that they should be paying less than they were.

Residents are paying from R40 upwards a month for electricity.

According to Sofasonke Party members, Eskom was approached to electrify Soweto in the 70s but turned down the request, saying it had no funds.

The same request was made to the then Administration Board and the government, who also turned the project down due to lack of funds.

"Soweto's first mayor, David Thebehali, then went overseas and secured a R250-million loan from Britain and West Germany. The surety for the loan was signed by the then Minister of Finance Senator Owen Horwood and repaid by residents of Dobsonville, Diepmeadow and Soweto," said party members.

Milton Khanyile, a chief whip of the party, confirmed that the TPA and the councils had been at loggerheads over the ownership of the electricity system which was handed to Eskom for "nothing".

"In addition, the council approached a black electrical consultant to investigate and report on the problems of electricity in Soweto and he was appointed to repair damaged cables and meters.

"The project was to be funded by the Regional Services Council to the tune of R18-million, but bureaucrats in the TPA decided that the contract should not have been allocated to a black company and this resulted in the fraudulent transfer of the electrical assets of residents to Eskom," Khanyile said.

TPA Administrator Danie Hough and senior Eskom officials could not be reached for comment before going to press.

From the outside, the light makes dim smudges against thin, grimy curtains in the six-floor Roseneath flats building in the Hillbrow dip, the other side of the ridge from downtown Johannesburg

The curtains are dirty as the tenants don't have money to wash them often. And the light comes from candles, as electricity was switched off three years ago. It is not that the tenants are unwilling to pay. They say strangers arrive every couple of months, claiming to have bought the building, demand rent, and that's the last they see of them.

Nothing is done to maintain the building. Tenants and their children live among rats and roaches. Rubbish is piled into rubber skips on wheels provided by the municipality, they are placed against lift doors on each floor because the lift does not work, either. Having no lift is a contravention of city by-laws. But so many others are being broken, especially in the health arena, that one more hardly seems to matter.

So, Roseneath seems typical of many other neglected buildings in Hillbrow's flatland, reminding tourists of how the Bronx began in New York. Except that the people living there, members of the tenants' organisation, Actstop, have elected their own committee to run the place.

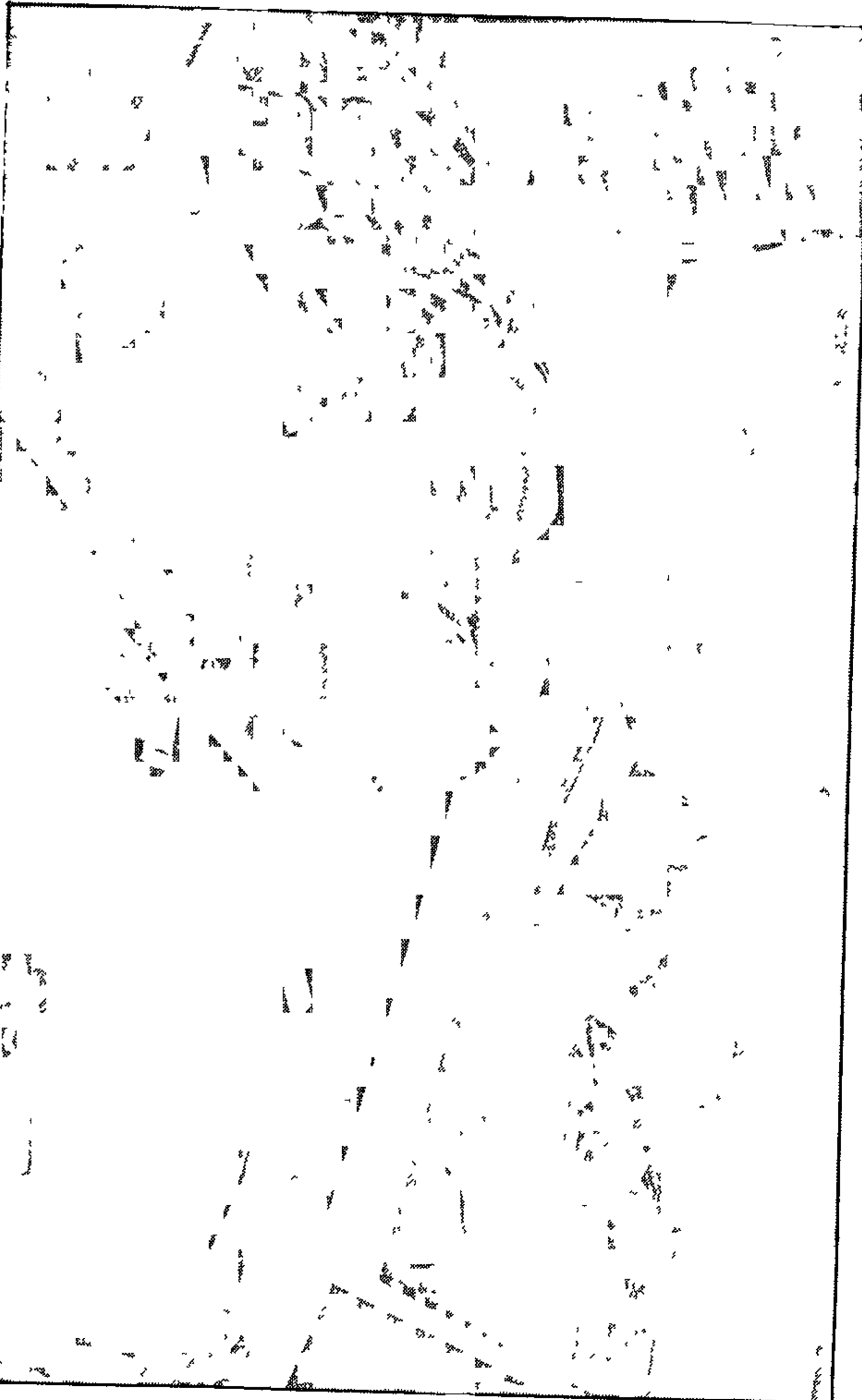
That small decision has brought a creative atmosphere to a climate of demoralisation and decay. Where families were powerless to get anything done on their own, they now work together.

The committee was formed in November 1991 with Sidumo

Dirt and decay but the tenants of the run-down Roseneath block of flats have formed a committee and are doing their best to improve their living conditions and upgrade security.

Zoldi, a security guard, as chairman. It is a loose body, given the drifting population and the fact that many residents want a say at meetings. Yet it seems to work. It employs two jobless tenants as cleaners for R160 a month each. Every now and then chemicals are bought to disinfect the stairs and passages. Two other tenants work as security guards for R450 a month each, they watched my car while I was there.

The committee sets its own rents (one-bedroomed flat for R200 a month for up to five people). Collection is haphazard, partly because different people take over individual flats, and no one is ever sure exactly how many are living in the building. But there is R7 000 (more or less a month's rent) in the bank in case the owner calls again, and to make sure the plumbing works. It does — I tested it. All of this makes the dark, grubby building a haven of sorts in an area where crime is more a virus than a culture. Zoldi says "The committee has pulled the tenants together into one body. We have organised a lawyer through Actstop. We want a meeting with the owner of this building, and we will all talk with one voice. That is an achievement". Also seeking an achievement in "the Brow" are the police. They have launched a year-long drive against the area's degenerates: lotterers who will stab you as easily as asking for bus fare, pedlars of drugs and prostitution, and thugs with illegal firearms. Lieutenant Henne Slabbert, head of Hillbrow's crime prevention unit, says "We are going to get those dangerous lotterers off the streets. We are going for the drugs and illegal firearms. But a major point of this year-long exercise is also to let the public, and the people we are looking for, know that we are going to be around all the time, thanks to our increased manpower". No one has yet hit the worst degenerates of Hillbrow — the slumlords who let the place get run down so badly that it is a natural home for criminals. That will take a whole range of forces, but it would seem the place to start before Hillbrow can really be cleaned up.



Picture Stephen Davimes

counts after Bat... remain inside... an ANC... Youth League publicity of-

Jo'burg decides today on services for Soweto

BIDAM 20/1/93

THEO RAWANA

THE Johannesburg City Council will decide today on its proposed provision of municipal services in Greater Soweto. Johannesburg's new role comes in the wake of the dissolution by the TPA of the Soweto and Diepmeadow councils, jointly more than R700m in debt.

Johannesburg's involvement in Soweto had been proposed even before the dismissal of the councils.

The council statement said a decision would be made at a special meeting today to provide the services on an agency basis.

Meanwhile a report that the Metropolitan Chamber had called on Soweto and Diepmeadow residents to pay a R55-a-month flat rate caused a stir yesterday.

A Sapa report said the chamber had made the call after Monday night's negotiations by parties in the chamber on the future of Greater Soweto. The parties were

the TPA, the Soweto Civic Association (SCA), the councils of Johannesburg, Roodepoort and Dobsonville, and newly appointed administrator of Soweto and Diepmeadow Zakkie Lombard.

SCA technical committee member Wilson Mashaba said his organisation had not agreed to the R55 rate.

The issue was contained in an addition to the document, which the SCA had adopted with a proviso that it would be sent to the constituents for ratification.

Metropolitan chamber CEO Vic Milne confirmed the document, and the flat rate issue, were subject to ratification at the chamber's next meeting on February 10.

The Sapa report said residents were told not to wait for final agreement.

Town councils warned of violence

WILSON ZWANE

THE Vaal Civic Association warned yesterday that threats by authorities to reduce services to residents of Vaal Triangle townships would spark renewed violence.

According to notices issued to residents by the town councils of Sebokeng, Sharpeville, Evaton, Boipatong and Bophelong, the services would be reduced next Monday unless 65% of residents paid their accounts. At present fewer than 12% of residents were paying their accounts.

The Sebokeng council said in a statement that water supply would be reduced by 50% while electricity would be supplied only between 8am and 4pm.

Civic association spokesman Jefferey Rademeyer said the situation in the townships was volatile and the threats by the authorities to reduce services inopportune.

"The situation is gradually returning to normal in the region. but the threats by the authorities to reduce services could spark fresh outbreaks of violence," Rademeyer said. BIDAM 20/1/93.

He said his organisation had indicated to the authorities that residents were prepared to pay interim rates of between R60 and R70 a month. But the authorities were demanding that residents pay a monthly interim rate of R109.

A source at the Sebokeng council said the council was still trying to find ways to avert reductions in services. (127)

An announcement in this regard would be made this week.

SAIDF has no comment

THE SA Defence Force yesterday declined to comment on a newspaper report which said Civil Co-operation Bureau regional manager Staal Burger was secretly employed by Military Intelligence after the official disbandment of the CCB in April 1990.

"In view of SADF policy no information can be divulged on MI functions," an SADF spokesman said.

The report said former senior CCB "dirty tricks operative" Burger was one of the "civilians" fired by President F W de Klerk in his purge which affected 23 SADF officers in December. De Klerk said the names of civilian employees of the SADF, who also were involved in the purge, would not be released. BIDAM 20/1/93

The newspaper said Burger and CCB co-ordinator Chappie Maree were secretly employed by MI after the disbandment of the CCB in 1990. — Sapa

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CCB framed Barnard, attorney tells inquest

Blomy 20/1/93

FORMER CCB operative Ferdi Barnard was first implicated in the murder of activist David Webster by the unit's chairman, Gen Eddie Webb, or by MD Joe Verster — and not because of a confession to his handler days after the shooting.

This submission was made by Barnard's attorney, Piet du Plessis, during closing argument at the Webster inquest in the Rand Supreme Court yesterday.

Du Plessis said evidence that Barnard had confessed to his former handler, Lafras Lutingh, days after the murder was false and part of a plot by members of the CCB's inner circle to frame his client.

Barnard himself has repeatedly denied that he made any confession.

Du Plessis said it was clear from the evidence that Webb or Verster had started the rumours after Barnard disclosed the existence of the

Blomy 20/1/93

SUSAN RUSSELL

CCB during his detention under section 29 of the Internal Security Act.

Barnard blew the lid off the CCB and made a number of false allegations about the unit after he was detained in November 1989 in connection with the murder of Swapo lawyer Anton Lubowski.

Du Plessis said it was clear that during the internal investigation into the CCB, Lutingh had told only former MI chief Gen Witkop Badenhorst that there was a rumour Barnard had been involved in the murder.

At that stage, Du Plessis argued, Lutingh was aware Barnard had alleged in his Section 29 statement that Lutingh himself was possibly responsible for Webster's murder.

Du Plessis said Lutingh then had the idea of spreading the rumour to incriminate Barnard.

Lutingh, he submitted, later devel-

Blomy 20/1/93

oped the idea into a full-blooded confession by Barnard, which was the account he gave when confronted by his cousin, Adv Martin Lutingh, during the Harms commission inquiry.

This explained why neither Badenhorst, SAP Gen Krappies Engelbrecht or Verster had mentioned Lutingh's version of a confession until the current inquest.

Earlier yesterday, J Wessels, counsel for Verster, Lutingh and the CCB, submitted that it was clear Badenhorst and Engelbrecht had tried to cover up information during their internal investigation into the CCB.

Both Engelbrecht and Badenhorst denied during their evidence that Lutingh had told them about Barnard's alleged involvement.

Wessels said the evidence of both generals should not be accepted because they had contradicted each other on several material aspects.

Argument continues today

Green belt needs its own authority, says Midrand

Blomy 20/1/93

MIDRAND has broken ranks with five other town councils wanting to incorporate "green belt" land northwest of Johannesburg into their municipalities.

A Midrand Town Council representative yesterday told a government demarcation board hearing on the incorporation issue that the council now supported the establishment of a separate local authority for the green belt region.

The demarcation board is hearing argument over the application by the Krugersdorp, Roodepoort, Randburg, Sandton, Verwoerdburg and Midrand councils that the large area of rural land between their boundaries and the Magaliesburg be divided up between them.

Communities in the area, as well as the government-appointed local government affairs council (LGAC), have opposed the application.

Midrand is also involved in a dispute with Sandton over a strip of land between them, an issue on which the board will also make a finding.

Midrand town planning consultant Bob Warren told the board yesterday Midrand council backed the LGAC's suggestion that the green belt be administered by a separate authority, which would have several smaller councils and boards under it.

Warren said a new regional services council (RSC) should be created out of the Witwatersrand RSC to fund local authorities in the green belt and help provide infrastructure should the need for expansion arise.

It was "critical" that development on Midrand's western boundary was co-ordinated.

Blomy 20/1/93

GAVIN DU VENAGE

Midrand's council had conducted a full assessment of the area beyond its western boundary.

The study showed that people living there were "90% in favour" of being incorporated into Midrand, should they have to become part of a local authority.

"Community bodies in this area rejected incorporation to any other local authority, specifically high-and-mighty Sandton," said Warren.

He said Midrand was in a position to provide all the necessary services and infrastructure for the area.

Speaking in his private capacity, Sandton councillor Frederick Ehlers said the proposed incorporation had little support among his ratepayers.

The move also did not enjoy the backing of all council members, but was a "representation by a vociferous few", he said.

LGAC representative Werner Zybrands said there was enough land in the PWV region to accommodate another 8-million people without using the green belt.

He disputed the councils' ability to administer and provide services to the area, as their budgets were already stretched.

Projects in Alexandra facilitated by Randburg and Sandton had been paid for through the Witwatersrand RSC, he said.

Ratepayers in towns such as Randburg and Sandton would either have to pay more or have to accept a lower standard of living if the incorporation proposals were accepted, Zybrands added.

Schools hit by gang's protest

Blomy 20/1/93

KATHRYN STRACHAN

SOWETO teachers and the Department of Education and Training (DET) have blamed a roving gang of youths for disrupting schooling in the Naledi area and driving principals away.

DET Johannesburg director of education provision Norman Malebane said the group — acting in the name of the Congress of SA Students (Cosas) — had moved from school to school since Friday intimidating principals and department heads.

A Cosas national executive committee member said while his organisation condemned the disruptions, it could not say whether the group was part of Cosas.

National Education Co-ordinating Committee spokesman Desmond Thompson said the NECC condemned the protest which, he said, appeared to be centred around pupils being refused admission if they did not pay their fees.

Malebane said that while the principals at eight Naledi primary schools and three high schools had been hounded out, other teachers were continuing with their classes. Activity at the 56 other schools in Naledi had not been disrupted, he said.

He said that principals had been afraid to return to school for fear of their lives, except for one who had been fetched and "reinstated" by his pupils.

The DET is planning a meeting with students' organisations and civic associations in the area to resolve the situation.

Flat rate under fire

By Lulama Luti

THE Central Witwatersrand Metropolitan Chamber, in a bid to end the rent boycott, has proposed that Soweto and Diepmeadow residents pay a flat rate of R55 a month

But the Soweto Civic Association yesterday rejected the proposal, saying the amount had not been agreed upon during a meeting on Monday with the CWMC and other parties

The CWMC yesterday also urged residents to pay the R55 flat rate and not wait for a final agreement

SCA spokesman Mr Pat Lephunya was, however, adamant that there was no agreement over an amount during the meeting with the CWMC, the Transvaal Provincial Administration,

20/11/93
Soweto
NO AGREEMENT R55 suggested by

Chamber has to be discussed with residents:

Roodepoort and Johannesburg city councils, the Soweto and Diepmeadow councils and the newly-appointed administrator for the areas

He said the amount was one of three proposed at the meeting

"The TPA had proposed R300, the Johannesburg council R85 and we put forward the R55. There was no final agreement on the actual amount as we said we needed to consult the residents

"There is no way that we could agree on the amount without having first consulted the residents. All parties concerned need to report to

their constituencies before a final agreement is reached," he said

He added that there were still outstanding issues discussed at the meeting which would influence the final decision on what amount was to be paid

These included the municipal tariffs, the writing off of more than R1,3 billion owed jointly by the Soweto, Diepmeadow and Dobsonville councils either to the Government or to private concerns, and the issue of the dissolution of the Dobsonville Council

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'Affordable' sites sold out

ALL 1 325 stands at Permprop's Vosloorus Ext 28 affordable development have been sold, says MD Philip Chilton-Jones

Permprop — Nedcor's property development subsidiary — has been involved in the affordable housing market for about 15 years and still holds a large amount of land countrywide

"We hold land in some of the more troubled areas but cannot consider any type of development on this land until the politics are sorted out," he said

Permprop had taken advantage of the capital subsidy scheme launched by the IDT to address the chronic shortage of affordable homes on the East Rand

"The IDT scheme was developed in direct response to the severe housing shortage and provided a capital subsidy of up to R7 500 to low-income-earning individuals to allow them to own land on which to build affordable structures," he said

Construction on the Vosloorus Ext 28 development started last June. In six months the stands were developed and serviced. The project was undertaken in conjunction with development agency Citicon, which liaised with community representatives and the site allocation committee.

Permprop development manager Peter Daniels said individual water supply and sewerage connections were laid on at each

(127) PETER GALLAGHER

site. Surfaced bus routes and gravel secondary roads were provided

"We originally intended to construct rudimentary toilet structure on each site but at the request of the community high-mast lighting was installed instead with a sewerage connection to each site," he said. Permprop donated a site for a home improvement centre and sample houses were being erected by independent builders

Chilton-Jones said the Vosloorus Town Council was "most helpful" and had agreed that buildings need not comply with the national building regulations, although brick and mortar had to be used

"However, while the structure must be erected within six months of the date of transfer, there are no requirements regarding the size or plan of the house"

Initiatives were needed to address the escalating housing shortage and had to involve government, the private sector and other political parties

"If they could get together and formulate a plan for the erection of medium-rise structures, where people are able to own their own units and the developer is somehow guaranteed a return, the housing crisis could start to be addressed"

Green belt arguments end as hearing closes

Blom 21/1/93 GAVIN DU VENAGE (127)

THE Demarcation Board hearing in Krugersdorp on whether an area larger than Johannesburg should be divided between six councils came to a close yesterday.

The board is considering whether the green belt area northwest of Johannesburg should be partitioned and included in the boundaries of Krugersdorp, Roodepoort, Randburg, Sandton, Midrand and Verwoerdburg. Midrand has backed the argument that the area be administered by a new local authority.

The board, under chairman Jan Brand, will spend the next four weeks considering arguments for and against incorporation, presented over a five-day period. It will then present its findings to TPA administrator Danie Hough who will make a final decision.

Opposing the application are several local administration committees representing communities in the area, with the support of the Local Government Authority Council, a statutory body that oversees the functioning of the administration committees.

The board will also consider the local authority council's proposal that the area be administered under a separate authority, assisted by a new, expanded Witwatersrand Regional Services Council.

The board has also been asked to make a finding over a dispute between Midrand and Sandton. Both councils wish to incorporate patches land that separate them.

The councils argued that urbanisation pressure and an expected influx of eight million people during the next decade meant additional land was urgently needed.

Randburg and Sandton representative David Osborn denied the land would be used as a "dumping ground" for squatters, saying it would be systematically developed. Urban infrastructure would be put in place for an economic mix of low- to high-income housing and industry.

Werner Zybrands, representing the local authority councils, said the rural character of the area would be destroyed if the councils began haphazard and uncoordinated development.

ILLOVO WEST

FM 22/1/93

Battle lines drawn (127)

A proposal by a claimed majority of Illovo West property owners to rezone 21 ha of their prime northern Johannesburg residential area to commercial use has set the cat among the pigeons.

Predictably, the plan, which is the logical consequence of scattered de facto commercial development in the neighbourhood, is being vociferously opposed by residents against any further commercial encroachment in Illovo. Both sides have briefed town planners to act for them and the battle lines are being drawn.

The problems associated with commercial rezonings in Illovo have had a long history. In September, town planning consultant Van der Schyff, Baylis, Gericke & Druce submitted, on behalf of 11 property owners representing 14 properties, individual rezoning applications to the Johannesburg City Council. A further 20 are to follow soon. Attached to each is a proposed development plan for the area, bounded by Harries Avenue in the north, Melvill Road to the west, Bompas Road in the south and Oxford Road to the east, drawn up by Intaprop director Tim Middleton, a former Johannesburg City Council deputy director who is acting as development facilitator for the residents.

Johannesburg's assistant director city planning Jean-Luc Limacher says the applications have not been dealt with. He adds council has indicated to the residents' consultant that its initial response will be negative — until such time as "a development plan for Illovo West is approved by the council."

Says Limacher "The council is considering the process for a co-ordinated development plan for the area. About an eighth of the area, comprising eight office blocks, some still under construction, is zoned commercial. Another eighth consists of high density residential development, mainly flats and townhouses. The rest are houses."

Meanwhile, the opposing residents have formed a steering committee, the Illovo West Action Group, under the chairmanship of Celia Riach. The committee has approached town planning consultant Rosmarin & Associates to act for it. However, "pending deeper research into the matter," the consultant has yet to decide whether to accept the brief.

Director Stephen Jaspán says "We have to see whether the development plan prepared by Van der Schyff, Baylis, Gericke & Druce has any town planning merit. It has been submitted to council for comment and is obviously being used as a document to lobby support. Their argument clearly has certain weaknesses."

Middleton maintains he is acting on behalf of about 75% of the residents in Illovo

West. This area excludes properties fronting Oxford Road and includes 58 houses "Of the 58, we represent 39 owners in favour of commercial zoning. Eight oppose rezoning, while 11 are either undecided or have not yet been contacted."

Middleton argues that the whole of Illovo should be treated as a development node. This would include the properties in the mid-block to Oxford, all those between Oxford and Rudd roads to the east and those south to North Road in Melrose. The area already has 38 commercially zoned properties, 46 high density residential properties (including

within these nodes, excluding further business decentralisation from the Johannesburg CBD, he says, should amount to approximately 50 000 m² a year.

"How and where does the council intend to deal with the next 20 years of natural growth from these areas if not in some planned and comprehensive manner?" he asks.

A development plan for Illovo, therefore, should be able to cope with high demand for commercial rights in the area over such a period — including the consideration of Illovo as a Masstran stop along the proposed

northerly route. This would obviate, he believes, the willy-nilly spread of commercial growth into other residential areas. Middleton is offering to facilitate that by undertaking a full planning exercise, including public participation, to ensure a comprehensive evaluation of the idea.

"The development plan the council has is a conceptual one. The principles involved have to be fleshed out with the parties concerned and must include a

consideration of the 20 000 m² of offices between Oxford Road and Wanderers and future infrastructural planning, including Oxford Road itself, as well as the high density residential area," says Middleton.

Meanwhile, Northern Areas Group chairman Margrit Wolff responds by saying "In a new SA, everything must be done to protect the northern areas from further commercial growth, while everything should be done to upgrade third world areas."

Residents opposed to the plan have retained attorney Philip Pencharz of Edward Nathan & Friedland, Inc to act for them. Pencharz says he is still awaiting full details of the development plan but assures the FM residents are resolute in their determination to oppose it.

About 20 owners recently turned out at a preliminary meeting. Riach estimates the number was closer to 25 or 26, including residents from areas which would be affected by the proposal, such as Dunkeld and Sandton.

Middleton's argument might be persuasive. Certainly, Illovo is badly blighted by commercial development and the need for a co-ordinated development plan is para-



10 on the west side of Oxford between Hurlingham and Chaplin) and the 58 residences.

Because of his planning experience, Middleton became involved with the residents' "cause" a year ago. He was approached by broker, developer and valuer Leadenhall, which had managed to pool together owners concerned about the encroachment of high density residential and commercial development, in the absence of a development plan. Many, he notes, are in limbo, not able to sell at fair residential value because of changes taking place and unsure whether the area will eventually be zoned commercial.

Middleton says council should come up with a plan to develop Illovo along the lines of Rosebank within the context of a city-wide plan. He argues that Illovo satisfies all the criteria for development as a decentralised, commercial node and that this is the way cities grow. Over the past 20 years, he says, 1,3m m² of offices have been erected in Parktown, Rosebank, Illovo, Hyde Park, Randburg and Sandton. Natural expansion

Continued

ANC promise on rent boycotts

By BAFANA KHUMALO ^{Wilmant} 22/1-28/1/93.
THE African National Congress says it will never evict people in order to break rent boycotts. Instead, says ANC regional spokesman Ronnie Mamoepa, if and when the organisation controls local government, it will embark on a "mass educational campaign to make people see the reason they have to pay rent"

Mamoepa was speaking in the wake of the Transvaal Provincial Administration's (TPA) firing this week of all councillors in the Diepmeadow and Soweto councils, citing their inability to collect residents' rent. The two townships have been in the grip of a rent boycott which has virtually crippled local government. Their debt for service and rent charges is estimated at R1,3-billion

(127)
"People are not allergic to the payment of rent and service charges," says Mamoepa. He acknowledges that in certain circumstances people don't pay rent because they can't afford to, "but generally speaking people embarked on rent boycotts because of inferior services and corrupt councillors. As soon as those conditions are removed people will start paying their service charges."

The same thinking applied to rent hikes, "the direct result of the imposition of a corrupt system of local government. Once that system is removed, rents will become affordable again — and people will pay."

Mamoepa is optimistic that an ANC local government would be successful in getting people to pay rent. "For years we have brought our people to boycott rents, we can educate them to see the reason why they have to pay. We have a tradition of working with the masses."

There has been feverish activity in the Central Witwatersrand Metropolitan Chamber in an attempt to resolve the problems. The chamber, including the TPA, Soweto Civic Association (SCA), city councils of Johannesburg, Roodepoort and Dobsonville and the newly appointed administrator of Soweto, was reported this week to have called for a R55 flat rate. The report was denied, however, by SCA general secretary Pat Lephunya.

Meanwhile the Johannesburg City Council has agreed to take over the administration of services in the two townships. Johannesburg Management Committee chairman Ian Davidson said the move would be linked to the ending of the rent boycott, the normalisation of payment for services consumed by residents and the "commitment by government to continue intergovernmental transfers and the writing off of historical debts".

Mamoepa said that the ANC welcomed the step taken by the city council but "it does not go far enough in creating a single tax base for the two areas, something we have always called for".

Councils reluctant to let Eskom take over supply

COUNCILS of Vaal Triangle townships are reluctant to grant Eskom direct electricity supply rights, saying this will deprive them of much needed revenue.

Eskom West Rand sales and customer services manager Paul Marais said at the weekend the utility was negotiating with, among others, the authorities of Sebokeng, Sharpeville, Boipatong and Bophelong, as well as the Vaal Civic Association (VCA), with a view to taking over all power supply in the region.

Reef townships which have already ceded their electricity supply rights to Eskom are Soweto, Dobsonville, Diepmeadow, Alexandra, Vosloorus and Tsakane.

Marais said the utility was negotiating with a number of townships, which owed it money for primary

6/10/93 25/1/93

WILSON ZWANE

electricity supplies, but could not meet their accounts because of low levels of payment from residents

Sharpeville and Bophelong administrator Eben Combrinck said he did not like "the idea" of Eskom taking over because it would cripple the town councils.

These councils, Combrinck said, used electricity revenue to pay for other services such as refuse removal and sewerage.

In another development, it was decided that services in the Vaal Triangle townships would not be reduced from today as had been threatened

Councils in the area warned last week that unless 65% of residents paid their accounts, water supplies would be reduced by 50% and electricity would be supplied only between

8am and 4pm

Combrinck said the decision to suspend the reduced services strategy was taken after discussions in the recently formed normalisation task team in the area

The task team comprises representatives of the TPA, the local authorities and the VCA. It was formed in an attempt to restore stability to the unrest-torn region.

Combrinck said the VCA had undertaken to urge residents to step up payments so as to avert reductions in services.

The situation would be monitored closely and should residents not "flock to the offices to pay", services would be reduced next Monday

The VCA has warned that the reduction in services would spark fresh outbreaks of violence in the "still volatile region".



BLOOM 25/11/93
**Five mourners
killed in attack**

DURBAN — Five people were killed and about 15 wounded in Amoati, north of Durban, on Saturday in an apparent revenge attack on a group of mourners.

A police spokesman said the attack was in revenge for a massacre two weeks ago in the area. The victims were on their way home from a funeral.

At Mhlabankosi in Imbali, near Maritzburg, churchgoers were scattered yesterday by ANC and Inkatha supporters who started shooting at each other.

Police, alerted by reports of violence in the Zinkwazi/Mdabanzane area, dispersed the groups of about 25 people each.

In the Transvaal, a man was reported killed and another wounded during the funeral of the wife of clergyman Solomon Khumalo in Katlehong on Saturday.

Police spokesman Brig Malherbe said the two victims were found in a house.

Police arrested an unknown number of suspects after SADF members pulled over a car near the graveyard that was later discovered not to be part of the procession.

They arrested six other suspects travelling in a car and confiscated several firearms while patrolling the township.

In Ratanda township near Heidelberg, a man was killed and two wounded on Friday in a shooting incident.

In Soweto, gunmen opened fire on a police patrol car on Saturday, killing a police dog and wounding another, police said. Two officers were also wounded in the shooting in Meadowlands. — Sapa.

Civic bodies to take on local authorities over water cuts

WILSON ZWANE

TOWNSHIP civic organisations are to take up cudgels against local authorities trying to break rent and services boycotts by cutting the water supply to residents. *BLOOM*

The Civics Association of Southern Transvaal (Cast) said at the weekend it would take an "appropriate" measure to ensure that water supply and all other services rendered in townships were depoliticised. *25/11/93*

Cast publicity secretary Pat Lephunya said his organisation was concerned that local authorities, who had been cutting power in an attempt to break boycotts, were now cutting the water supply.

Lephunya said negotiations were necessary between the civic movement and water boards, with a view to getting the water suppliers to supply directly to township residents, rather than via local authorities.

Cast general secretary Dan Mofokeng said although the rendering of services to townships would be dealt with at a local government negotiating forum, to be launched in the near

future, an "appropriate measure will be taken against the councils, which are discredited and which use water to prolong their lives"

Town councils of Vosloorus and Katlehong, on the East Rand, recently reduced water supply in an attempt to get residents to pay their accounts. *(127) (28)*

Civic organisations have so far been negotiating with Eskom to take over the electricity supply in all townships. Cast general secretary Dan Mofokeng said recently the transfer of supply rights to the utility was necessary in the transitional period. Once the "mess" at local government level had been cleaned up and once nonracial local authorities had been installed, the matter would be reviewed.

Negotiations with Eskom began after it had become clear to civic organisations that local authorities were trying to break rent and services boycotts by cutting electricity.

Parents to sue US firm over Sabax drips

SUSAN RUSSELL

THE parents of one of the babies who died after being administered allegedly contaminated drips at a number of Johannesburg clinics confirmed yesterday that they were pressing ahead with a R60m claim for damages in the US. *BLOOM*

Anna Flocchi said her husband Marco had signed a mandate on Friday giving Johannesburg attorney Chris Bean the go-ahead to institute a claim against Baxter Travenol Inc, the US supplier and licensee of Sabax in SA. *25/11/93*

The Flocchis' baby son Roberto died in August 1990 after he was given a Sabax drip at the Park Lane

clinic. *(123) (12)*

Flocchi said as far as she was aware Bean had been instructed to claim damages on behalf of the parents of 20 babies who died from contaminated drips during 1990 and in September last year. She said \$1m (R3m) was being claimed in respect of each of the 20 babies.

An inquest held in the Johannesburg Magistrate's Court found that no one could be held responsible for the deaths of the 12 babies who died from the contaminated drips in 1990.

The ANC would ensure that an immediate... this year shortages... likely to occur over the next two to... because farmers would have



The unaudited results for the year ended at present... subsidiaries are as follows:... INCOME STATEMENT... restructuring of the SABC were those... CIB's plenary session in November on... of Colaba's working groups and NA

Housing forum 'resolved Thokoza's hostel dispute'

(127)

3/01/93 26/1/93

WILSON ZWANE

THE National Housing Forum (NHF) played a major role in negotiating an agreement between hostel residents and the Thokoza town council on the reoccupation of the newly renovated Thokoza 1 Hostel, sources said.

The sources said the forum facilitated a flow of information between the two sides after it had been alerted to rising tensions over the dispute.

The council said residents would be allowed to reoccupy the hostel only after they had undertaken in writing to pay a 300% increase in rent.

Residents, who had been paying R15 a month before they left the hostel, refused make such an undertaking and threatened to regain entry into the hostel by force.

The forum's involvement in the dispute apparently stemmed from the realisation

that the council's refusal to allow residents to reoccupy the building after its upgrading could spark an outbreak of violence in the volatile East Rand township.

The NHF's office said yesterday it would not comment on its involvement in Thokoza as yet.

The Thokoza Town Council and the Thokoza Hostel Residents' Committee agreed last week that residents who had vacated the hostel during its upgrading should reoccupy it and undertake to bear its running costs.

TPA spokesman Yvette Engelbrecht said last week the agreement had been concluded after the administration had managed to get the two sides to talk to each other.

Mr Clean keeps his eye on the dirt

By Mzimasi Ngudle

TRANQUIL DOBSONVILLE North appears to be a lower middle-class suburb, splendid with greenery, as you drive into Soweto from the Randfontein road on a clear summer morning

Suddenly, however, piles of rubbish stacked on street corners and in lanes betray more than a decade of decadence in local administration and management

As you drive deeper into the madding crowd, the modest beauty of Dobsonville Park hits you like a dart

Its beauty soon peters out into its lacklustre peripheries littered with uncollected garbage strewn all over by the wind

What should have been a small green park in Moletsane at this time of the year looks like a refuse dump

Dobsonville, Diepmeadow and Soweto alike straddle neglected tarred roads pocked with potholes

Streams of water spluttering from burst pipes add a sombre note and to match the protest mood of the residents of Dobsonville Extension 3

Water tubs

Their tubs are only filled with water fetched from distant neighbours. Wretchedly they wriggle out of their beds before dawn to collect the last drops before water runs out

Plumes of dust from the streets blend nauseatingly with the smog which is already the scourge of the city

This is the state of affairs Sowetans cope with daily since the advent of the Black Local Authorities in 1982

27/1/93
Soweto
■ **WITHERING LOWS** Council's

maladministration makes township

look like a garbage dump:

127

Among the original of the BLA had been the "beautifying of and the neatness of the local authority, including the planting, trimming or removal of trees"

Instead, what the councillors did has led to the Transvaal Provincial Administration's phasing out of city councils following charges of maladministration and resultant collapse in services

Corrupt councillors

While the rent boycott has taken a heavy toll, residents point out that it was the corruption of councils that sparked the boycotts in the first place

The corruption gave momentum to the resentment against city councils since 1983, when residents clamoured for their death, alleging that they were creations of apartheid and hotbeds of corruption

"Councillors are doing nothing for residents but drive around in expensive cars that residents can only dream about," Ms Desiree Ngubeni of Protea North said

Isak Phatle of Rockville said "It is good that the councillors have been dismissed. I think they will now also feel the frustration because they have become ordinary citizens like us"

Soweto's environmental activist and the president of National Environmental Awareness Campaign (NEAC), Mr Japhta "Mr Clean" Lekgetho, concurred

"Even before the strikes and boycotts the townships were not cleaned to the required standards. The problem is largely related to the inefficiency of the councillors in administering the townships generally

"What they did was nothing compared to cleaning programmes in white suburbs"

Exit councillors and good riddance, too, leaving a tattered environmental fabric in the hands of the new administrator, Mr Zakkie Lombard, whose tenure lapses on February 28

Meanwhile, TPA will discuss the possible administration of the councils with the Johannesburg City Council and the Witwatersrand Metropolitan Chamber

Revamp of services

Also, the Johannesburg City Council has reportedly been given the green light to revamp services in Greater Soweto on an agency basis

The council also endorsed the broad principles of a draft plan on the servicing of Soweto which had been negotiated in the Central Witwatersrand Metropolitan Chamber by parties as diverse as white local authorities, civic associations and the TPA

The council will at this stage fulfil only a limited role in providing services. The agreement still has to be endorsed by the new administrator, Mr Zakkie Lombard, and the Greater Soweto Forum

Slabbert on health
care trip to Harare

MICHAEL HARTNACK

HARARE — SA Health Department director-general Dr Coen Slabbert will be discussing Zimbabwe's experience in developing mass primary health care when he visits Harare next week, Health Minister Timothy Stamps has disclosed.

"His principal reason for coming here is to find ways in which SA can follow our lead in developing primary health care centres for the majority population, but I have no doubt we will discuss cholera, human immunodeficiency virus (HIV) and AIDS"

Stamps told a briefing on the cholera epidemic that health problems afflicting southern Africa knew no geographical limits

There have been reports in Harare that, making the first visit of its kind since Zimbabwe's 1980 independence, Slabbert will discuss a regional strategy for combating the cholera epidemic that has claimed at least 800 lives in Zambia and 183 in Zimbabwe, after spreading from endemic areas in the civil war zones of Mozambique.

Zimbabwe believes it is mastering the previously "explosive" spread of the disease, but fears the present 3 695 total of cases will continue to rise until the end of the present rains.

Home owners warned
about 'bond insurance'

WILSON ZWANE

SA NATIONAL Civics Organisation (Sanco) president Moses Mayekiso yesterday warned township home owners to be on their guard against being taken for a ride by organisations promising to pay off their bonds in the event of unemployment

Mayekiso's warning came as a company called Tri-Housing Repossession Busters flooded Reef townships with pamphlets urging residents to turn to it for financial assistance

In the pamphlets, the company, which claimed to have been in existence since 1991, promised to bend over backwards to give residents peace of mind — at a price.

Manager Sam Chabalala said yesterday homeowners who wanted his company's services would have to pay an annual fee equivalent to 2% of the value of their bonds

This fee was payable in 12 equal instalments, Chabalala said, adding that his company would settle a client's bond if he or she lost a job

The company was not an informal savings club but a registered close corporation, he said

Investigations by Business Day show that the company is not registered with the Registrar of Companies and Close Corporations. The company is also not known in the financial and housing sectors

Pressed for further information, such as the number of clients the company had signed up, Chabalala refused to answer, saying the media sometimes killed rather than promoted business ventures

Mayekiso said his organisation's affiliates would be asked as a matter of urgency to check the credentials of the Tri-Housing Repossession Busters and similar companies

He said people should not be tempted by such companies before they had satisfied themselves of their authenticity.

It is understood that the matter could be raised at discussions between Sanco and the Association of Mortgage Lenders today

The issue of some unemployment insurance cover for homeowners was being discussed by the association and the civic organisation.

Agreement on housing

WILSON ZWANE

STATE Expenditure Minister Amie Venter and National Housing Minister Sam de Beer this week agreed with the National Housing Forum that there was a need for an urgent programme to sustain — or even increase — current levels of housing delivery.

Details of the programme, which would supplement existing schemes to provide low-cost housing, would be worked out only after it was known whether funds would be forthcoming from government.

A source close to the Ministers said a plea for funds to be ploughed into the programme was made by the forum at its meeting with the Ministers on Tuesday night

Sapa reports that a draft joint document by the Local Government and National Housing Department and the forum on additional funds for housing was discussed at a meeting on Tuesday.

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Rent boycott to go
21 28/11/93
JOHANNESBURG.
The Reef hostel rent
boycott is to be lifted on
February 1. — Sapa (12)

No Jo'burg electricity rise

STAR 28/1/93 (127)
Johannesburg residents and businesses will not have to pay higher electricity charges despite an 8 percent increase in Eskom charges, the council said yesterday.

Management committee chairman Ian Davidson said the council would absorb the tariff increase which came into effect on January 1.

He added that the council was committed to "doing everything we can to help consumers curb costs."

"Although the Pretoria City Council, for instance, is putting up its tariffs from February 1 as a result of Eskom's increase, we have decided to absorb the increase to fight inflation." — Sapa.

Townships need help to

STAR 28/1/93.

(127)

Soweto
322
teacher
(52)

longs to
STAR 28/1/93
go back

By Phil Molefe
Education Reporter

tion
"It is our post should pay for the receive," Lephungya says.
The SCA plans a campaign suading residents he says

He adds the ri any new financi will necessarily the provision of bates for residen some form of fu from central neighbourhooding wh Additionally, to be help to the set tariffs on b as water and ele Few who are ing Soweto's (o township's) fina argue against given

Lombard will at his Roodepoort home groups includn tened that his wife a permanent cil fused to resign his post. He will play the threat comes in the wake of a statement

THE Soweto Civic Association (SCA) has rejected a suggestion by the Central Witwatersrand Metropolitan Chamber that residents start setting their rent and service bills. This will no doubt cause dismay in Government circles, but the civic association's stand is not altogether unexpected — or necessarily final.

The chamber, a joint negotiating forum on local government issues, made the call for the payment of a R55-a-month flat rate after a tentative deal aimed at restoring efficient administration to Greater Soweto.

The new agreement was negotiated under the auspices of the chamber in talks which involved, among others, the SCA, the Transvaal Provincial Association and the Johannesburg City Council.

The disagreement over the call on residents to pay spotlights the agreement's main plank — that it will stand or fall on the ability of the parties to persuade Greater Soweto inhabitants to pay for services rendered by the authorities

The way to implementing the agreement was cleared by the dismissal of Soweto and Diepsmond city councillors by the TPA, which blamed them for, apart from maladministration, the councils' slide into bankruptcy through the non-collection of municipal service charges.

This move meets a long-standing political demand of civic associations across the country that black local authorities, established to further the National Party's erstwhile dream of separate, racially based cities, be abolished.

And the replacement of the councillors with administrator Zakkie Lombard presumes that he can do a better job of providing an acceptable level of service, at the same time as he ensures that the councils receive payment for services rendered. But can he?

The answer is that he might, in the long run — if the complex agreement holds.

SCA general secretary Pat Lephungya, a key figure in the negotiations, says the pact as well as

the dismissal of councillors mark the beginning of the realisation of the SCA's objective of creating nonracial local government in the Greater Johannesburg area.

He thinks Lombard's success in his job will turn on setting affordable tariffs and providing a quality service for Soweto. This makes the role of Johannesburg and Roodepoort (which, in terms of the agreement, will provide municipal services) crucial.

Lephungya says new tariffs should be the subject of negotiation and that it would be difficult to set these without knowing how much financial help Soweto will receive from outside.

"The financial problems of the townships cannot be solved by the townships alone," Lephungya argues.

"There is a need for restructuring which will include the amalgamation of (black and white) councils, and changing the present situation where the township councils' only sources of revenue are rentals and tariff charges paid by residents."

He asks why township residents should have to foot the bill for the running of councils which are not of their own, but of apartheid's creation.

But once Johannesburg and Roodepoort begin providing services to Soweto, and a new, acceptable administration is installed, will the SCA support action by the authorities against defaulters?

Could the sheriff, for instance, count on SCA support when he attaches the property of nonpayers, or throws them out of council houses?

Lephungya and other civic leaders readily acknowledge that, in the aftermath of the agreement, some residents steeped in the so-called "culture of nonpayment" may be less than enthusiastic over settling their bills — and that action may need to be taken against them.

"But as far as the civics are concerned, the boycott was a strategy to achieve certain goals and once these are achieved there will be no reason for its continua-

A white Soweto principal, who was forced to leave his school last week after receiving violent threats, intends to return to the school when the situation gets back to normal.

Derrick van Staden, principal of Jabulani Technical College, said yesterday that he had felt the urge to return to the school because there was much to do.

He received a letter at his Roodepoort home last week which threatened that his wife would be killed if he refused to resign his post. The threat comes in the wake of a statement

Town clerk backs civics

SOWETO Council town clerk Elizabeth Sithole yesterday came out in support of the Soweto Civic Association's call for an independent investigation into allegations of corruption in the council.

"As a public institution, the council has always conducted its operations openly, in the best interests of Soweto residents and has nothing to hide," she said. The administrator has given his support to the council's decision.

Sowetan 29/1/93.

School delegation trapped

MEMBERS of the Parents, Teachers and Students Association of Kulani High School at Langa were trapped for more than an hour in a lift at the Department of Education and Training offices in Cape Town yesterday. They were on their way to the department to demand a high school building. The school was started in 1990 but they have never had a building in which to conduct classes.

Sowetan 29/1/93.

Welfare employee charged

A 33-YEAR-OLD Department of Pensions and Welfare employee in Venda has been charged on 50 counts of fraud involving R20 000. Mr Muvhi Phungo allegedly defrauded the department and pensioners while employed as an issuing clerk.

Sowetan 29/1/93.

Con-artist on the loose

THE Johannesburg municipality has warned residents to demand identity cards from all municipal personnel.

The warning follows a report that a con-artist masquerading as a municipal employee had duped a Berea man of R1 400, claiming it was to pay an electricity account. The man had excellent information about the man and knew exactly how much money he was owing. A municipal spokesman said accounts were never collected from homes and residents should only pay tellers at the rates hall.

Hostel arms haul

SECURITY forces recovered 14 firearms from hostels in Meadowlands in Soweto during routine operations on Wednesday night. Soweto police spokesman Captain Joseph Ngobeni said yesterday 15 people had been arrested and would appear in court soon. - *Sowetan Reporters and Sapa*

Sowetan 29/1/93.

Electricity accounts

THE supply of electricity to Diepmeadow residents has been transferred to Eskom, the council announced yesterday

The council said payments for electricity consumed from February 1 will have to be made to Eskom. It said payments for electricity consumed before February 1 should be made to the council. Eskom, the council said, would furnish each resident with a letter within the next seven days indicating where payments should be made.

(127) Soutan 29/11/93

Red flag for bank bulls

By BARBARA LUDMAN

IF the Johannesburg City Council refused to deal with financial institutions that practise redlining, it could cost the banks their share of a R2,8-billion account. 29/1 - 4/2/93

The suggestion that the council take such a step to discourage banks from the "foolish and abhorrent" practice of redlining — wherein banks decline to lend money for bonds in certain areas — was made at a council meeting this week by Berea city councillor Sias Reyneke.

According to city treasurer W Siebert, there is nothing in the ordinance to stop the city council from moving its money to a bank or banks of its choice. Currently 80 percent of the council's transactions go through First National Bank; Trust Bank receives much of the rest, but when there's surplus cash, "we go where we get the best rate" — so all banks could be involved.

Tony Norton, of the Council of South African Banks, finds the idea inappropriate. "You can't blackmail trustees of other people's money into doing things they shouldn't do," he says — "following practices which are unsound and might prejudice their depositors."

"We can't advise our members what to do. But we want a sound banking system in South Africa, which means you follow sound banking practices: you lend only to people who have a capacity to pay, a willingness to pay and the assets to back up their purchase. The American banking system lost touch with those principles and got themselves into an awful position."

So far the suggestion that the council use its funds as leverage has not even been debated in council. But it has clearly hit a nerve.

"In the short term, the financial institutions are protecting what they perceive to be their risk," says Cedric de Beer, acting director of the Johannesburg City Council's Department of Urbanisation. "But redlining has a creeping effect, affecting suburb after suburb. In the long term it will affect the interests of tenants, property owners and financial institutions, who all have money tied up in the property market."

"We can't prescribe to financial institutions. But we would like to see tenants and institutions get together and look for creative solutions."

The South African National Civic Organisation (Sanco) notes that "the banks as institutions ... have an exceptionally important role in stabilising property markets so that a range of racial and income groups can live in harmony. This the banks are clearly not willing to do."

"One piece of information that may explain why the banks are hesitant, is their massive land holdings in the peri-urban areas."

Sanco quotes a report from the Central Witwatersrand Metropolitan Chamber that Amalgamated Banks of South Africa (Absa) owns part or all of nearly 6 000 hectares of non-dolomitic land.

And, it warns, "if the banks continue to redline as a threat to the Transvaal Provincial Administration not to make land available for low income housing, this will be met with a strong legislative campaign to prohibit such politics."

FROM SLUM TO SHITTEL TO SLUM

IN a cave hollowed out of the foundations of an old Johannesburg home, a young Zulu mother croons gently to her baby.

(127) (540) 51 Times 31/1/93

Outside, where children once collected acorns, drug deals are being negotiated.

Bertrams, a small Johannesburg suburb, is in its latest incarnation, having gone from slum to shittel (village) to slum in 60 years. In the 30s, Jewish refugees from Lithuania or German-smoused poultry to housewives. Now refugees from homelands, townships and Natal's deathlands crowd the houses and the streets don't feel safe. Inside large old homes black families live crammed together. One house in Terrace Street is shared by an estimated 140 people. In her dark hole beneath 24 Ascot Road, Mrs Zodiwa Duze, 26, stirs her pot of porridge on a small paraffin stove, seemingly oblivious to the noise of people walking around on the boards above her.

She shares the dilapidated four-bedroomed house with 62 people. Although she is unhappy in the hotel — for which her husband pays R180 a month — she is trapped. Driven from Natal by unemployment and poverty, she and her husband brought their family to Johannesburg two years ago.

He soon found a job in a hardware store, but with the lack of housing in the city he was forced to move his family into the makeshift "home".

Bertrams has survived many changes since it was proclaimed a township in 1889. In 1930 blacks were given permits to live in the suburb, but five years later they were relocated and the area declared a slum.

Terrible

Coloured families moved in in 1935. They resisted removal for two years before they made way for a white rehousing scheme.

Bertrams became home to many middle-class Jews, most of them German and Lithuanian refugees who fled to South Africa in the late 30s.

Many of the Jewish settlers built grand homes: it is these homes, which today have become virtual squatter camps under one roof.

From around the mid-50s, the Jewish community was replaced by a burgeoning Portuguese community.

In 30 years Portuguese numbers dwindled as coloured and Indian people moved back. Now they too are leaving as poor black families move into the area to be closer to work.

Inside the house on Ascot Road is a maze of beds and partitions. The owner, Mr GJ

This is 24 Ascot Road. People are living here . . . sixty-three in fact

Words JOCELYN MAKER Pictures HERBERT MABUZA

Zuchowski, who has not been heard of for months, has ingeniously divided every room to accommodate as many people as possible.

Residents live under appalling conditions, with only one working toilet — two more are blocked and overflowing — two cold water taps and no electricity.

The self-appointed caretaker of the house, Mrs Joyce Diamond 27, said the number of people who sleep at the house increases to at least 100 over weekends.

"The conditions are terrible, but most of the people who live here only want a place to stay so that they can keep their jobs. The owner of the house has made a fortune out of us."

"This house is falling apart. I am afraid that it will collapse on Zodiwa. Everything is damp, no one will ever fix this house, it will eventually have to be demolished — then where will we live?"

From the rooms marked 1 to 19 in the house, people share single beds and sleep on the floor.

Three years ago Mrs Anna Mvelase, 50, and her husband Enoch, 58, paid a deposit of R360 to Mr Zuchowski for their space, which is the size of two single beds.

"We moved into the dining

room which he divided into three sections. There are 10 people living with us and the only things that give us a little privacy are the low wooden partitions and our curtains.

Afraid

"We do not want to live like this, but we have no other place," said Mrs Mvelase.

In the kitchen, which has a partition across the centre, four people live. The sink is used to store milk and other food, while the former pantry is packed with plastic drums which will be taken back to the homelands.

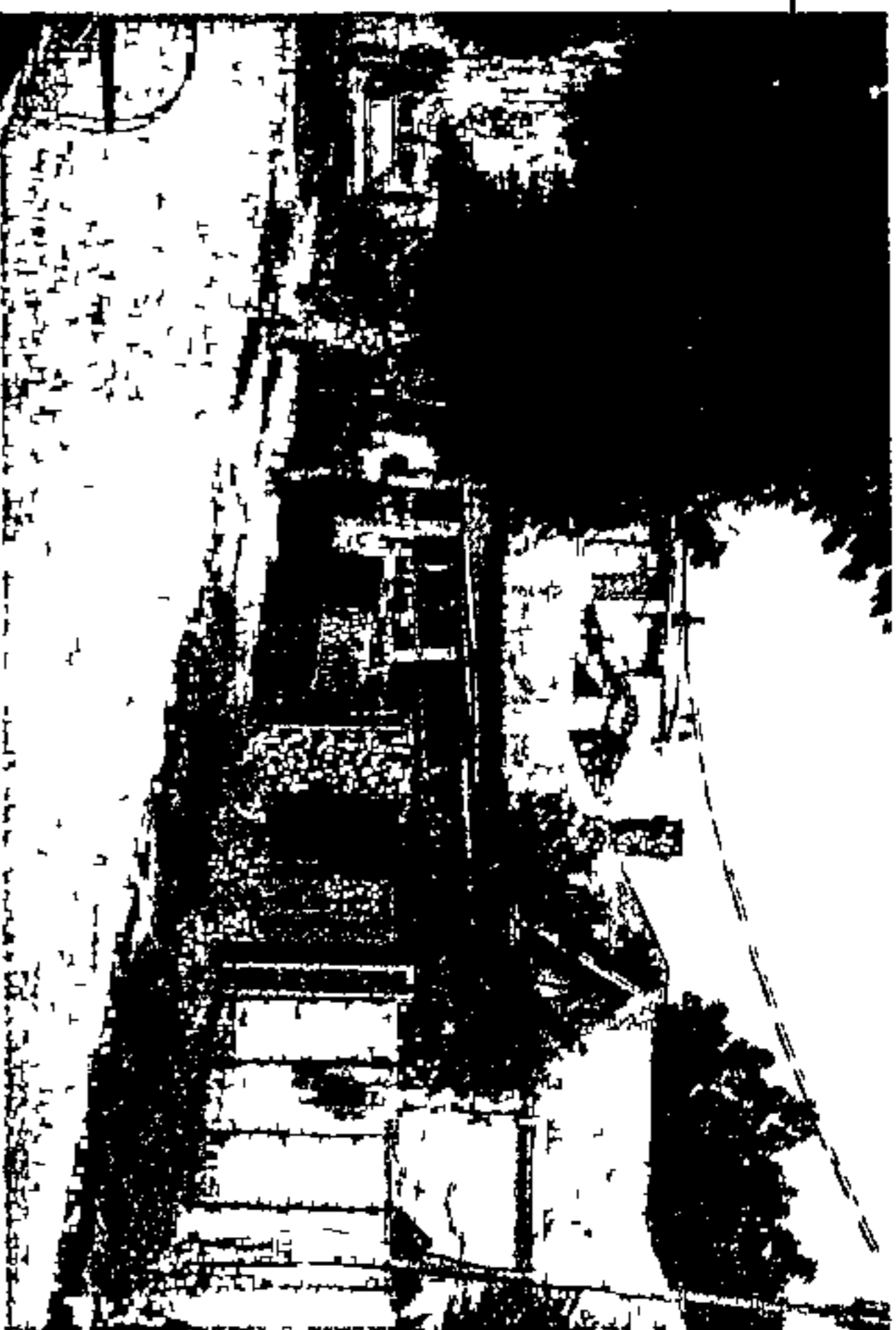
On top of the garage five rooms have been slapped together with cement, cardboard, corrugated iron and wood.

One section which is less than two metres wide is home to a family of six.

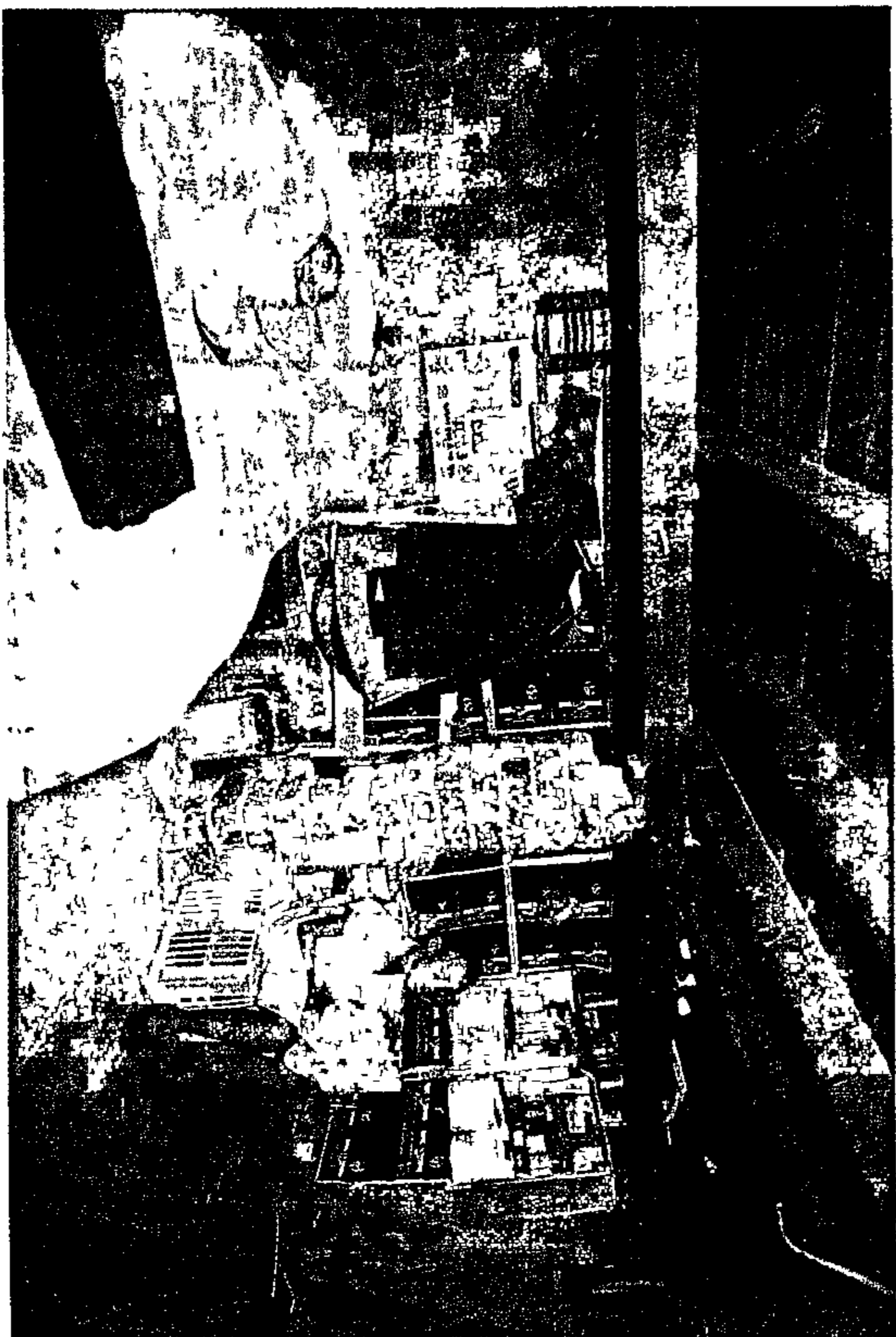
During the day everything that is on the floor is put on the bed so that there is space to move and cook food.

Mrs Diamond is afraid the house could burn down.

"All the women use paraffin stoves and many people smoke. If this house catches fire many people will die. If they do not die in the flames the place is so overcrowded they will kill each other trying to get out," she said.



SQUALID . . . the house where up to 100 people stay in appalling conditions



CRAMPED AND DARK . . . baby and a child in their makeshift section of the house which the self-appointed caretaker calls a fire hazard

Massive public works programme for 1994

810 AM 1/21/93

THE employment task force of the Consultative Forum on Drought (CFD) has outlined a six-phase process which will culminate in the launch of a massive national public works programme in April 1994

A task force report to the joint government-development agency CFD last week suggested that consultation, analysis and pilot work be undertaken in the next year, culminating in a "launch programme" during 1994

Task force spokesman Iraj Abedian said proposals for the giant project, which could divert billions of rands of government expenditure into job creation, would be published in July to inform the public

Preparatory work would get under way in earnest once approval had been obtained from the CFD and the National Economic Forum, which was also being consulted on the public works programme, Abedian said

He said the programme would stimulate "supplementary employment" for subsistence farmers in the rural areas as well as "continuous non-rural" jobs in an effort to roll back poverty throughout SA

RAY HARTLEY

A budget would be submitted to government in September this year in order to finance the establishment of the programme, he said

However, the programme would not require additional state spending as it aimed to "re-arrange the existing budget", redirecting expenditure to more labour-intensive projects, he said

Abedian said the efficient use of both fiscal and "non-fiscal" resources would be looked at by the programme. Models from countries including Japan, the US, India and Malaysia had been studied.

"Unless the public works programme happens soon, it is bad news politically and economically for SA

"The country can't go on squandering fiscal resources as they have been squandered in the past," he said

The task force report to the CFD said that government-funded employment creation projects in Qwa-Qwa, Venda, Transkei and Gazankulu had been visited and regional and local workshops on job creation were now possible

Rowing councillors agree to ceasefire

127

KATHRYN STRACHAN

AFTER months of acrimony and a fiery meeting last Monday which ended in disarray, the divided Sandton Town Council has finally decided to declare peace

Sandton Federation of Ratepayers spokesman Martin Jennings said on Friday that Sandton residents had been embarrassed by the in-fighting at the council. He said an urgent meeting was called by his organisation to resolve the arguments that had flared up between the two main factions in the council

Jennings said it was agreed at the meeting, which included councillors representing the two camps, that "enough is enough" and it was time to bury the past and concentrate on the future

He said the ratepayers' organisation was "delighted by the positive outcome of the meeting", but it was too early to disclose details of proposals for the future

This newfound peace will be put to the test tonight when the council meets to elect a new management committee

The election had to be rescheduled for tonight because last week's meeting ended in chaos when five councillors walked out in protest against former management committee chairman Willem Hefer's absence

Anger at dumping of medical waste

KATHRYN STRACHAN

ENVIRONMENTAL organisations and waste disposal companies have called for legislation and stiffer penalties to curb the dumping of hazardous medical waste

Waste-tech Cape regional manager Steve Kimber said his organisation had repeated its appeal after it had recently incinerated more than three tons of medical waste that had been illegally dumped near Cape Town's Belhar residential area

He said people who came into contact with the waste were exposed to a range of potentially lethal diseases

Earthlife Africa representative Beatrice Wiltshire said her organisation was extremely concerned at the dumping of toxic and hazardous waste materials, and had repeatedly appealed to the authorities to impose stricter controls

Kimber said, "At present there is no legislation dealing with the handling and disposal of infectious medical wastes, and fines imposed for dumping are ridiculously low - in the region of R500"

The dumping of medical waste is legally classified in the same category as littering, he said



Property buyers advised on how to protect interests

BIDAY 3/2/93

(127)

PROPERTY buyers have lost a large measure of protection because of legal changes to the "voetstoets" principle and should insist on warranties in writing, says Werksmans attorneys partner Stan Bragg.

This follows the most recent Appellate Division decision where the court held that for a seller to lose the protection afforded him under the "voetstoets" clause, it must be proved he was both aware of the existence of a latent defect and that he intentionally concealed this to defraud the buyer, Bragg says.

"The buyer has lost a large measure of protection by the changed legal position. It will be very difficult, if not impossible, to prove fraud on the part of the seller."

The buyer must never rely on the oral assurances of either the seller or his agent. An agent usually has no authority to make oral warranties on behalf of the seller, who can deny

PETER GALLI

giving such warranties and which are excluded by the written agreement anyway, he says

The buyer should ensure that written warranties specific to the item concerned are included in the sale agreement. An example of this would be to insert a clause stating: "The seller warrants that the swimming pool is not leaking and the filter is in proper working order and both will be in such condition on the date of occupation," says Bragg.

"Such warranties can be included for any aspect of the property about which the buyer is uncertain or dissatisfied. . . .

"If the warranty is breached, it may entitle the buyer to claim a reduction in the price or even a cancellation of the sale," he says.

Another confusing issue was the question of which items in a building were fixtures, and which were fit-

tings that could be removed.

Generally, a movable article that can be removed without damaging either the building or the article — and which has not become an integral part of the building — would be regarded as a removable fitting

A distinction has been drawn by the courts between an installation that is essential to the functioning of the building and an installation that is related to an activity carried on in the building.

"For example, in a house, doors and windows and probably also the stove are essential to the functioning of the house as a dwelling and thus are fixtures. However, a television aerial is relevant only to the activities of the occupants and is classified as a fitting," Bragg says.

The courts have held that a generally accepted test is to determine whether the person who attached the article to the building intended it to remain there permanently

Trend among industrialists to buy premises

BIDAY 3/2/93

(128)

THE trend among industrialists to buy and occupy their industrial premises rather than rent them is continuing, says Rhobeta Developments MD Ray Bowers.

"In particular, areas like Strijdom Park have remained popular because of its proximity to the western bypass, the Randburg CBD and several residential areas.

"The last land with industrial zoning rights in Strijdom Park has been

PETER GALLI

developed and, as there is good demand for space in the area and no new space is available, the time is right to launch our Rhodium Industrial Park development," he said.

The park, which offered 7 000m² of rentable space in 15 units, was due for completion by March 31. Two of the units had been let and negotiations were under way for another three.

The security of the area, coupled with security within the development, was a large drawcard to prospective buyers, Bowers said

The Fontainebleau Centre on Republic Road offered retailers units with an industrial specification at industrial rentals "This concept, which has been underused in the PWV area, offers a great opportunity to value centres, factory shops and discount outlets," he said.

Govt awarding smaller contracts

BIDAY 3/2/93

(129)

THE days of multimillion-rand government construction contracts were virtually over, with the emphasis shifting to smaller contracts for essential services, industry sources said.

Murray & Roberts (M & R) Gillis-Mason chairman Adrian Boyd said the civil engineering market had changed in the past few months, with township

EDWARD WEST

infrastructure development becoming more predominant at the expense of more conventional infrastructure development such as roads.

SA Federation of Civil Engineering Contractors executive director William Vance said he believed the March Budget would vote substantial funds for uplift-

ing poor communities.

Boyd said supplying services to townships had for years been impeded by bureaucracy and the several "forums" and commissions set up to resolve the problem. "To date no co-ordinated concept of urbanisation has emerged."

M & R suppliers and services director Brian Bruce said the changed emphasis in spending had resulted in the awarding of more small and medium-sized contracts at local and regional government levels.

Although several heavy civils contracts existed in the private sector, they would start only in the second quarter of 1993. These included the Columbus project, the Alusaf smelter, sewerage extensions in Johannesburg and Rand Water Board extensions.

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Jo'burg still has most head offices

THE Transvaal is still the hub of commerce and industry. More than 70% of the Financial Mail's top 300 companies have their head offices in the region, according to a report compiled by Anglo American Properties (Ampros) research department.

The Johannesburg CBD and periphery heads the list, with 41 or 16% of head offices of the top 300 companies, followed by the area east of Johannesburg (40), Sandton (39), the northern suburbs (27), west of Johannesburg (15), south of Johannesburg (13), Midrand (10), Pretoria (9) and Randburg (7).

The greater Johannesburg area remains the most densely populated head office area. Sandton's rapid growth is reflected in the fact 39 head offices are now located there. Almost 43% of leading beverage, hotel

and leisure companies have their headquarters in Sandton, as do 32% of electronic companies.

While the PWV is the strongest area, there are geographically preferred areas for certain commercial sectors, the Ampros report says.

"Towns and suburbs to the north of Johannesburg, including Sandton, Randburg, Midrand, Parktown and Rosebank, are popular with electronic companies, housing 84% of the national total, and 50% of pharmaceutical and medical companies. Towns east of Johannesburg — from Bruma to Springs and Elandsfontein — have the highest concentration of engineering companies at 58% and

36% of those in the electrical and battery sector.

Outside the Transvaal, the western Cape has the highest number of headquarters at 47, with Natal at 30 and the Eastern Cape with seven.

"Cape Town CBD remains the hub of the western Cape with 20 of the region's 47 head offices. This region remains the preferred choice for retailers and wholesalers (39%), clothing, footwear and textile operations (32%) and fishing (50%," the report says.

Eight of the top 300 companies are outside the major centres in areas including Pietersburg, Verteeniging, Middelburg, Witbank, Ga-Rankuwa and Namibia.

Knightsbridge sold out in two days

GROUP Five Homes launched a fifth Good Address Small Home (Gash) housing development at Knightsbridge in Bruma on the weekend, which sold out in two days, MD Rob Ballentine said yesterday.

"Once again sales were beyond expectation. The 72-unit project sold out over the weekend," Ballentine said. Units were priced from R99 000 and offered facilities such as satellite TV, security, a clubhouse, launderette, pool and gym.

The Knightsbridge development followed the rapid sellout of four previous projects based on the Gash formula.

"At our previous project, the 60-unit Templeton Green in Berea, Durban, people

ANDREW KRUMM (27) were queuing to buy two-bedroomed units priced from R189 000. The development was sold out in four hours," he added.

All projects were built using fast track methods by Group Five subsidiary Goldstein Housing. "The complexes appeal to young executives and the upwardly mobile element, and attracted a number of property investors," who account for a large proportion of sales.

Group Five Homes planned to launch a second phase at Khyber Rock in Sandton next month. The 24 second and third phase units would be priced from about R298 000.

WAREHOUSE

(127)
**Sebokeng gets
water reprieve**

Star 3/2/93
The TPA yesterday agreed not to cut off electricity to Sebokeng after a sit-in by residents at the council's offices

Group to oversee housing project

(127)
WILSON ZWANE

BIDAM 4/21/95
A SECTION 21 company would soon be established to spearhead the development project southwest of Johannesburg, Civic Associations of Johannesburg spokesman Cas Coovadia said recently.

The Johannesburg City Council approved a framework last week to guide the development of St Martins Trust, between Johannesburg and Eldorado Park.

The scheme would involve the city council, the TPA, community organisations, developers, land owners and financial institutions.

The first phase of the project will be carried out on land owned by the council. Future development phases could be carried out on privately owned land.

St Martins Trust Forum chairman Marietta Marx said the joint venture showed a new, creative approach to involve all stakeholders in developing workable solutions to the housing crisis.

Coovadia said his organisation would be a member of a Section 21 company, which would develop the land jointly with the Urban Foundation's New Housing Company. The company would be established within 30 days, he said.

Coovadia said it was too early to say how much money would be pumped into the project as the number of housing units to be built was still unknown.

Star 4/21/93

r-city tenants break bond freeze

129



by Jo-Anne Collinge

A pioneering co-operative housing venture has broken through the "red line" — or mortgage bond freeze — which banks have imposed in Hillbrow and Joubert Park, thanks to support from the tripartite Central Johannesburg Partnership (CJP)

More than 2 000 inner-city tenants now have the bank loan they so desperately need to take joint ownership and control of the seven buildings where many of them lived as "illegals" under the shadow of the Group Areas Act.

Leading financial institutions had agreed conditionally to lend R8 million for the acquisition and renovation of the blocks of flats in the Seven Buildings Project (SBP), key participants said. This followed an undertaking to guarantee the loan by the City Upgrading Housing Trust, an offshoot of the CJP, which com-

prises business, community and local government sectors

With the "red line" behind them, the project's advisers and tenant representatives are setting their sights on untying the red tape which restricts local and central government housing assistance programmes. In particular they hope to

- Get the Johannesburg City Council to agree to charge residents of the seven buildings the same rates and service fees as home-owners in the suburbs. This could mean relief of a couple of hundred rands a month to individual households, said Monty Narsoo of Co-operative Education and Planning. Currently some buildings were levied on a commercial scale and the bill for rates and unmetered services amounted to as much as R350 a month per household

- Lobby central government to broaden the scope of its existing housing subsidies to cover participants in co-oper-

ative and multi-dwelling schemes. The subsidies for first-time home-owners and the R7 500 grant available to low-income families through the Independent Development Trust could boost the purchasing power of many SBP participants.

Trevor Bailey of Legal Resources Centre said it was intolerable that rates and service structures created a situation where some of the city's poorest residents were subsidising wealthier sections of the community. A report on this issue would be tabled at a council meeting later this month and would include proposals on creating "zones of opportunity" within the city

Bailey added that, critical though the utility issue was to many householders, the purchase would go ahead regardless of the council's decision. Precise terms of purchase had yet to be worked out, but agreement had been reached in principle on a price of

R5,9 million for the seven buildings. Present owner David Gorfil said it was premature to comment on this

Transfer of title would take place soon, Bailey said. Structures of ownership had still to be finalised, but in broad terms, they would be constituted either as a single share-block scheme or separate shareblocks for each building

Gladys Makone, a tenant of Margate Court, has sat through 14 months of negotiations. She is confident that ownership will make all the difference to residents improving their accommodation. But, she points out, Hillbrow is full of transients and this obliges the council to spruce up public places

"We want to live in the city the way white people have been living here. It must be clean. The authorities don't care so much about the city now that it's housing black people," Makone says

THE purchase price for the first co-operative housing scheme in the country was agreed to this week, ending more than a year of uncertainty over the fate of seven run-down buildings in inner-city Johannesburg.

The deal centres on a creative interpretation of the Share Block Control Act, generally used for commercial property and holiday homes but never before applied to co-operative ownership of ordinary residential property. Residents of the seven buildings will be share- or interest-holders in the company.

One or more financial institutions are expected to back the deal. Security will come from money raised by the Central Johannesburg Partnership (CJP, bringing together businessmen, the city council and Actstop) and invested in blue chip shares.

"We're interested in financing this, together with other bankers," says the Perm's Dennis Creighton. "We're keen on creating alternative models that are particularly tailored to the need of inner-city development. I can't speak on behalf of other financial institutions, but we're in discussion with other mortgage lenders and it could be this will be done on a consortium basis."

It's taken 18 months of false starts, shattered schemes and returns to the drawing board by a raft of service organisations to get together the deal, once the concept was devised by Odette Geldenhuis of the Legal Resources Centre (LRC), co-ordinator of the project, and Erica Emden of EPK Tucker.

There were a number of sticking points: among them the price demanded by the owners, the banks' desire for security, the absence of a co-operative housing policy, and the planners' desire for low-interest loans to finance this example of social housing, ie affordable housing in the inner city for the low-income group.

The banks' need for security was fuelled by a suspicion that tenants — who average about R1 000 a month or less per breadwinner — were likely to engage in rent and bond boycotts, says

Share block deal for inner-city flats

Mail 5/2-11/2 193.
The Seven Buildings Project — an innovative scheme for tenants to buy up and improve inner-city blocks of flats — is finally getting off the ground.

By BARBARA LUDMAN



Co-operative plan — Stanhope Mansion is one of the buildings affected by the innovative deal. Photo by GUY ADAMS

STANHOPE MANSION

Monty Nansoo, co-ordinator of the inner city unit at Co-operative Education and Planning (Cope) "You have to judge it on the rent paying track record of tenants," he says, "and the majority — up to 80 percent of the people (in the seven buildings) — have pretty good records." All the same, "the model was developed to give the banks what they call a 'reasonable amount of comfort'".

The only low-interest loans mentioned in the final deal will come from firms or foreign funders supplying security via the CJP, but on all other points, positions became flexible.

The share block company — either one for all seven buildings, or one for each building — will pay R5,9-million, less than owners Solly and David Gorfil

It will be run as a Section 21 not-for-profit company, with equity divorced from the market, tenants who wish to move out cannot sell their share or interest on the open market but must offer it back to the company. This means, in theory, neither gentrification nor "slumification" but social housing for the foreseeable future, with the seven buildings a pilot project.

Now that the deal appears to be making a kind of commercial history, the organisations who put it together — LRC, Cope, Planact, plus the tenants — would like to see further innovations, for this deal and future ones.

One is the question of subsidies. "South Africa has geared its housing policy towards individual home ownership everything is aimed towards one person, one plot, one house, one white pick-et fence, which may not be the most efficient way of delivering housing to the masses of people."

The Independent Development Trust's R7 500 capital subsidy goes for site-and-service development. It doesn't apply to people buying a flat in an inner city block, nor does the first-time homebuyer's subsidy, which is designed for the purchase of new houses, not old flats. Moreover, says Emden, "none of the subsidy schemes at the moment are suitable for collective ownership."

The rates question is equally vexing. "It is part of the affordability crisis," says Nansoo. "People in the northern suburbs pay less in rates and taxes than people in the inner city because the inner city is zoned for business. People are paying between half and two-thirds of their total rentals on rates and taxes."

That will change slightly when the buildings are upgraded, he says, people in buildings without hot water have been using a lot of electricity to heat water for baths, for example, and once a new water reticulation system is installed in certain buildings tenants won't have to pay for leaks.

But the basic injustice remains, for example, the domestic utility rate for water, he says, is R1,15 per unit, and the commercial rate — paid by inner-city dwellers — is R1,83 per unit. The city council's failure to address the rates question has irritated most of the organisations involved.

It was a complaint of the Gorfils as well. David Gorfil said several months ago that of the R200 000 he collected monthly in rentals on the buildings he paid R110 000 to the city council.

His father this week pointed out that the tenants could have bought the buildings for R4-million if they'd left out the ground-level shops. But, sensibly, they wanted those as well. "The income derived will be put towards the monthly repayment of the loan," says Geldenhuis.

GREEN COALITION: CO-ORDINATOR

The Green Coalition is a network of community and other organisations working on environment and development issues. Based in Cape Town, the Coalition requires the services of a co-ordinator who would facilitate its various operations.

Requirements:
A tertiary qualification is preferable whilst experience in community work is essential, as is an active interest in the environment and/or development. The incumbent should have initiative and be able to converse and write fluently in English and Xhosa, while Afrikaans would be a

Perm makes pact with civic group

B/Dm 8/2/93.

DIRK HARTFORD

NEDCOR's Perm division and the SA National Civic Organisation (Sanco) signed a historic "compact" agreement yesterday which effectively excluded the Perm from mass action such as bond boycotts.

At the same time it put in place joint plans for education, job creation and training and development programmes in the townships

The deal, which has Nedcor's full backing, was hailed by ANC economics spokesman Trevor Manuel as a breakthrough at a time when there was little "socially desirable investment" going on

Manuel urged the Perm to get other financial institutions "on board" and to understand the substantial contribution they had to make in post-apartheid reconstruction.

He also challenged Sanco to attract more investment to the townships by sending "signals" that would not negatively affect potential investments for job creation and housing

His remarks follow warnings by Sanco president Moses Mayekiso that there could be nationalisation under a new government if the banks "remained intransigent"

Mayekiso also announced that Sanco's lawyers were drafting a law against bank "redlining" — refusing loans in certain areas — which a new government would be expected to enact

He said threats by civic and ANC leaders to renegotiate loans used to "sustain repression" under a new government were because "we want to cure the present cancerous link between the Council of SA

Banks and the regime"

Mayekiso said the pact was an essential element in the type of reconstruction accord Cosatu and the civics wanted

Although most banks are refusing to hold discussions with Sanco, secret talks between Sanco and several financial institutions which are heavily exposed in the townships are continuing

However, efforts to negotiate a code of conduct between the industry and Sanco remain stalled. A major stumbling block is the involvement of the banks in "apartheid structures" — particularly the homelands — which Sanco insists must stop

Perm development GM Denis Creighton said there was a massive need to develop new business relationships between the private sector and township communities. He said both parties had no illusions about the difficulties on the ground and that the success of the pact depended on its ability to deliver what had been agreed on

The main features of the Perm-Sanco pact are a joint commitment to

- An educational programme on housing and developmental process, including rights and obligations of contracts, mortgage loans and related insurance issues,
- Encourage a culture of honouring contractual obligations, including debt payment, while excluding the Perm from all mass action and Sanco statements,
- Encourage holistic development projects, focusing on local employment creation and developing social facilities,

To Page 2

Perm B/Dm 8/2/93.

- Encourage holistic development projects, focusing on local employment creation and developing social facilities;
 - Encourage the establishment of community trusts, with other organisations, to create the local and regional capacity to participate in development, and
 - Develop a capacity building programme to train local, regional and national community leaders in managerial, developmental, housing and finance issues
- The Perm and Sanco have established a

national working committee to formulate policy guidelines for the implementation of the pact. National, regional and local working committees will be established to make sure the pact "delivers on the ground"

The pact does not preclude either party from entering into agreements with other organisations. It also provides for the involvement of "relevant representative parties" in its structures where necessary.

● Picture: Page 3



The black housing crisis has reached endemic proportions in South Africa.

Crisis in black housing

Sowetan 8/2/93

123 127 309 305

By Joshua Raboroko

■ APARTHEID ERA At least 200 000 units

needed a year to overcome shortage by 2010:

THE BLACK HOUSING CRISIS IN SOUTH Africa has reached endemic proportions

According to a newsletter produced by the National Housing Forum, at least 200 000 units must be provided each year if we are to overcome the shortage by 2010

On the Witwatersrand alone tens of thousands of black people still live in single sex hostels for up to 11 months a year, "a relic of the apartheid era which now exacts a deadly cost"

Millions of ordinary South Africans live in so-called informal settlements, usually without basic services

For many blacks the option is to ask for loans from financial institutions. But a heavy hammer has fallen on prospective home buyers

Major banks and building societies are reluctant to enter the black township property market as a result of bond boycotts, the risk factor, unrest, violence and unemployment

Some of the players involved in black housing are Amalgamated Banks of South Africa, Standard Bank, Nedcor's Perm. First National Bank, the Urban Foundation-managed Loan Guarantee Initiative and the Independent Development Trust

These institutions maintain that they cannot grant any loans in black areas until their policies have changed. They argue that while the present

political and economic climate in various parts of the country has made mortgage lending difficult and in some cases impossible, they are monitoring developments closely

Absa's United Bank executive Mr Mike de Blanche said "As a point of departure, we believe that the provision of adequate, affordable housing is of paramount importance to the future welfare and stability of our nation"

Affordable housing

"All the players with an interest in black housing need to focus on ways and means of putting people into the types of shelter or housing they can afford"

"We have to find a way to unbundle and depoliticise the relevant issues to avoid playing political football with the interest of those we are supposed to be helping"

"United Bank is eager to resume normal lending and, like other financial institutions, has vested interest in the normalisation of mortgage lending in the township market and developing black areas"

He said the bank was keen to provide mortgage finance to all sectors of the community, provided the property over which the bond was

granted offered adequate security and the borrower had the ability to repay the monthly instalments on the bond

No home finance

The evidence points to a marked lack of home finance for black townships. Absa is not the only financial institution reluctant to lend

Standard Bank divisional home loans general manager Mr Duncan Reekie said their general approach to the granting of any home loan was that the customer should have a clear credit record and the required income to repay the loan requested

So-called "red lining" occurred where properties in certain areas were found by banks not to offer security and sufficient value. Changes in the condition, nature and structure of the building, amenities, services and development plans created uncertainty as evinced by the decline in the market value of the properties, with the potential for further such declines

The director general of the newly created Council of South African Banks, Mr Tony Norton, said most banks could not continue to lend money in areas where there was "a high risk factor"

Banks respond cautiously to Perm's bond boycott deal

ANDREW KRUMM

SA's banks would fight shy of emulating Sunday's deal between Nedcor's Perm division and the SA National Civics Organisation (Sanco) to exclude the Perm from township bond boycotts, an analyst predicted yesterday.

The analyst said the pact represented a "part forced, part willing" change of business direction for the Perm, which had relatively more invested in the black mortgage market than other banking institutions. "Due to its comparatively higher exposure to the black housing market, the Perm was forced to do something. However, they have always been a fairly progressive bank so their involvement in developmental issues is not that shocking."

Meanwhile, a number of banking groups yesterday declined to comment on whether they would follow the Perm's move. FNB MD Barry Swart said the banking community would respond through the Council of SA Banks, but council chairman Tony Norton refused to be drawn.

"The story only broke this morning and the industry has not yet got together to discuss it. It is also not for me to comment on the banks' individual approach."

He added that "as far as Sanco is concerned, we have found it productive to make no comment".

A banking source said Norton and others had been talking to Sanco and others over the past few months, but not in the secret manner which Sanco president Moses Mayekiso had alleged.

Standard Bank divisional GM Jopie van Hanschooten said he was not prepared to comment on the Perm's choices, but added that the Standard understood that "new frameworks" were required to determine how best to serve the customer. These frameworks would involve many things, only one of which was discussion with groups like Sanco.

Van Hanschooten said the thrust of a bank's interest in housing was primarily mortgage lending to its own customers. "We are in a business we know and understand, and one in which we can deliver. While using depositors' money, I think our involvement in the broader developmental issues is through structures like the national housing forum."

An Absa spokesman declined to comment on the Perm's move, saying his institution would deal with the fundamental issues in its own way.

● Comment: Page 8

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Cast harassment claim

THE Civics Association of the Southern Transvaal (Cast) is considering taking legal action against police for allegedly harassing its president Kgabisi Mosunkutu. (127)

Cast general secretary Dan Mofokeng said yesterday police had raided Mosunkutu's house in Soweto twice this week, reportedly demanding that Mosunkutu hand over automatic weapons in his possession. Mofokeng said the raids did not uncover anything.

No shacks . . . but plenty of squatters

By Jo-Anne Collinge

There may be hardly a shack in sight in Newclare and Westbury, says Robert van Wyk of the Westbury Residents' Action Committee, but there are still plenty of squatters. It's just that they are indoor squatters.

Like Hilda Botha and her three children, who took shelter as sub-tenants in 4301 Gerald Flats, Westbury, about five years ago. When the registered tenant moved out, they were left exposed to eviction by the Johannesburg municipality.

The eviction notice arrived — on New Year's Eve — telling Botha she could not take over the tenancy as "you only applied (for a council flat) in February 1991". She would have to make way for someone higher up on the housing waiting list.

Or like Johannes Bankies of Ida Road, who lived with his wife and four daughters in two tiny rooms in an abandoned building. A week ago the building caught alight, forcing a half-dozen families

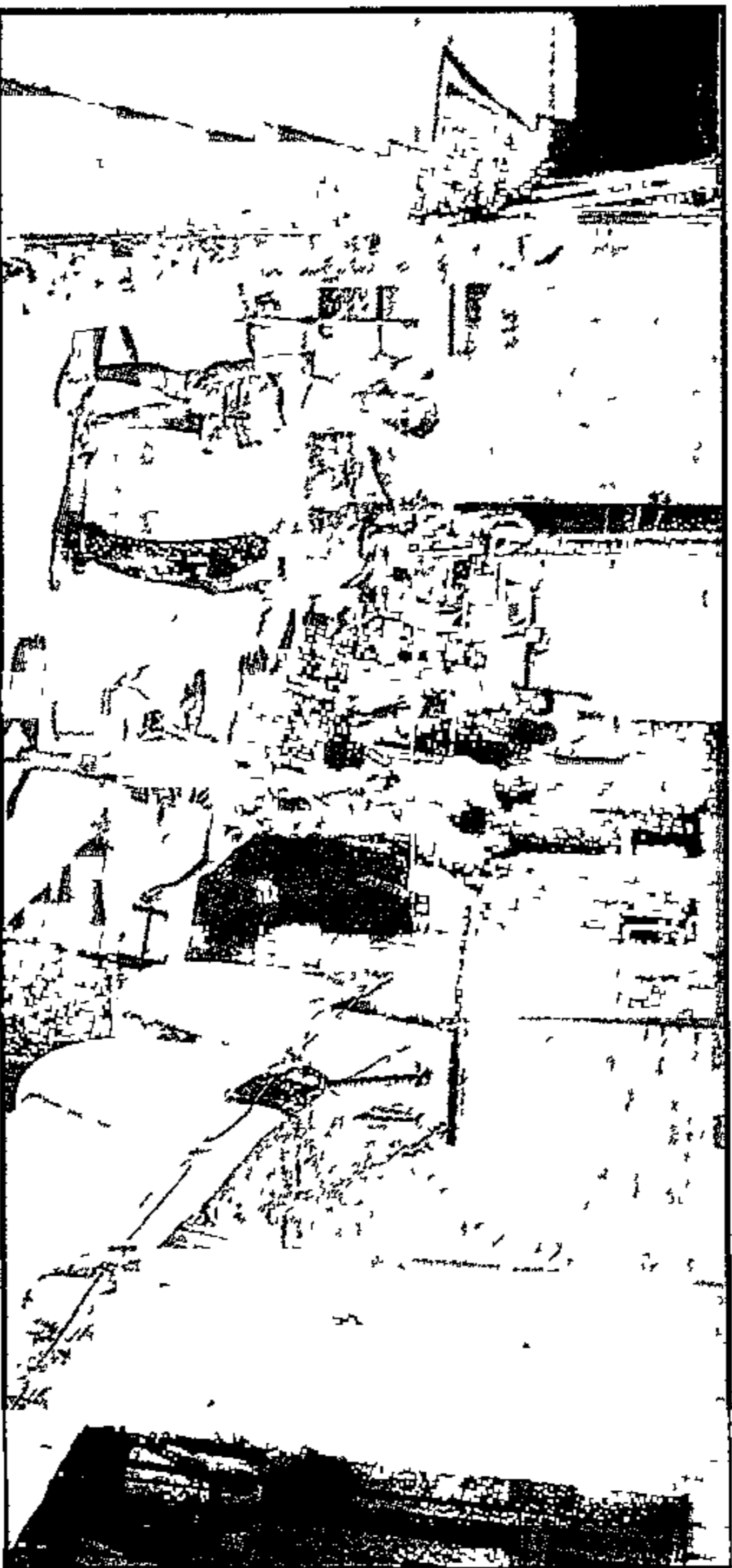
into make-shift shelters. They hope the fire will prove an improbable lucky stroke — and catapult them up the waiting list.

Bankies says his application for a home was made in 1985. The wait has tested his endurance — at one time the family lived in an abandoned vehicle. Ida Road was also no treat. "We sleep on top of each other like rabbits. And the rats! You can't store any food here. The rats are nearly as big as goats."

Florence Daniels, also of the residents' committee, is a fragile-seeming grandmother who tackles the endless housing problems of her neighbours. For Daniels it goes bitterly against the grain to solve one family's problem by throwing another family on to the street. She reflects that the scrapping of the Group Areas Act has not improved the lot of people in the former coloured group areas of Johannesburg.

"We sit with the same problems as we had when we started this organisation in 1981 — in fact I've still got applications from 1981/2 where people haven't been housed."

Johannesburg's director of



Indoor squatters . . . Ida Road residents before fire forced them into the open.

Picture: George Mashini (127)

housing, Ian Taitz, says the lifting of racial housing restrictions has had contradictory effects. On the positive side, "we can now allocate on merit, not on a basis of race", he says. But the downside is that the waiting list has grown alarmingly — from 15 000 families two years ago to 25 000 families today.

With only about 600 units falling vacant in the course of a year, the demand grows and grows. A couple of years

ago the council stopped its programme of direct housing development, Taitz says. So the municipal housing stock is static.

Although the city council helps developers become involved in providing low-cost housing, commercial developers have little interest in the rental market and non-governmental non-profit housing schemes have yet to bear fruit.

There are constant allega-

tions of irregular allocation of public housing. After an inquiry two years ago, the provincial authorities decided to divest the South West Man-agement Committee of its powers to allocate housing, and all units in Newclare and Westbury were handled by Johannesburg officials.

A central computerised housing list, where priority is determined according to a set formula, is in the pipeline. Household heads who live or

work in the PWV and who earn under R1 200 a month are eligible for a council house, says Taitz.

The applicant's order of priority will be determined by the number of "points" to which his or her circumstances entitle the family. Applicants who both live and work in Johannesburg win extra points.

The earlier the date of application, the more points allocated. Particular social and health problems, as established by council doctors and social workers, chalk up additional points.

Taitz realises that dispassionate systems of allocation are always under threat when demand so hugely outstrips supply.

The council does not relish evicting sub-tenants or "indoor squatters", he says, but "you certainly can't have a situation where, because a person is a sub-tenant, he automatically gets allocated a free unit."

Van Wyk says the homeless gain little comfort from the fact that a computer rather than a clerk works out the odds on their getting homes. "The council is just sophisticatedly catching the problem," he says.

Star 10/2/93

Raided again

The Soweto home of Civic Association of Southern Transvaal (CAST) president Kgabs Mosunkuthu was raided yesterday for the second time this week.

While CAST leaders threatened to bring an urgent interdict against the SAP, claiming police raided Mosunkuthu's Pimville home "for weapons", Soweto police spokesman Captain Joseph Ngobeni denied any knowledge of the raid, saying no policeman was authorised to raid the house. — Staff Reporter.

metro

Star 10/21/93

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Rent blow for aged tenants

By Winnie Graham

Tenants in two old buildings in Hillbrow, Johannesburg, have been told that the rent of their flats is to be increased from R220 to R380 from March 1.

The R160 increase has shocked everyone, but for the elderly people living at Mina Mount and Concordia it has been a major blow. The new rent means that dozens of people who live on old age pensions of R345 a month will

have to give up their homes — yet they have nowhere to go.

The letter to tenants was sent in the name of a Dr N R L Barron, who is described as the new owner of the buildings. He is not listed in the phone directory and could not be traced by The Star.

Roz Rosenthal, senior social worker at the Johannesburg Association for the Aged (Jaffa), described the situation of the old folks as scary.

"Rentals are being increased in several old buildings," she said. "When the pensioners are forced out, the

rooms are let to black tenants who, in their desperate need for a place to stay, are obliged to pay the higher price."

Rosenthal said the city council's waiting list for subsidised housing had a 15-year backlog.

Jaffa had no accommodation, and old people unable to raise the extra rent would be homeless at the end of the month. Nor was there room for them in Johannesburg's crowded old age homes.

But it is not just old age pensioners who are battling. Rosenthal said many retired

couples living in flats in Johannesburg's northern suburbs had become the "new poor".

These pensioners had sold their homes, invested the money and moved into flats when rentals were around R1 200 a month. In some instances these rentals had gone up to R2 000 or R3 000 a month — and the tenants could no longer cope.

She added: "To make matters worse, interest on investments is dropping and people who thought they would survive comfortably in their old age are having to look else-

where for cheaper accommodation. Those forced to stay where they are often don't have money for food — and you don't get meals-on-wheels in the northern suburbs."

What would become of Hillbrow's pensioners? "I don't know. Perhaps some have children or families who could offer accommodation," Rosenthal said.

Cedric de Beer, the council's director of urbanisation, confirmed that the council was unable to help and said the problem should be handled by the State welfare authorities.



the nation in brief

Mayekiso evicted

SOUTH African National Civics Organisation (Sanco) president Mr Moses Mayekiso was evicted from his Plein Street, Johannesburg flat yesterday for not paying his rent, according to his wife Khola

The Mayekisos were subtenants of flat 70 at The Barclay, opposite the African National Congress' Shell House head office.

Mrs Mayekiso said they had not paid rent for seven months.

Service cuts suspended

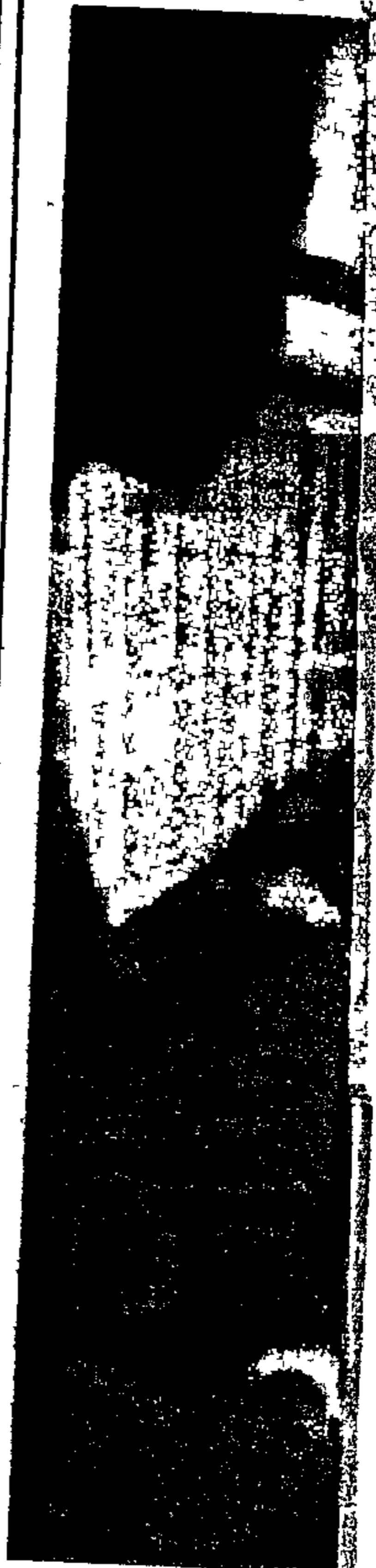
CUTS to electricity and water supplies in the Vaal Triangle townships have been temporarily suspended pending further talks between the Vaal Civic Association (VCA) and the Transvaal Provincial Administration (TPA)

VCA general-secretary Mr Linda Mngomezulu said the decision to suspend water and electricity cuts was negotiated successfully between his organisation and TPA at a meeting at the weekend

Sebokeng, Boipatong and Sharpeville are affected.

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Star 11/2/93
Jo'burg civics turn backs on forum

Local Govt Reporter

Johannesburg civic associations have withdrawn from the Johannesburg Forum for negotiations following continued bickering between ratepayer groups and the Johannesburg City Council.

The Johannesburg Forum was set up at the beginning of last year to facilitate communication between the city council, white ratepayer associations and civics.

It was meant to address broader urban

issues facing Greater Johannesburg and the problems of disfranchised communities.

In a statement yesterday, civics said their participation on the forum had been a total waste of time and effort.

"There obviously appears to be a serious dynamic between the Johannesburg City Council and the ratepayer federations that is being played out on the forum.

"Our objective, in being founder members

of the forum, was to raise crucial issues pertaining to our local areas and to put into place mechanisms to resolve such issues. Instead, we spend a lot of time attempting to resolve a total lack of communication between the ratepayer federations and the city council."

Johannesburg City Council management committee chairman Ian Davidson said he understood, and shared, the frustration of the civics with the forum.

Star 11/2/93
**Pilot plan for
land transfers**

Local Government
Reporter

129

The Central Witwatersrand Metropolitan Chamber last night approved R200 000 for a pilot project which could be the blueprint for the transfer of township housing countrywide.

In terms of a Cabinet decision in November, houses rented from the State, and built before 1983 may now be transferred to the tenants.

Thus, in many black townships, most rented houses can be owned free of charge.

In Soweto alone, about 63 000 tenants will benefit and there are a further 60 000 cases in which various forms of existing leasehold titles must be upgraded.

The chamber said the latter cases presented an enormous problem.

Star 12/2/93

Row over shack defused

(127)

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Mediators from the National Peace Committee yesterday defused a confrontation between residents of Newclare, Johannesburg, and municipal security officers who had received orders to demolish a shack in a park in Ida Road.

The makeshift tin shelter was built by the community to house 13 families, left homeless when a fire last week destroyed the abandoned house in which they had been living.

Municipal security chief Colonel Phillip du Plessis told the residents he had orders to

demolish the shack as it was an illegal structure in a public park

National Peace Committee mediators Edwin Molahleli and Suzanne Nossel drew Du Plessis and Newclare Residents' Action Committee member Shahem Ismail aside. Du Plessis agreed not to go ahead with the demolition until after the mediators had negotiated with the council.

Johannesburg's director of housing Ian Taitz agreed to postpone the demolition until Monday. — Staff Reporter.

'Eight in room beats eight on pavement'

Star 13/2/93

(127)

SOUTH Africa's bubbling population pressure cooker has reached boiling point and is steadily spilling into central Johannesburg

The suburb of Bertrams is one of the children of the population explosion, a place where homes are literally bursting at the seams — and occupants overflow on to the pavements

Chickens cluck in kitchens — conveniently close to the cooking pot — but there is no electricity Or money Or jobs. And nowhere else to go

Unscrupulous landlords could find themselves in hot water for breaking every by law In Johannesburg it is an offence to

- Allow people to cook in a room used for sleeping
- Allow a staircase, cupboard, shed, pantry, outbuilding or cellar to be used for sleeping
- Allow people to sleep in a room where there is less than 3,7 sq m of floor space for each person

WITH some suburbs already bursting with the jobless and homeless, shacks in central Jo'burg are a possibility, hears CAROLINE HURRY.

older than 10

● Allow their premises to reach an unhygienic state

But, while landlords rake in exorbitant rents for premises which have long since become slums, sentences are so lenient they are no deterrent.

According to housing officials, most magistrates feel eight people sleeping in one room is less of a health hazard than eight people on the pavement "Offenders invariably get away with a small fine or suspended sentence," says a spokesman for the Johannesburg City Council's Department of Health, Housing and Urbanisation Something has to be done, but nobody, it seems, is prepared to

pick up the tab

While Actstop blames the Johannesburg City Council for the crisis, it in turn blames central Government And with no less than 15 housing departments in South Africa, all merrily passing the buck in an incestuous circle, a solution seems remote

In the meantime, people are packing into pantries and cramming themselves into cubicles as their dreams of making it in the Golden City turn to nightmares Many are from rural areas as far afield as Natal

"If this downward spiral continues, we'll soon be seeing shacks in the middle of Johannesburg," says Cas Coovadia, publicity secretary for Actstop "The situation in Bertrams is just a microcosm of the broader spectrum

"We try and help individuals who approach us with their problems We can fight the landlords but the problem will never be solved until the Johannesburg City Council's Department of Health, Housing and Urbanisation makes low-income housing a pri-

ority At the very least, they should be providing long-term low-interest loans to the poor to enable them to buy houses"

Just getting through to a spokesman for the council is no mean feat To while away the time while being shunted from pillar to post, a recorded voice informs callers that the music fountain at Wemmer Pan is working and season tickets for Johannesburg buses are available All very well, but not a word of advice on how to find a house

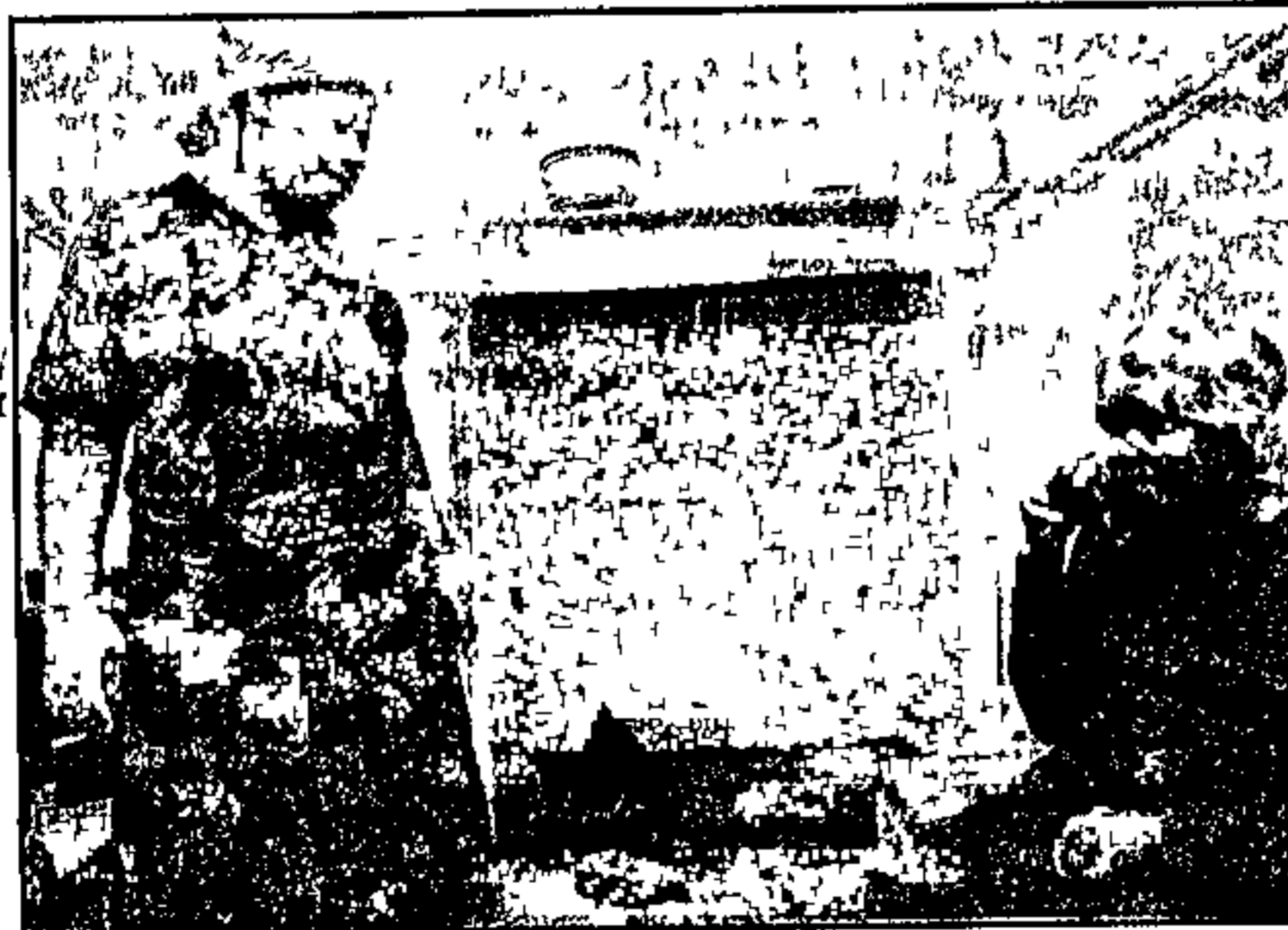
"That's the central Government's responsibility," says Professor Nick Padayachee, the executive director of Health, Housing and Urbanisation

No policy

"Our job is merely to act as agents to administer Government funds The Government admits to a figure of 1,2 million family units waiting for accommodation The State should be building low-income housing units, especially in the city centres, but they have no clear-cut policy

"We merely apply the by-laws, but they are ineffectual because clamping down on landlords merely means more people out on the streets"

It's a choice between a rock and a paving stone Padayachee says part of the solution lies in a single housing department — not the current 15 — under a government of national unity



GOING CHEEP A fireplace doubles as a makeshift chicken coop in this overcrowded Bertrams, Johannesburg, house Unperturbed, Nancy Sibiya and Gladys Sithole enjoy a cup of tea ● Photographs STEVE HILTON-BARBER



RENT A TENT Sarah Nabodiba pays R180 a month for about 3 sq m of floor space closed off by a curtain She is but one of hundreds of people, mostly from rural areas, trekking to the city in the hope of finding work

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Like leprosy, the decay is spreading

(127)

CAROLINE HURRY

THE homes were stately once. But now the pressed-steel ceilings are black as soot, and yellowwood floors are ruined. Scabs of paint peel from walls and oozing effluent from blocked drains forms putrid puddles in the yard.

In one kitchen, hens roost under the sink while their chicks run the risk of being flattened under a careless foot. Others, confined to a mesh cage adjacent to the stove, peck disconsolately at their grain.

This is no life for a chicken — let alone a human being. With no electricity, no one bothers to use the stove. Meals are rustled up in the bedroom over a makeshift fire, while the kitchen doubles as a shebeen-cum-chicken coop.

The moral leprosy seeping

through Bertrams, Hillbrow and into Berea is reaching epidemic proportions and a cure has yet to be found.

In the meantime, landlords leech their tenants for every cent and grow fat on the profits. Single rooms cost R350 a month. For R50 you can rent a pantry, and even a few metres of floor fetches R120. In total, a decaying hovel can bring in R2 000 a month.

"We know we are being ripped off, but what can we do? Where can we go? We have no money and who can help us?" Resigned to her fate, Nancy Sibuya seeks solace in the bottle. When you're dead

drunk, you don't notice the rain gushing through the leaky ceiling.

But tempers flare when you're crammed into a room with up to 12 people, and police patrolling the streets have their hands full.

"There's always fighting," says Rufus Dhladhla. "Yesterday a man was stabbed to death, and then the tsotsis come and make trouble."

Susan Xaba left her family in rural Natal to find work in Johannesburg, but instead found "No situations vacant."

Why doesn't she return to Natal? She shrugs — there's no work there either. Everywhere the refrain is the same: Too much rent. No money. No work. No lights. No water. No hope.

(3) whether he will make a statement on the matter? B30E

†The DEPUTY MINISTER OF FINANCE (Mr J A van Wyk)

(1) In view of the position of trust existing between financial institutions and their clients, I am not prepared to disclose personal particulars of the Land Bank's clients without the client's written consent

The person whose name was furnished, did not in any event apply for a loan at the Land Bank

(2) and (3) Fall away

SAP: resignations because of stress

*3 Mr H D K VAN DER MERWE asked the Minister of Law and Order †

(1) Whether any members of the South African Police have resigned since 1 January 1990 because of stress, if so, how many,

(2) whether any of these members have been admitted to institutions for persons suffering from nervous disorders, if so, how many,

(3) in respect of what date is this information furnished? B31E

†The MINISTER OF LAW AND ORDER

(1) Yes
1990—Not available
1991—37 members
1992—231 members

(2) Yes, but as a result of the magnitude of the administrative processes involved in order to determine the information, the information cannot, unfortunately, be made available at short notice

(3) 1 January 1991 until 31 December 1992

†Mr H D K VAN DER MERWE: Mr Speaker, arising out of the hon the Minister's reply, I should like to know what the hon the Minister and his Department are doing to oblige and to render assistance in the cases concerned

†The MINISTER: Mr Speaker, I think that is a very reasonable question, but the reply is rather

HOUSE OF ASSEMBLY

comprehensive. However, I shall try to convey it as briefly as possible

The Psychological Auxiliary Services Section, a subsection of the Institute for Behavioural Sciences, renders a professional psychological service to members of the SA Police and their families. On 6 March 1992 the Psychological Auxiliary Services Section initiated a proactive programme for the treatment of stress in the South African Police. At that time existing as well as future services were discussed. The services being offered now are of a preventive nature and comprise guidance, crisis management and psychotherapy. To prevent these problems, very strict psychometric selection of all new applicants is carried out

Secondly, in respect of crisis management, the SA Police Force has installed a crisis line operating 24 hours a day. This gives members the opportunity to discuss personal problems with a trained counsellor by means of a toll free telephone service. The psychometric auxiliary services to members of the force still operate on a daily basis, and a significant percentage of these patients have symptoms of stress. What would, however, be more effective, is a stress management centre for the SAP where members may unwind completely and learn the necessary stress management skills. The establishment of such a centre is being investigated by the police at present

Mamelodi leasehold title

*4 Mr S P BARNARD asked the Minister of National Housing †

(1) Whether the Transvaal Provincial Administration intends granting leasehold title in respect of the occupants of certain sites in Mamelodi township, if so, in respect of how many sites,

(2) whether any improvements have been effected on these sites,

(3) whether these sites plus improvements have been or will be made available to the occupants,

(4) whether he will make a statement on the matter? B36E

The MINISTER OF LAW AND ORDER (for the Minister of National Housing)

(1) It is the policy of the Government in

terms of the Conversion of Certain Rights to Leasehold Act, 1988 (Act 81 of 1988) to eventually grant leasehold or freehold in respect of all State financed sites in Mamelodi township to occupants thereof. Approximately 13-400 sites will qualify for this.

(2) Yes. Improvements have been effected on some of the sites

(3) Yes

(4) No

Ministry of Law and Order: offices refurbished

*5 Mr P J GROENEWALD asked the Minister of Law and Order †

(1) Whether any of the offices of his Ministry in Pretoria were fitted with new carpets and refurbished in 1992, if so, (a) how many offices were involved, (b) what was the cost involved and (c) what was done with the old carpets and furniture,

(2) whether these offices had been fitted with new carpets and refurbished on a previous occasion, if so, when,

(3) whether he will make a statement on the matter? B39E

†The MINISTER OF LAW AND ORDER

(1) The Ministry offices were supplied with new carpets (with the exception of one large office) as a result of the fact that the existing carpets were threadbare and faded. Most of the old furniture was retained and only a few items were acquired for purposes of addition and replacement. Due to the appointment of a Deputy Minister of Law and Order on a full-time basis, an office had to be allocated to him and furniture was procured for this office

(a) Nine offices, the passage, the entrance hall and the conference room

(b) R43 811,71

(c) The Department of Public Works disposed of the old carpets and furniture in terms of the State Expenditure regulations

(2) Six years ago a few offices were hastily prepared for the previous Minister of Law and Order and supplied with carpets. The offices were supplied with used furniture with a few exceptions. As a result of changes to the existing offices, which included the preparation of a reception area and conference facilities, the carpets also had to be replaced

(3) No

Export incentive policy: company benefiting

*6 Mr J CHIOLÉ asked the Minister of Trade and Industry †

(1) Whether a certain company, the name of which has been furnished to the Minister's Department for the purpose of his reply, was benefited financially by the Government's export incentive policy during the latest specified period of 10 years for which figures are available, if so, (a) by what total amount and (b) what is the name of this company,

(2) whether the Industrial Development Corporation of South Africa Limited granted loans to this company during the above-mentioned period, if so, what (a) was the amount of each of these loans and (b) were the conditions of repayment attached thereto,

(3) whether this company enjoys lower tariffs, rebates and/or other special privileges as a result of its geographic situation, mining activities and/or other factors, if so, what are the relevant details? B43E

The DEPUTY MINISTER OF TRADE AND INDUSTRY

(1) (a) and (b) Richards Bay Minerals controls two companies, namely Richards Bay Iron and Titanium (Pty) Ltd and Tisand (Pty) Ltd. These companies have during the period 1981 to 1990 been benefited financially by the Government's export incentive policy, as follows

HOUSE OF ASSEMBLY

No rent, so civics leader evicted

SA NATIONAL Civics Organisation (Sanco) president Moses Mayekiso has been evicted from his Plein Street, Johannesburg flat for the second time in six months for refusing to pay rent.

Mayekiso said last night the move by JH Isaacs had come "out of the blue" as he had been under the impression the company understood and accepted his stand against rent and bond payments.

Numsa said yesterday the move was an attempt by JH Isaacs to scuttle rent boycott negotiations.

It threatened to review its relationship with the group and persuade other organisations to do the same

Mayekiso said. "I did not default on payments until the boycott call was made. While the call is still on, I cannot pay" He added that his furniture had been removed without the company giving him notice of

GRETA STEYN and LLOYD COUTTS (127)

its intention to act. Mayekiso was evicted in August soon after calling for a national bond boycott.

He said his lawyers then took up the matter with JHI to "explain my position in terms of the national call". Critics had accused him of continuing to pay rent while promoting a boycott

Numsa said: "Mayekiso's refusal to pay rent is not an individual act, but is part of attempts . . . to highlight problems of housing and corrupt black government practices in black communities"

While Numsa called on JH Isaacs to review its "irresponsible act", Mayekiso said he did not believe the company's action would jeopardise negotiations between Sanco and financial institutions on issues affecting black housing.

17/2/93
BIDM

AK-47 man keen to visit

ABU DHABI — The designer of the legendary AK-47 assault rifle which has become a symbol of liberation among SA blacks, Mikhail Kalashnikov, will visit SA if he is invited

Kalashnikov, who is now 70, was interviewed while attending the arms fair in Abu Dhabi this week.

He was pleased, he said, to hear of the high regard for the AK-47 among South Africans. It would be "a great pleasure" to visit SA, he added

"Liberation is always a positive thing"

The AK-47 is possibly the world's most robust and popular rifle, operating under virtually all conditions. It has earned the respect of the SA security forces' arms experts.

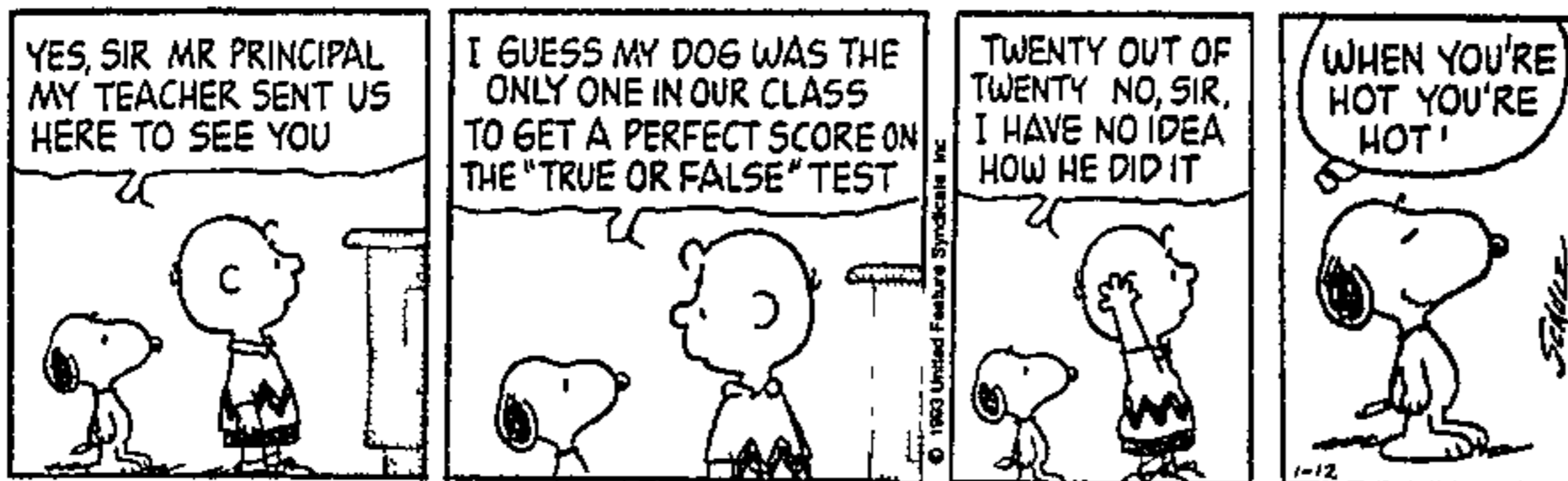
But a number of AK-47s have fallen into criminal hands and are used in attacks and robberies

Kalashnikov said he believed all infantry arms designers "should work for peace". — Sapa

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PEANUTS

By Charles Schulz



OF
CHAIRMAN TRENCOR LTD
CHAIRMAN MOBILE INDUSTRIES LTD
1993

ADPLAN INTERNATI



Breakthrough on bond boycotts

(127)

GRETA STEYN

A BREAKTHROUGH has been reached in negotiations between the SA National Civic Organisation (Sanco) and the banks on the township housing crisis, and a wide-ranging agreement is expected soon.

The Association of Mortgage Lenders said yesterday agreement was expected shortly in the areas of bond repayment insurance, repossessed properties, education and payments in arrears.

This was confirmed by Sanco president Moses Mayekiso, who said a meeting would be held soon to finalise details and possibly to sign an agreement. He added the agreement went further than the one signed with the Perm, as it would be more detailed in its focus on the lending crisis.

The association warned against calling for mass action and rental boycotts "in the light of positive progress". The agreement with the Perm effectively excluded it from mass action such as bond boycotts.

The association said its member banks were also involved in regular discussions with individuals and local community groups, who were directly concerned with mortgage lending issues.

Mayekiso said if an agreement was signed, it would be regarded as an interim measure as there were some issues that remained unresolved. The association said, however, that its members were "on board" in respect of those issues on which they believed they could realistically deliver. It was a member of the National Housing Forum and its view was that only such a forum had the capacity to address the broader housing development issues.

The agreement with the Perm included non-mortgage related programmes such as job creation. BIDA 1: 17/2/93

Star 17/12/93

Moses Mayekiso evicted

Staff Reporters

Civic and trade union leader Moses Mayekiso was evicted from his flat in Johannesburg yesterday.

The National Union of Metalworkers of South Africa (Numsa) said in a statement last night that the eviction was "irresponsible and shortsighted".

Mayekiso, Numsa's general-secretary and SA National Civics Or-

ganisation president, was evicted from his Plein Street flat for not paying rent for seven months, according to his wife Khola.

The Mayekisos were sub-tenants of flat 70 at The Barclay, opposite the ANC's Shell House head office.

Their possessions were strewn along the corridor outside the flat when The Star visited the building.

The caretaker at The

Barclay, Robert Williams, was not available for comment.

Numsa said Mayekiso's refusal to pay rent was not an individual act, but "part of attempts by disadvantaged South Africans to highlight problems of housing and corrupt local government practices in black communities".

The union "regretted" that the flat owners, JH Isaacs, had taken the step.

SKTOP

Police hunt husband

(3) whether he will make a statement on the matter? B30E

†The DEPUTY MINISTER OF FINANCE (Mr J A van Wyk)

(1) In view of the position of trust existing between financial institutions and their clients, I am not prepared to disclose personal particulars of the Land Bank's clients without the client's written consent

The person whose name was furnished, did not in any event apply for a loan at the Land Bank

(2) and (3) Fall away

SAP: resignations because of stress

*3 Mr H D K VAN DER MERWE asked the Minister of Law and Order †

(1) Whether any members of the South African Police have resigned since 1 January 1990 because of stress, if so, how many,

(2) whether any of these members have been admitted to institutions for persons suffering from nervous disorders, if so, how many,

(3) in respect of what date is this information furnished? B31E

†The MINISTER OF LAW AND ORDER

(1) Yes
1990—Not available
1991—37 members
1992—231 members

(2) Yes, but as a result of the magnitude of the administrative processes involved in order to determine the information, the information cannot, unfortunately, be made available at short notice

(3) 1 January 1991 until 31 December 1992

†Mr H D K VAN DER MERWE Mr Speaker, arising out of the hon the Minister's reply, I should like to know what the hon the Minister and his Department are doing to oblige and to render assistance in the cases concerned

†The MINISTER Mr Speaker, I think that is a very reasonable question, but the reply is rather

HOUSE OF ASSEMBLY

comprehensive However, I shall try to convey it as briefly as possible

The Psychological Auxiliary Services Section, a subsection of the Institute for Behavioural Sciences, renders a professional psychological service to members of the SA Police and their families On 6 March 1992 the Psychological Auxiliary Services Section initiated a proactive programme for the treatment of stress in the South African Police At that time existing as well as future services were discussed The services being offered now are of a preventive nature and comprise guidance, crisis management and psychotherapy To prevent these problems, very strict psychometric selection of all new applicants is carried out

Secondly, in respect of crisis management, the SA Police Force has installed a crisis line operating 24 hours a day This gives members the opportunity to discuss personal problems with a trained counsellor by means of a toll free telephone service The psychometric auxiliary services to members of the force still operate on a daily basis, and a significant percentage of these patients have symptoms of stress What would, however, be more effective, is a stress management centre for the SAP where members may unwind completely and learn the necessary stress management skills The establishment of such a centre is being investigated by the police at present

Mamelodi: leasehold title

*4 Mr S P BARNARD asked the Minister of National Housing †

(1) Whether the Transvaal Provincial Administration intends granting leasehold title in respect of the occupants of certain sites in Mamelodi township, if so, in respect of how many sites,

(2) whether any improvements have been effected on these sites,

(3) whether these sites plus improvements have been or will be made available to the occupants,

(4) whether he will make a statement on the matter? B36E

The MINISTER OF LAW AND ORDER (for the Minister of National Housing)

(1) It is the policy of the Government in

terms of the Conversion of Certain Rights to Leasehold Act, 1988 (Act 81 of 1988) to eventually grant leasehold or freehold in respect of all State financed sites in Mamelodi township to occupants thereof Approximately 13-400 sites will qualify for this

(2) Yes Improvements have been effected on some of the sites (127)

(3) Yes

(4) No

Ministry of Law and Order: offices refurbished

*5 Mr P J GROENEWALD asked the Minister of Law and Order †

(1) Whether any of the offices of his Ministry in Pretoria were fitted with new carpets and refurbished in 1992, if so, (a) how many offices were involved, (b) what was the cost involved and (c) what was done with the old carpets and furniture,

(2) whether these offices had been fitted with new carpets and refurbished on a previous occasion, if so, when,

(3) whether he will make a statement on the matter? B39E

†The MINISTER OF LAW AND ORDER

(1) The Ministry offices were supplied with new carpets (with the exception of one large office) as a result of the fact that the existing carpets were threadbare and faded Most of the old furniture was retained and only a few items were acquired for purposes of addition and replacement Due to the appointment of a Deputy Minister of Law and Order on a full-time basis, an office had to be allocated to him and furniture was procured for this office

(a) Nine offices, the passage, the entrance hall and the conference room

(b) R43 811,71

(c) The Department of Public Works disposed of the old carpets and furniture in terms of the State Expenditure regulations

(2) Six years ago a few offices were hastily prepared for the previous Minister of Law and Order and supplied with carpets The offices were supplied with used furniture with a few exceptions As a result of changes to the existing offices, which included the preparation of a reception area and conference facilities the carpets also had to be replaced

(3) No

Export incentive policy: company benefiting

*6 Mr J CHOLÉ asked the Minister of Trade and Industry †

(1) Whether a certain company, the name of which has been furnished to the Minister's Department for the purpose of his reply, was benefited financially by the Government's export incentive policy during the latest specified period of 10 years for which figures are available, if so, (a) by what total amount and (b) what is the name of this company?

(2) whether the Industrial Development Corporation of South Africa Limited granted loans to this company during the above-mentioned period, if so, what (a) was the amount of each of these loans and (b) were the conditions of repayment attached thereto,

(3) whether this company enjoys lower tariffs, rebates and/or other special privileges as a result of its geographic situation, mining activities and/or other factors, if so, what are the relevant details? B43E

The DEPUTY MINISTER OF TRADE AND INDUSTRY

(1) (a) and (b) Richards Bay Minerals controls two companies, namely Richards Bay Iron and Titanium (Pty) Ltd and Titanand (Pty) Ltd These companies have during the period 1981 to 1990 been benefited financially by the Government's export incentive policy, as follows

HOUSE OF ASSEMBLY

Council talks stopped

Rent boycott looms in Katlehong after row

Sowetan 19/2/93
■ Demand for flat electricity rate reiterated: (127)

By Moses Pakote

THE Katlehong Chamber of Commerce and the local civic association decided on Wednesday they would embark on a rent boycott if the council did not accede to demands for a flat rate of R130 a month for electricity

The decision follows a dispute be-

tween the chamber and the Katlehong Council after the latter unilaterally introduced the pay-as-you-consume rate condition in August last year

However, the local businessmen argued that they could not afford the rent on this condition and tried in vain to persuade the council to go back to the flat rate

Home of their own in the inner city

HOUSING in the inner city is an issue which, as more of SA's population becomes more urbanised, will become increasingly significant.

Recognising the importance of dealing with housing now, the Central Johannesburg Partnership has established a non-profit company called Ichut. (12)

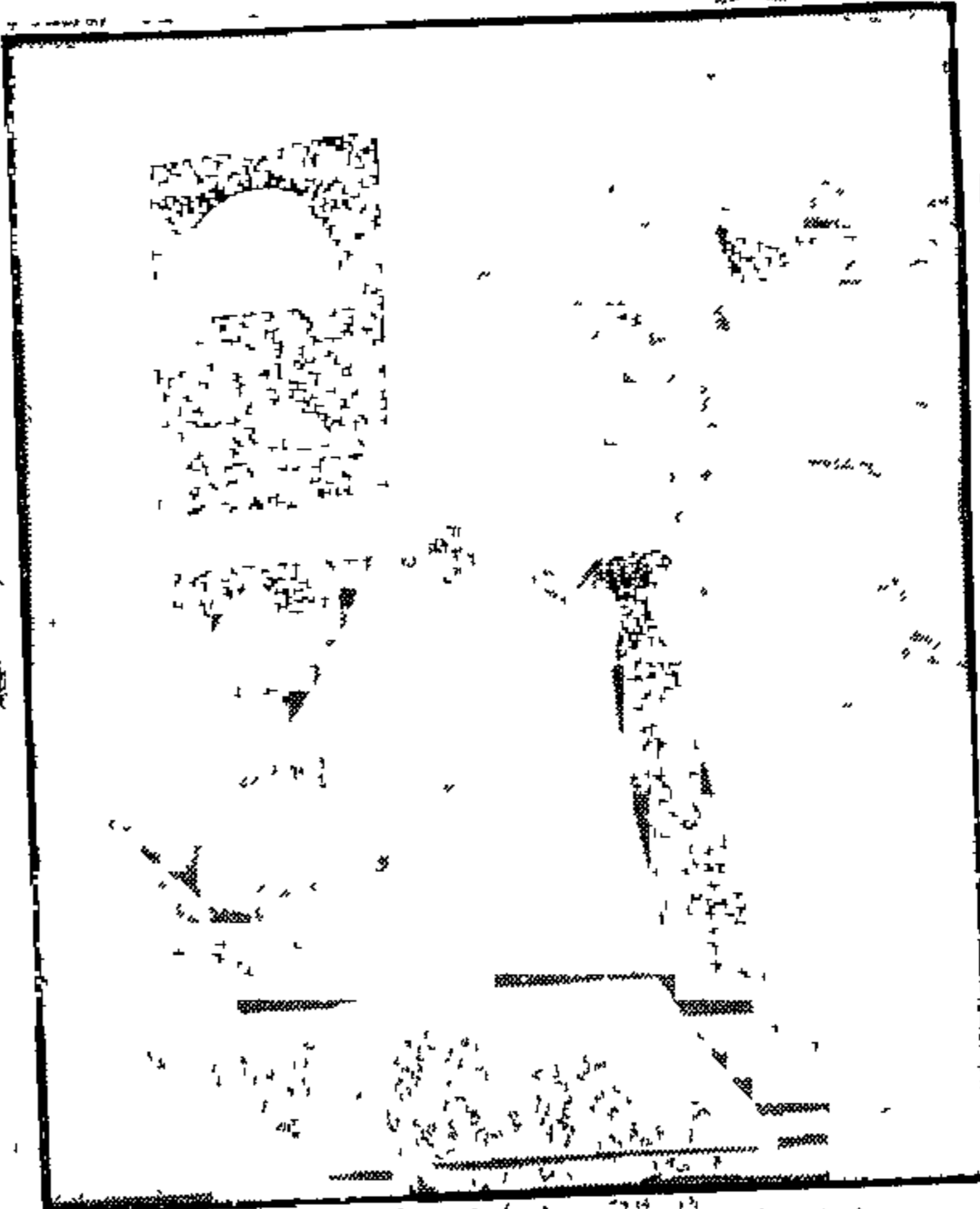
It is taking an innovative approach to helping people to own homes

Executive director Neil Fraser says that unless there is some intervention, nothing will happen.

He says many people in the inner city have permanent employment and the potential to own their homes. However, financial institutions are reluctant to provide bonds because of past bad-debt experience and the poor state of repair of some buildings.

Ichut is raising funds both here and abroad with a view to empowering residents to buy the buildings they live in. People will buy their flats and Ichut will provide collateral to the institutions and short-term interest bridging finance for borrowers.

21/2/93
Times (USS)



NEIL FRASER: Financial kick-start for those tired of rented premises

Way

Mr Fraser says "We are not looking at people who will never be able to afford their own homes.

"A person may only be able to afford a portion of the monthly interest bill. Ichut will make up the difference over the short term

"As the person's income increases so he will be able to afford to pay in more. Eventually he will be able to pay back the interest assistance given to him in the beginning.

"The scheme is not a subsidy. People who use the scheme will eventually pay their own way and must be able to raise an initial deposit.

"Ichut acts as a facilitating mechanism so these people can buy now."

Ichut has set itself a goal of raising R50-million. This money, through a creative financing structure, can be used to fund property purchases to the value of R200-million.

Duduza's last R34 in kitty

By Sowetan Correspondent

22/2/93
Sowetan
127
Council may cut staff, services if residents don't pay up:

DUDUZA Town Council near Nigel is down to its last R34

Unless residents pay their rent and service charges by the end of the month, services will grind to a halt and the 200 council employees will not be paid

Duduza administrator Mr William Robenson said the council did not have the R3 million needed to pay for services rendered by the Nigel council

He said residents had been given until the end of the month to pay tariffs or face cuts in services. Only 13 percent of all residents were currently paying their fees, he added

His council had already embarked on a programme to halve the water supply and from next week the electricity supply would be restricted to specific times still to be announced, he added

"We regret that we have to resort to such drastic steps. We have to meet our obligations,"

Robenson said, adding that residents and business people in the township owed the council R12,8 million

"These business people have been enjoying free essential services for too long now. A fair and reasonable chance has been given to them to pay up and they have not done so," he said

Robenson said money was so tight that broken-down council vehicles could not be re-

paired. At times they did not even have enough money to pay for petrol for the vehicles that were still running

Duduza Chamber of Commerce chairman Mr Enoch Makgalemele warned that the threats by the authorities would spark violence and urged Robenson to consider the implication of his intentions. He added that his organisation viewed the warning with concern

(127) ~~SECRET~~
Call to boycott bond services

Tembisa Residents' Association will urge home buyers to boycott Natal Building Society's bond services. The association yesterday accused NBS of evicting people from their homes on the East Rand for failing to pay for their bond services.

STAR 22/2/93

Flat-hunter runs into racism

STAR 22/2/93
By Charmeela Bhagawat

A Johannesburg woman received a nasty shock last week when she went flat-hunting in one of the city's northern suburbs and learnt that racism is still practised long after discriminatory laws were scrapped.

Star employee Sheila Ramkumar said she saw an advertisement on Thursday for a two-bedroomed flat in Linden and telephoned the letting agency, ICS Estates, for an appointment. She

saw the flat, and on Friday went to the agency to pay the deposit.

But a Mr Skitter, who was seeing her for the first time, said the flat had already been taken.

"I was embarrassed. I knew the flat was not let and I knew he told me that just because of the colour of my skin."

Ramkumar asked two white colleagues to inquire about the flat.

Skitter told both that the flat was vacant and they could make an appointment to view it

When a Star reporter called the agency later in the day, she was told the same thing.

Skitter refused to speak to The Star, saying it was clear the newspaper wanted to "make an issue" of the story and "would not get anything from me".

Democratic Party councillor for the Linden ward, Dr Brahm Spies, said informal discrimination was unacceptable and the sort of thing the country could do without.

Residents determined not to remain in dark

By Stan Hlopha (127)

STAR 22/2/93

Kagiso residents are, literally, bringing "power to the people" — by tapping electricity cables to light up their dark homes

They have resorted to this dangerous practice because their patience over living in the dark is running out. Most of the West Rand township's homes have never had electricity

The scheme to electrify almost 5 000 houses is known as Operation Khanyisa ("switch on"), and is the branchchild of the Kagiso Civic Organisation (KCO)

Described by Eskom as "extremely dangerous", it involves connecting wires to underground and overhead cables to

draw power to unelectrified homes

Eskom sales and customer service manager Paul Marais said the risk was extremely high.

The practice would lead to the overloading of the current — to the disadvantage of consumers legally connected.

KCO publicity secretary Peter Kute said Operation Khanyisa started 18 months ago because residents, who had applied for electrification of their houses "could no longer wait".

He added, "The people are prepared to stop Operation Khanyisa as soon as visible and tangible progress in the electrification of the area, is seen.

"The campaign will go on as long as there is no sign of progress."

Power plan plugs into R2,2bn Eskom fund

ESKOM had set aside R2,2bn for its "electricity for all" programme to electrify 160 000 homes every year from now until 1996, Eskom communications manager Bongani Khumalo said yesterday.

Khumalo told a news briefing Eskom was aware of how great the challenge was, with 23-million people still without electricity. He said 93 000 houses had been electrified so far this year, the first year of the programme, and 150 000 the previous year.

He said an offshoot of the campaign would be the business opportunities it afforded industrial entrepreneurs, thereby

creating employment.

Among the problems Eskom had experienced in carrying out its task was its inability to manage the supply of electricity in the townships, a right held by local authorities. The obstacle was being overcome as councils showed preparedness to hand over the running of supply.

Payments by Greater Soweto residents, who had previously lumped electricity payments with rent and other services in their boycott, had jumped to 90% from less

than 20% since Eskom took over management of supply last April.

"Eskom sees itself as a key player in a changing SA and is aware of its responsibility in facilitating a smooth transition."

This would come with getting to know what people demanded, he said.

The introduction of the prepaid card system of electrification had been well received and he saw it as the most effective way of electrifying informal settlements. The system was also being introduced in formal housing.

● Picture: Page 3

BIDM 23/2/93 (127)

THEO RAWANA

Key Market Movements — Feb 19 to Feb 22

STAR 24/2/93.

Council to tackle crisis in housing

By Julienne du Toit

(127)

The Johannesburg City Council is to become more involved in alleviating the city's housing crisis.

At a council meeting yesterday, a policy guideline was approved in terms of which the council will move from playing a passive role in housing to facilitating the building of low-income housing.

From now on, the council will, among other things.

- Seek to involve the private sector in providing housing.
- Provide incentives to the private sector to initiate low-income housing projects.
- Supply low-income housing units for rental and private ownership where private-sector development cannot keep up with local needs.

Health, Housing and Urbanisation Committee chairman Marietta Marx said. "Unless there is an immediate response to the housing shortage, the continued growth of the population will lead to uncontrolled squatting and environmental degradation."

According to the Central Witwatersrand Metropolitan Chamber's housing task team, the housing shortage in the central Witwatersrand is currently about 200 000 units.

THEO RAWANA

THE southern Transvaal region of the SA National Civic Organisation (Sanco) vowed yesterday to prevent electioneering by white political parties in the townships.

General secretary Dan Mofokeng told a Johannesburg news conference township residents were not going to allow NP, DP and CP meetings to take place.

"The people will use every tactic ... to prevent political activity by the parties. They are not going to allow those parties to come to the townships and start discrediting the sons of our land who have fought so hard for liberation." *B/DAM 25/4/93*

Mofokeng also warned employers they would have to agree to allow workers to stay away from work on "mock election"

White parties told to stay out of townships

days These would educate people about elections and accustom conservative employers to workers being absent on election days. If employers opposed such activities, "the people will decide what to do with them", he said. *(127)*

The employers would not suffer any financial losses because they would be notified beforehand. *(124)*

DP spokesman Peter Soal said from Cape Town Sanco wanted to decide whose views should be promoted in the townships. "That's not democracy. We will go to the townships and continue to promote our policies of democracy and nonracialism."



CIVICS: DON'T

let Nats, DP
5/10/72 25/2/93
hold meetings

Civic organisations in the southern Transvaal have called on their supporters not to allow meetings by the National Party and the Democratic Party in black communities. (27)

Speaking at a Johannesburg press conference yesterday, South African National Civic Organisation (Sanco) southern Transvaal general-secretary Dan Mofokeng said this action did not mean the civics were opposed to freedom of assembly and association.

A DP spokesman said he found the call regrettable, since it was not in the spirit of democracy, which he presumed Sanco was committed to.

An NP spokesman said the call was contrary to the notion of free and fair elections. — Staff Reporter.

Agreement on bond repayments

8/10/93 26/2/93
(121) WILSON ZWANE

THE Association of Mortgage Lenders and the SA National Civic Organisation (Sanco) have reached an agreement in areas of bond repayment insurance, repossessed properties, education of home buyers and payment of arrears.

Sources said the agreement, reached after a meeting in Johannesburg yesterday, would be referred to the two parties' constituencies for ratification.

Sanco president Moses Mayekiso would not comment on the agreement. He said, however, that the negotiations were positive and he saw no reason why the agreement should not be ratified by the constituencies.

Mayekiso disclosed that he had told the association in exchange for his organisation's "signature endorsing its constituency's involvement in the sorting out of bond repayment problems", Sanco wanted certain issues addressed as a matter of urgency.

Issues included "redlining" in terms of which certain areas were prejudiced, banking services in the townships, the banks' offshore investments and a code of conduct for the building industry which would ensure houses were built properly.

Mayekiso said Sanco believed more understanding and trust in the banking system would be inspired by the banks' willingness to broaden the scope of negotiations to include Sanco's concerns.

Mayekiso backs threat to white parties

SA National Civics' Association (Sanco) president Moses Mayekiso yesterday backed the organisation's stand against white political parties electoneering in the townships.

And the ANC, while not condemning the Sanco (Southern Transvaal) threat to prevent NP, DP and CP activities in the townships, said free political activity should be allowed everywhere in SA.

Sanco general secretary Dan Mofokeng said on Wednesday Sanco would not allow white parties to hold meetings in black areas and discredit members of liberation movements.

Mayekiso said although the national body had not yet taken an official position on the decision, he personally supported it. White parties canvassed in the townships because they had money. "They (the NP) should not use taxpayers' money to woo voters We have seen it hap-

pening overseas." He added. "But that does not mean we won't allow parties to compete in our areas."

ANC spokesman Carl Niehaus said the ANC believed there should be free political activity throughout the country, including the TBVC states.

DP leader Zach de Beer said his party would not be intimidated.

Pointing out that Mofokeng's only objection seemed to be that the DP sought to discredit members of the liberation movements and thereby confuse their followers, he said. "The essence of democratic politics is that one does criticise political opponents and put one's policies to persuade them to change their positions. Mofokeng is not willing to allow us the freedom to practise politics in the normal way."

THEO RAWANA

Sapa reports government spokesman Dave Steward said free and fair elections were impossible unless all parties were allowed to campaign freely among all communities

NP spokesman Piet Coetzer said his party saw itself as an open — not a solely white — party "It is the democratic right of all South Africans to express themselves political-ly The Sanco statement is based on racism which belongs to the past."

In Durban, Inkatha said "Political activism and mobilisation cannot be held to ransom by a few militant and undemocratic thugs who take it on themselves to decide who 'the people' should support The intimidatory nature of Mr Mofokeng's statement cannot go unchallenged as it is this attitude which has led to violence and the establishment of no-go areas in our townships"

● Comment: Page 14

NEWS Makwetu to address rally ● 'Nation tired of being a tool' say hostel inmates

24 hostels sign declaration to

live in peace

Sowetan 26/2/93

■ Initiative was launched during a prayer meeting last month:

By Mzimasi Ngudle

INMATES from 24 Johannesburg hostels have signed a declaration of intent for peace and resolved to initiate dialogue with other hostel residents

This was announced at a Press conference yesterday by the peace facilitator, the Reverend Mvume Dandala, who had been invited by hostel residents to assist with the initiative

Dandala said the hostels agreed on a programme of action that would comprise codes of conduct "to deal with potential conflict among hostel residents timeously". He said the initiative was formally launched during a prayer service in January when representatives from 24 hostels showed their commitment to a peace

process initiated by Jeppe hostel inmates.

Mr Jacob Dlomo, who represented Jeppe hostel residents, said the "nation is tired of being tools to perpetuate division and mistrust"

In his reply, Mr German Mlatsheni, a Selby hostel inmate, said the most significant factor was that Jeppe hostel dwellers were not coming to Selby for forgiveness

"They are rather saying it is impossible to find an alternative to the kind of life we were subjected to. We started the initiative by inviting hostels that wanted to walk the path of peace to join in with us," Dandala said

"The genius of the effort is that it has not been initiated by any organisation, whether religious, political or otherwise. It is the residents themselves who have done it"

NEWS Election move

No black vote for whites

■ Cast says no against votes for NP, DP:

Sowetan 26/2/93
THE Civics Association of Southern Transvaal this week vowed to try to persuade blacks not to attend election campaign meetings by the National Party and the Democratic Party

Cast general secretary Mr Dan Mofokeng told a news conference in Johannesburg on Wednesday the association would also make certain "pseudo organisations" outside liberation movements did not get black votes. He did not name the organisations. He said the civics had noted that while the NP pretended to be in favour of the elections, their involvement in activities that undermined democratic elections was questionable.

He accused the NP of importing nationals from the Far East and of recruiting members of the Mozambique Resistance Movement (Renamo) and providing them with South African identity documents to swell its votes. Mofokeng said campaigns by the NP and DP were intended to confuse the people and the civics would never allow that. He said Cast called on "our people" to resist any meeting called by the NP and DP and to intensify campaigns to force these parties to speed up the election process — *Sapa*.

Hostel peace meeting inconclusive (127)

By Abdul Milazi

Representatives of 24 Transvaal hostels attended a meeting in Johannesburg yesterday to share experiences of bitter inter-hostel violence but failed to come up with concrete solutions

The meeting, at the Central Methodist Church, was the fourth organised by Jacob Dlomo (55), a resident of the predominantly Zulu-speaking Jeppe hostel.

Dlomo took up the cudgels

STAR 26/2/93
when attempting to mediate between warring Jeppe hostel dwellers and neighbouring Selby hostel residents.

His peace-making initiative has since been joined by 22 other hostels

Dlomo told yesterday's gathering of about 60 hostel dwellers that when he had arrived at the Selby hostel there was blood on the walls and floors from the fighting two days previously.

"I knew that I might not come out alive But what

gave me courage was knowing that if I was killed I would have died for truth and peace," he said

Dlomo said the message of peace would be spread to other hostels.

"Nobody knows the cause for the fighting Xhosas and Zulus have lived together in peace for many years, why should our ethnic differences now make us enemies?"

"The killing must stop," he insisted

INNER CITY HOUSING

FM 26/2/93

127

Breathing life into the core

Town planners have long argued that, without people, cities die. Now the Central Johannesburg Partnership (CJP) — a body comprising the Johannesburg City Council, the private sector and inner city residents — has a plan that it hopes will bring life back to central Johannesburg and provide housing.

The CJP's newly formed Inner City Housing Upgrading Trust (Ichut) aims to provide 6 000-8 000 flats in inner Johannesburg, by converting non-residential buildings, building new flats or upgrading buildings over the next few years.

The CJP has devised a scheme to encourage financial institutions to lend in inner city areas which they have "red-lined" because of the risk of depreciating property values. In essence, grant money will be held by Ichut to provide collateral to mortgage lenders over 15 years.

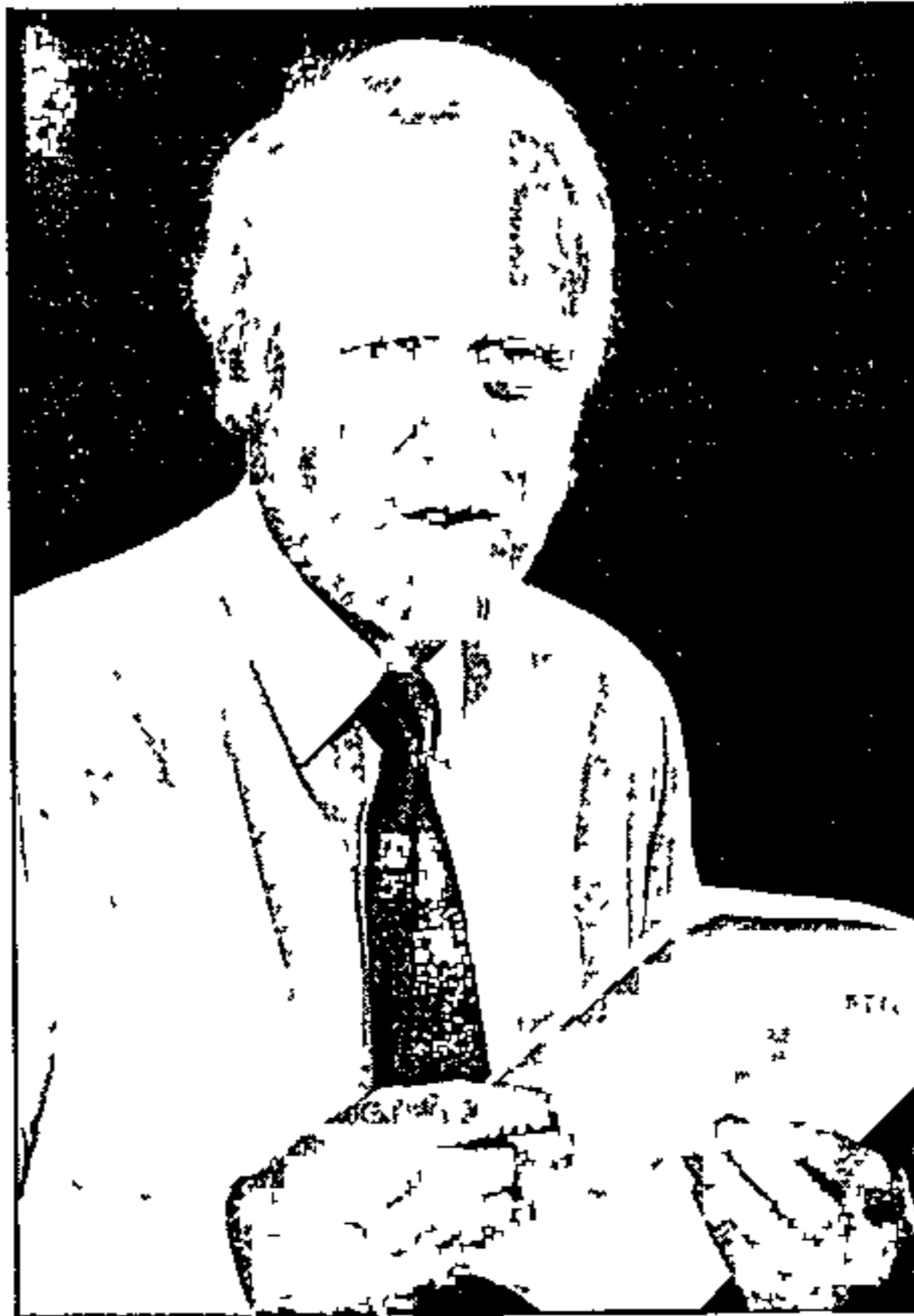
CJP's housing stock plan will require Ichut to raise R50m over five years, which should unlock around R200m of mortgage finance for use in inner city housing projects. Significant work has already been done in raising the R50m. Ichut has obtained a commitment in principle from one overseas financier, US Aid. The trust aims to raise 25% of the R50m from overseas grants.

It is also negotiating with other sources such as the Independent Development Trust (IDT) and banks and life offices — targeted to provide a further 25% of the required amount. A major tranche, 35%, is destined to come from business in the form of soft loans and the balance from the Johannesburg City Council.

Action has been taken to make inner-city housing more affordable. Ichut has approached the council over the rating of buildings for electricity, water and assessment rates. If an apartment building has even one retailer now, the entire building is considered commercial. In effect, this means that all residents in such mixed-use buildings must pay the commercial 22c/kW hour, instead of the domestic 12c/kW hour for electricity; R2,40/kJ for water in excess of 20 kJ, instead of the flat R1,31/kJ charged to residential users; and residents in such buildings must forgo any kind of rates rebate because the property is deemed commercial.

Houses in the suburbs are entitled to a 55% rebate, townhouses and flats can claim a 35% rebate.

The other stumbling block in the affordability question is subsidisation — either through government or the IDT. Currently, both these subsidies are available only to individuals. Government's first-time homeowners' subsidy pays a third of the interest on a mortgage bond for a set period within the limits of the scheme. The IDT provides a



CJP executive director Neil Fraser
building the foundations

once-off capital subsidy of R7 500. The CJP proposes subsidies be granted to a collective owner.

The Seven Buildings Project in Hillbrow/Joubert Park is expected to set a precedent in subsidies as well as Ichut's mortgage collateral mechanism and co-operative ownership proposals.

Organisers of the scheme — a joint venture between residents and the developer chosen to upgrade the buildings, New Housing Company (Newhco) — are proposing a group ownership structure through a shareblock company controlled by future owners. Ways are being sought to adapt the existing subsidy policies to this new form of collective ownership.

Mortgage finance is being sought from financial institutions through a proposed bulk loan covering all 460 units in the scheme. This loan will be serviced within the proposed shareblock company by a group credit mechanism guaranteed by Ichut.

The present owner of the seven buildings, David Gorfil, has agreed in principle to sell them to the proposed shareblock company for R5,9m. The sale is conditional on the provision of mortgage finance. The joint venture is now undertaking a detailed feasibility study, to be completed in 12 weeks, which will be submitted to a consortium of financial institutions.

Newhco's Taffy Adler, project manager for the Seven Buildings Project, though not underestimating the hurdles still to be cleared, is optimistic the institutions will come through — thanks largely to Ichut's funding

mechanism.

Meanwhile Newhco's regional division, FHA Homes, is looking at a number of other buildings in the CBD with a view to upgrading or converting them.

But it is not easy to convert office blocks to apartments. Hence FHA also looked at using older hotels in the CBD and Berea for long-term residences.

There appears to be no shortage of owners ready to sell, especially east of Johannesburg. Next week, for instance, CJP is set to receive 12 proposals from various landlords. ■

PROPERTY MANAGEMENT

Investec sells out

FM 26/2/93

In an eleventh hour twist, Investec Property Group (IPG) has sold its residential management division — handling residential rental buildings and sectional title flats in the Johannesburg area — to the Landsec-Compeg Services Group.

IPG had intended to close its building management division on March 31. The sale was made last Friday — the day on which it was announced to the press that the division would be closing.

The move is significant as IPG subsidiary, Kupers, has long been one of the largest residential management companies in Johannesburg. Its dominant position was strengthened by its acquisition of Gradwells Real Estate Management in January 1992.

IPG's exit from the business, according to chairman David Kuper, is because "it no longer falls within the market focus of the group. It was also no longer profitable."

Kuper says Investec has become increasingly focused on its core business of commercial, retail and industrial property management and administration, as well as on trading, development and letting in the non-residential sectors.

He adds that its growing non-residential activity is demanding more management time and has made it uneconomical for a group of its size to continue with residential property management. IPG manages 351 residential buildings.

The Landsec-Compeg Services Group, owned by Ivan Hellmann, comprises two companies. Landsec (short for Land Securities Management), concentrates on property management and administration in the rental area, while Compeg Services deals with sectional title administration. IPG's portfolio will be absorbed into these two companies.

The sale does not affect Bedford Gardens Estates — the massive R90m, 10-apartment

Meetin

Now civics won't call for disruptions

STAR 27/2/93 (127)
**SANCO backs down from a call to members to
disrupt meetings of the National and
Democratic parties, MICHAEL SPARKS reports.**

THE South African National Civic Organisation (SANCO) yesterday backed down from its call for supporters to disrupt meetings of the National Party and the Democratic Party held in black townships.

The southern Transvaal region of SANCO on Wednesday called for its supporters to prevent political meetings of the NP and DP — a move that came under severe criticism from other political parties as opposing free political activity.

On Wednesday the regional general-secretary, Dan Mofokeng, said while the NP was still in power, the liberation movements could not engage in free political activity in black townships around the country or in the "independent" states.

"We will use any method possible to register our protest. These meetings should not go on," Mofokeng said.

In a clear shift, SANCO's national president Moses Mayekiso said yesterday his organisa-

tion was not opposed to free political activity.

He said that while SANCO supported free political activity, the organisation would call on its supporters not to attend meetings by parties that had been involved in the "discredited" tricameral Parliament.

"We will make their job difficult. We will canvass our supporters not to attend these meetings," Mayekiso said.

"We have great confidence in our structures and their ability to mobilise the masses. We are convinced these parties will not succeed, and they will be preaching to empty halls," he added.

Objecting to the criticism, Mayekiso said that both the DP and NP had stated they would not allow the Communist Party to rule the country, and asked where the outcry had been at the time.

He queried whether the statement by SANCO was any different and said he was certain that, during the run-up to the elections, the NP would call on people not to attend meetings held by the ANC.

'TPA bullies are blowing our fuses'

CP Press 28/3/93

(127)

~~(SATS)~~

By THEMBA KHUMALO
TENSION is mounting between the police, residents and the township administrator of Phola, at Ogies in the eastern Transvaal, where three boys and a woman were shot between June and August last year.

Phola Civic Association official Thomas Sindana said the residents were up in arms about "police reluctance" to bring to book the white TPA employee who is alleged to have gone on a shooting rampage since coming to work in the township.

The employee, Sindana said, allegedly shot and wounded 11-year-old Leonard Ngidi in the leg while the boy was riding a bicycle at Phola. The man was not arrested or suspended despite a public outcry.

of four, when she tried to stop him from cutting electricity wires in her house, Sindana alleged.
Sando's hand was injured when she tried to stop the canister from striking her face. She said her finger movements had been impaired.
However, eastern Transvaal police spokesman Lt-Col J Pienaar said the suspect would appear in the Witbank Regional Court on March 16 to face a charge of attempted murder. He would not say with which shooting he is charged.
Pienaar said the Transvaal Attorney-General had declined to prosecute for the June 16 shootings when police fired on protestors marching to the administrator's office.
Twelve-year-old Selby Masilela was hit by shotgun pellets while on a shopping errand and Anne Sejongoe, 42, was hit in the nose by a stray bullet.

Sejongoe said: "I was sitting on a couch in my shack when suddenly something slammed into my nose. The next thing I felt excruciating pain and I got dizzy."
Another victim of the allegedly trigger-happy TPA employee was Thokozani Botoboto Shongwe, 16, who was shot in the neck. He spent three months in hospital following surgery. His throat bears a huge, angry weal where the bullet punched through.
Civic association secretary Lucky Letwaba said the trouble started last year when township administrator J Stoltz introduced electricity metering boxes in homes.
When the residents realised that the new system was costly they rejected it and, in defiance, connected their own wires to those in the streets. Stoltz then sent in an armed and hostile white electrician to cut the people's wires.

The technician fired on anyone who challenged his actions.
Sindana accused Stoltz of breaking an agreement he struck up with them to declare a moratorium on the cutting of residents' wires.
Sindana said: "When we confronted him about his sudden turn-about Stoltz dismissed us with contempt, saying that he didn't take orders from us but from his TPA bosses."
He said residents no longer wanted Stoltz in the township. Residents believed Stoltz was more interested in running his farm than looking after their interests.
Stoltz said there was more to the allegations against him than met the eye. He said: "I can't speak about them on the phone unless you make some time to come to my office. But basically I deny all the allegations by the civic."

Tycoon Job Moloji dies

CP Reporter

THE sudden death this week of well-known QwaQwa tycoon Job Moloji has shocked homeland social circles

Moloji, 60, died at a hospital in Bethlehem on Wednesday night after a sudden illness.



Violence-weary hostel inmates unite for peace

By THEMBA KHUMALO

(Part 1)

Tired of the violence that has dogged their lives, a group of concerned Johannesburg hostel dwellers has started a grassroots initiative to make peace.

Middle-aged, soft spoken Magazane Dhlomo, an induna from Jeppe Hostel, this week told the story of his efforts to end violence.

Dhlomo was addressing journalists and about 100 representatives from different hostels on the Reef, at a meeting facilitated by Reverend Mvume Dandala at the Methodist Church, under the auspices of the Hostel Residents Peace Initiative.

Sharing the platform was German Mlatsheni, who represented the Xhosa-dominated Selby hostel.

Twenty-two men's hostels have committed themselves to peace under this

organisation that cuts across party politics. Members are affiliated to the ANC and Inkatha.

Dhlomo, who confessed having participated in violence in the past, said the hostels' for peace idea germinated in August last year after he was approached by eight hostel inmates who asked him to do something to end the train and township violence.

The following month a Xhosa chief came to the hostel and exhorted the group to work towards bringing an end to black-on-black violence.

Dhlomo said: "We then wrote a letter to our counterparts at Selby hostel and I decided to deliver it personally, rather than post it. My colleagues were vehemently opposed to my going there and said I would be killed."

Predictably, the men at Selby were

hostile and did threaten to kill him. But common-sense prevailed.

"I told them I did not come to apologise for our involvement in violence but to request a meeting that we could end the bloodletting."

"They were divided among those who wanted to lynch me and those who gave me a hearing," Dhlomo said.

After some persuasion the hostel dwellers were finally convinced that his mission was innocent and they discussed the matter.

They then agreed to meet under the trees of the Johannesburg Library gardens and again in November under a highway in the city.

Their meeting was attended by UN observers, Dhlomo said.

On December 12, after agreeing on several issues concerning the causes of violence, they held a church service at

the Methodist Church. This was after they were refused the use of the hall and Dandala invited them to his church, Dhlomo said.

He said the service was followed by two others - one on December 19 at Jeppe Hostel and another at Selby earlier this month.

Said Dhlomo: "We were humbled by Rev Dandala's offer to offer us the use of his church. Many of us were setting foot in a church for the first time."

At the end of this week's meeting, the representatives from 14 hostels, among them Alexandra, Mai Mai, Jeppe, Selby, Nancefield, Denver and Diepkloof, shook hands as one group - people yearning for peace.

They left the gathering chatting animatedly and glowing with pride. They had succeeded where politicians had failed.

2 Press 28/12/93



Joburg becoming 'squatter city'

CITY 13/193

(127)

Own Correspondent
JOHANNESBURG — This city will deteriorate into a typical Third World "squatter megacity" unless immediate steps are taken to address housing needs and upgrade and electricity townships, experts said at the weekend Anglo American scenario

planner Mr Clem Sunter said the city would become like Sao Paulo in Brazil if steps were not taken to improve inner-city areas
A big effort would also be needed to improve roads, sewerage and electricity in surrounding townships
An urban housing consul-

tant said Johannesburg was fast heading for squatter city status. "It is a magnet for people under the illusion that there are jobs here," he said
South Africa's housing shortage now stood at 1.2 million houses and this was growing by 200 000 a year
However, only 20 000 new

houses had been built in the past year
Banks were not interested in financing developments aimed at creating low-cost housing for around R30 000 a unit and were insisting on at least five percent deposit for houses under R50 000.
People who wished to buy

houses at this price usually earned around R1 500 a month and could not put up cash deposits
Mr Sunter said Johannesburg's inner-city would have to be developed to mix work and residential areas and to make it more friendly to the informal sector

By Kenosi Modisane

THE BUILDINGS in the once popular "flatland" of Johannesburg are now so dilapidated they are on the verge of collapse

Only a few years ago, thousands of homeless blacks envied living in these exquisite buildings which stood half-empty and reserved for whites by the Group Areas Act

Today the Golden City's once glamorous dwellings are an eyesore. Living in these apartments has become a health hazard

The once popular skyscrapers have become dens of crime

In a survey *Sowetan* visited three of the most rundown flats in the city and spoke to some of the tenants

Our first stop was at the dilapidated Miller's Mansion on the corner of Quartz and Bok streets. There we spoke to Mr Meshack Monyeni, who we found with friends enjoying beer from a mug in the dingy building.

"This is the most horrible place to stay," Monyeni said while puffing on his cigarette

Monyeni shares the three-bedroom flat with two other families. Their monthly rent is R497, which they divide among themselves

"We spent the whole of last year without electricity. There is no hot water from the taps. And this we were promised would be attended to when we moved in in 1990," he said

Monyeni said his landlord only came at the end of the month to collect the rent

Our next stop was at Alvin Court at the corner of O'Reilly and Esselen streets. Here we spoke to Mr Osman Maseko, a self-employed motor mechanic from Malawi

Maseko lives in a single-bedroom flat he shares with his girlfriend,

Here we were met by a stream of water flowing from inside the building

"I have never used the lift to go to my sixth-floor flat since I moved here in 1990. The lifts have never worked since I came here"

Pointing at the paint peeling off the walls, Maseko said "These walls have been like this ever since I came here"

Maseko pays R495 a month, which includes maintenance and service charges

At the Boulevard Guest House on the corner Soper Road and Catherine Street things were no better

There we spoke to Nelso Moyo, who became very angry when asked if tenants in the building were provided with services

Moyo, who also shares a three-bedroom

flat with two other families, said "It is disgusting that we are expected to pay R670 every month when we are not provided with services. I have never seen anyone from the city council or the maintenance people since I moved in last year"

The sharp decline in the condition of Johannesburg's flats came about immediately after the scrapping of the Group Areas Act

Thousands of blacks flocked to these well-maintained city dwellings previously reserved for whites only

But alas! The very few whites who had enjoyed the protection of grand apartheid laws would not have blacks as their neighbours

What followed was a mass exodus of whites from the city flats to the northern suburbs further away from town

"To let" signs sprang all over the city's

buildings. Rental prices rocketed sky-high as more blacks moved into the vacant flats in the hope of enjoying the luxury of decent homes in the well-kept flats

But most of the buildings had begun to show wear and tear sooner than the new occupants had settled in their new homes

The routine inspection of these apartments by

health officials from the city council slackened. It became clear that the landlords had begun to neglect the apartments

Whether it was done in collusion with health officials from the city council is still unclear

But the fact is that even today, as you read this article, many flats in the city resemble deserted runs despite housing hundreds of people

Small streams have developed in the city streets resulting from blocked or damaged sewerage systems that have not been serviced for years

Cardboard boxes have replaced broken windowpanes

The population has in the past two years almost doubled in many apartments as tenants began sub-letting rooms to friends and relatives

This, they argue, is done to help pay the high rent. It has become common today to find three

to four families sharing a four-roomed family flat

The landlords responded by embarking on an undeclared war of cutting down the water supply to the flats and switching off electricity at certain times of the day

A cold war then erupted between the residents' association, Actstop, and the landlords

Rent boycotts and evictions have since become the order of the day at these once prestigious dwellings

It is disgusting that we are expected to pay R670 every month when we are not provided with services. I have never seen anyone from the city council or the maintenance people since I moved in last year

The landlord only comes at the end of the month to collect rent

glamorous apartments is now a health hazard.

NOW EYESORE
Sowetan 2/3/95
RUNDOWN BUILDINGS Living in the once

(127)

Fashionable flatland is

Paint peels off Miller's Mansion in Joburg Park.



Sanco's Mofokeng and DP's Leon in war of words

Political Staff

~~127~~ ~~127~~ ~~127~~
CAPE TOWN — A war of words has broken out between the DP and the SA National Civics' Organisation (Sanco), since a DP rally attended by domestic workers in Houghton on Saturday.

Sanco's Southern Transvaal regional secretary Dan Mofokeng described the domestic workers as "political hostages", adding that the DP had bribed the workers to vote for it by providing food, shelter and employment. Sanco, he said, would "not let opportunistic tendencies in the DP go unchallenged" ~~127~~ (127)

Sanco's statement was described by MP Tony Leon, in whose constituency the meeting was held, as "typical of the extremist, undemocratic posturings of Sanco".

The statement, he said, was "riddled with errors and reeks of bile" ~~127~~ 810M 2/3/93

Further, said Leon, it was evidence of the "authoritarian fascism" in the southern Transvaal and elsewhere.

Leon said the DP would continue to hold meetings and organise as it pleased, and "Mr Mofokeng and his unrepresentative clique will certainly not prevent us from doing so"

He said Sanco was "hell-bent on introducing a reign of fear and terror into our politics. It must be resisted at all costs and at every level"

Sapa reports that DP leader Zach de Beer said that for the DP to quit the tricameral parliament now would be an empty gesture and would simply impair the party's ability to prevent the NP from making further mistakes.

He said he had noted that Sanco had called on the DP to quit Parliament before it would allow the DP to campaign freely

"We, of course, opposed the advent of the tricameral parliament 10 years ago and have constantly campaigned for its abolition. This is now due to take place and would not have taken place so soon had it not been for our opposition," De Beer said.



Ordered out . . . tenants move out from a workers' compound in Lanseria in observance of a court order. Picture George Mashinini

Tent shelter Star 3/3/93 offered to 127

evicted 50

By Abdul Mhizi

A Lanseria construction manager yesterday came to the rescue of a group of destitute people after they were evicted by court order from a workers' compound near the airport

Lonerock Construction managing director Fred Poggenpoel offered four family tents for a week to the 50 people — mostly women and children — after they were evicted by police

They had been staying in the compound while it was being leased by Alert Security from agents Guvon Investments

When Alert's lease expired in January, Guvon gave the occupants eight days to pack and leave, said a tenant, Nelson Kave

The court had ordered the tenants to vacate the premises last Friday, but changed its ruling after their lawyer asked for an extension of time to allow them to move their belongings

Guvon Investments was not available for comment at the time of going to press



7-year hostel blackout ends

Soweto 3/3/93

127

By Isaac Moledi

■ 600 Meadowlands families see the first light in Eskom project:

A SEVEN-YEAR blackout for about 600 families at Meadowlands Hostel in Soweto ended yesterday when their electricity was switched on by Eskom for the first time since it was cut off in 1986

The Diepmeadow Council cut off power to the hostel because it said it was unsafe due to the poor infrastructure of the area at the time

The switch-on for the 600 families is the first phase of Eskom's electrification programme for the hostel

Mr Dave Warren, Eskom's consulting engineer, said yesterday that about 3 500 units at the hostel would have electricity before the end of May

He added that apart from electrifying the hostel, Eskom had a "master plan" which involved millions of rands

"Eskom is proud to be involved in the upgrading of the hostel. The electricity switch-on today will bring to an end years of darkness here. This marks the beginning of a project that will give

electricity to the 3 500 families living here," he said

About R6 million, donated by the Witwatersrand Regional Services Council, has been spent on the first phase to electrify the hostel

Among people who were overjoyed over the electrification was mother of eight Mrs Gladys Kekane (54). "Words are not enough to express my joy. I'm so excited about the whole business," she said

—PROPERTY—

Banks deny Yeoville, Bellevue 'red-lined'

B/DAM 3/3/93

Reports by
PETER GALLI

MAJOR financial institutions have denied "redlining" the Yeoville and Bellevue areas in the east of Johannesburg in terms of bond applications.

Red-lining is a term used when an area is designated problematic in terms of loan security or possible urban decay, and a restraint is put on the issuing of bonds for properties

Standard Bank divisional GM, home loans, Duncan Reekie, said red-lining occurred where properties in certain areas were found by banks not to offer secure and sufficient value because of uncertainty created by changes in the condition, nature and structure of the buildings, amenities, services or development plans

This was shown by the decline in the market value of the properties and the potential for further such declines. "However, Yeoville/Bellevue is not a particular problem area and we have not red-lined it. We are still granting loans in these areas, and these are based on our standard loan criteria"

FNB spokesman Norman Axton said accusations that the bank had red-lined Yeoville and Bellevue East were "absolutely untrue" Each loan was considered on its merits.

"In areas such as certain mining towns, where the life of the mine is less than the bond requested, we are cautious about

granting bonds," he said.

However, the Yeoville/Bellevue area was not such an area and the only requirement the bank had was that properties be valued by a professional valuer.

FNB divisional GM: home loans Bob Wood confirmed that the bank had not red-lined Yeoville/Bellevue East, saying it was not regarded as a problem area.

Absa deputy CE Mike de Blanche said certain areas — such as Yeoville, Berea and Hillbrow — were potentially problematic as there were pockets that reflected urban decay. "If an area shows signs of deterioration the financial institution has to question whether the security offered for the loan is sound, and the extent of the risk has to be evaluated."

But the bank had not red-lined the area and merely exercised more caution when considering bond applications. Each property was judged on its merits and long-term security.

However, local authorities and home owners in these areas also had a responsibility to improve the area, he said.

"Accommodation in close proximity to any major CBD area is vital, especially given the local housing situation. However, we are not concerned only about metropolitan areas," he said

close	close	close	close	close	close
DM/\$	R/3	BA	FTSE	JSE All	JSE
100	100	100	100	100	100
months	months	months	months	months	months
0V1	0V1	0V1	0V1	0V1	0V1

'R900m write-off if boycott ends'

THEO RAWANA

THE R900m owed by the Greater Soweto councils would not be written off until the rent boycott had ended and residents were paying for services regularly, Transvaal MEC for Local Government Burger Lategan said yesterday. *BIDM 3/3/93*

Lategan was reacting to reports that parties in the Central Witwatersrand Metropolitan Chamber had agreed to the debt being scrapped and had asked the TPA to seek government approval for the move.

In January, the TPA dissolved the Greater Soweto councils of Diepmeadow and Soweto because of extensive financial mismanagement and the Johannesburg City Council was approached to run services in the township. The third council, Dobsonville, is also in financial trouble.

Lategan said no agreement on a debt write-off had been reached in the Metropolitan Chamber and no approach to the Transvaal Administrator had been made.

A debt of R516m had been written off in September 1990 and had not resulted in improved payments by residents, so the TPA was not about to repeat the process unless the rent boycott ended, he said.

Metropolitan Chamber CEO Vic Milne confirmed last week that there had been no final agreement. An ad hoc committee would meet on Friday and might go to the chamber on March 10.

Lategan said another matter the chamber was considering was a request by some parties to write off amounts owed to councils by residents. He said the "massive" write-off under the Greater Soweto Accord in September 1990 had resulted not in improved payment levels, but in nearly 90% of residents not paying levied charges, and services were near collapse.

Teachers prepare for a nationwide strike

TEACHERS in black schools were gearing up for a nationwide strike in protest against their 5% salary increase and the poor conditions in schools, the SA Democratic Teachers' Union (Sadtu) announced yesterday. *BIDM 3/3/93*

Sadtu secretary-general Randall van den Heever told a media briefing his union had requested a meeting with President F W de Klerk before March 12 to present its demands. In the meantime, a strike ballot was being held in all the regions to prepare for mass action should the demands be rejected.

The union claims 75% of black teachers earn less than a "living wage" and it is demanding salaries be raised to an acceptable level and that a 25% across-the-board increase be implemented.

Other items on the agenda are government's unilateral restructuring of education and rationalisation, he said.

Van den Heever could not say how long the proposed strike would last, but stressed that the union would "do its utmost" to ensure it was a unified protest and that it had the support of all teachers countrywide. The actions being considered included "go slows", pickets, marches and an all-out strike.

The protest was aimed at improving conditions in black schools, he said, and therefore did not contradict the union's avowed commitment to restoring order to schools.

He said the problems and disruptions in Soweto — triggered by the alleged retrenchment of 30 temporary teachers — were merely a microcosm of the education crisis facing the country. "Teachers in the Houses of Representatives and Delegates are being retrenched in

KATHRYN STRACHAN

their thousands around the country," he said. Van den Heever said the union and teachers' protests were being used as a scapegoat by the Department of Education and Training (DET) for the problems in education. He denied that teacher "chalkdowns" last year had contributed to the disastrous black matric results. On the contrary, there had been an improvement on the previous year's figures which was due to teacher's dedication, he said.

The union had also called for an urgent meeting with Education and Training Minister Sam de Beer, and discussions with the DET over the fate of the "retrenched" teachers, who were in the third day of their hunger strike, continued yesterday.

Soweto schools were disrupted again yesterday as teachers demonstrated outside the DET Johannesburg regional offices to demand their colleagues be reinstated.

Meanwhile, Sapa reports that police arrested 20 Soweto teachers staging a week-long sit-in at the DET offices.

Lt-Col Dave Bruce said the Sadtu members were detained on charges of trespassing. A delegation from six regions of the Norwegian Teachers' Union is in SA as guests of Sadtu.

Delegation leader Anneli Askola said in Johannesburg yesterday the delegation would visit Sadtu's structures throughout the country.

"We wish to gain first-hand information on the problems facing Sadtu generally. Visits to a number of schools are also included in the itinerary," Askola said.

The delegation will also visit Lebowa, Venda, Gazankulu, KaNgwane, Ciskei and KwaZulu

Peace committee targets 'out of line' signatories

THE national peace committee is investigating ways of strengthening the peace accord and reining in those signatories who disregard its code of conduct.

Committee chairman John Hall said yesterday that 159 complaints about breaches of the accord's code of conduct for political parties and organisations had been received to date.

A committee looking into the strengthening of the accord had called for submissions from political organisations, as well as the UN, EC, OAU and Commonwealth monitors, he said.

"Many avenues are being explored and even, for example, the paying of a bond — say a sum of R1m — to guarantee the parties uphold the peace accord and focus their minds more closely," he said in an interview. "There is a fine line between robust picketing and making inflammatory statements."

Hall said greater dedication from peace accord signatories and "hundreds of millions of

RANDS" in funding for development projects were needed if the peace accord was to be made more effective.

He said a new national fund, which co-ordinated "operational expenses" and funding for socio-economic development projects in strife-torn areas, was needed if violence was to be dealt with effectively.

"Our clear objective is to make the peace accord more effective. We need greater dedication from the signatories (to the accord) to push its provisions and obligations down to the grassroots level," he said.

The envisaged fund, which was still in the very early stages of discussion, would collect money from donors and allocate this to development projects with the existing National Peace Accord Trust acting as a catalyst.

This would remove the problems currently

created by the "random injection of aid" by many development agencies.

Hall said moves were being made to "delink" peace accord structures from government to increase their autonomy. "While I have the greatest respect for Justice Minister Kobie Coetsee and his department, the issue of our relationship with them is sensitive," he said.

The existing trust would provide bridging finance to cut through bureaucratic red tape, while funders were being lobbied for money for projects, he said.

Adequate funding was also needed to run regional and local peace accord offices, and for overheads and the salaries of permanent staff.

Hall said "If I have one desperate concern, it is the socio-economic violence that's turning our country into one of the most criminally violent countries in the world. This, more than politics, is leading to a loss of business confidence, a brain drain and a cash drain."

Most want hostels converted

FOURTEEN of the 19 townships in the Eastern Transvaal had opted for conversion of hostels into family units, Transvaal MEC for physical planning and development John Mavuso said yesterday.

Mavuso was speaking in KwaGugqa, Witbank, at the opening of the first family unit area converted from a hostel complex since government's upgrading/conversion programme began late last year.

Government set aside R194,6m last year for the upgrading of Transvaal hostels or their conversion into family units.

Mavuso said the R2,5m project in KwaGugqa had produced 279 family units.

In the 93 hostels in the Transvaal, consensus among concerned parties had already been reached at 21 hostels on the manner in which the upgrading or conversion should be conducted, he said.

Negotiations were proceeding at a further 42 hostels and interested parties at six hostels were still being identified and urged to negotiate on the matter.

THEO RAWANA

Mavuso said it was important that conversion or upgrading should be the result of consensus reached between hostel residents, residents in surrounding areas, hostel owners and all interested parties.

"KwaGugqa has set an example for role players in other areas where the negotiation process is still in the starting blocks.

"It is in the interest of hostel residents and surrounding communities to participate in negotiations in order to reach consensus on this important matter," Mavuso said.

He thanked the local civic association for its input in the negotiations.

There were two types of accommodation in the complex.

Units of a minimum of 34m² would be rented at R13 a month and the service charge for sewerage, refuse removal, water, roads and street lighting would be R48,40.

The larger units would rent at R20 a month with the same service charges as the smaller units.

A flat rate of R13 would be paid for electricity and consumption would be charged according to units.

Mavuso said he saw upgrading and conversion of hostels as one means of addressing the housing need, which also included accommodation for single people.

About 1 993 ha of land had been bought for nearly R10,5m.

A total of 42 655 erven costing more than R213m had been made available to low-income groups in the Transvaal, he said.

In the last two years the hostels have been a bone of contention between the ANC, Inkatha and government. The ANC claimed hostels were launching pads for attacks on township residents.

Inkatha strongly rejected suggestions that all hostels should be demolished and converted into family units. Through negotiations, compromise arrangements were reached where some would be upgraded and others converted into family units.

Curb unscrupulous landlords say callers

(127)

Sowetan & Radio Metro

Talkback



with Tim Modise

By Sipho Mthembu

SIR RICHERD Mthembu, the former director of the Johannesburg Housing Board, has urged the government to curb unscrupulous landlords in Johannesburg.

This is the message pressed by Mthembu at a public meeting held in Johannesburg on Monday. He was speaking at a public meeting held in Johannesburg on Monday. He was speaking at a public meeting held in Johannesburg on Monday.

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Talkback topic

Tel: (011) 714 - 8063

THE NSL came under a barrage of criticism this week over the near-disaster during the aborted Top 8 semi-final fixture at the Rand Stadium last Saturday. Is the NSL's administration of venues, fixtures and clubs up to scratch? Share your view by phoning Sowetan/Radio Metro Talkshow host Tim Modise between 7pm and 8pm tonight.

Sanco, Perm to discuss agreement

(5/01) 4/3/93
THE implementation of the agreement between SA National Civics Organisation (Sanco) and the Perm would move into gear at the parties' two-day consultative conference beginning on Sunday, Sanco president Moses Mayekiso said yesterday.

The two parties signed an agreement early last month which effectively excluded the Perm from such action as bond boycotts and which put in place joint plans for education, job creation and training and development programmes in the townships.

Mayekiso said in a statement the conference, which would be attended by Sanco representatives from 14 regions, would thrash out details of the agreement ranging from honouring contractual agreements, to exemption from mass action and training of community leaders.

Mayekiso said the agreement had set new ground in relations between consumers (Sanco) and banks, institutionalising for the first time a mechanism of communication.

THEO RAWANA

The agreement provided for a national working committee to look at the establishment and maintenance of appropriate services and facilities within communities to facilitate access to home loans.

The committee would also look at the development of appropriate banking services targeted at these communities and research measures designed to assist borrowers in difficulty.

Research measures to resolve problems of repossession of property and ensure project implementation was conducted in a mutually beneficial manner would also be dealt with.

The committee would also consult on viability and sustainability of lending in certain geographic areas where environmental conditions had changed and research the possibilities of innovative schemes such as housing associations, co-operative ownership, rental and lease agreements, Mayekiso said.

Civics may soon have say in budgeting

B/DAY 4/3/93
CIVIC organisations could soon have a voice on the Randburg and Sandton management committees and participate in the preparation for this year's budgets, it was suggested at yesterday's meeting of the Northern Joint Negotiating Forum

Alexandra Civic Organisation general secretary Richard Mdakane said the organisation objected to councils planning their budgets without the broader community having a voice

Councils would soon begin budgeting for the financial year beginning in July, but without the broader community, he said

He feared that once interim local structures had been put in place, as was expected to happen this year, "no money would be

(127) GAVIN DU VENAGE (256)

left for underprivileged communities".

Mdakane said though local negotiations could not precede national negotiations, they should not be left behind

Sandton councillor Willem Hefer said that under present legislation, the management committees were the only avenue available for financial structuring.

But while the channels for direct participation did not exist yet, civics could get involved in budget debates, he said.

Randburg councillor Gary Cooney said Randburg remained committed to a single local authority, and would take the civics' views into account

Civics' leader denies fascism

By Mike Siluma

Dan Mofokeng has greatly irritated "white" political parties in the past week

The general secretary of the southern Transvaal region of the SA National Civic Organisation (Sanco) incurred the wrath of both the Democratic Party and National Party by declaring Sanco would oppose their election campaigns in black townships

DP MP Tony Leon said Sanco's stance — backed by Azapo — was evidence of "authoritarian fascism".

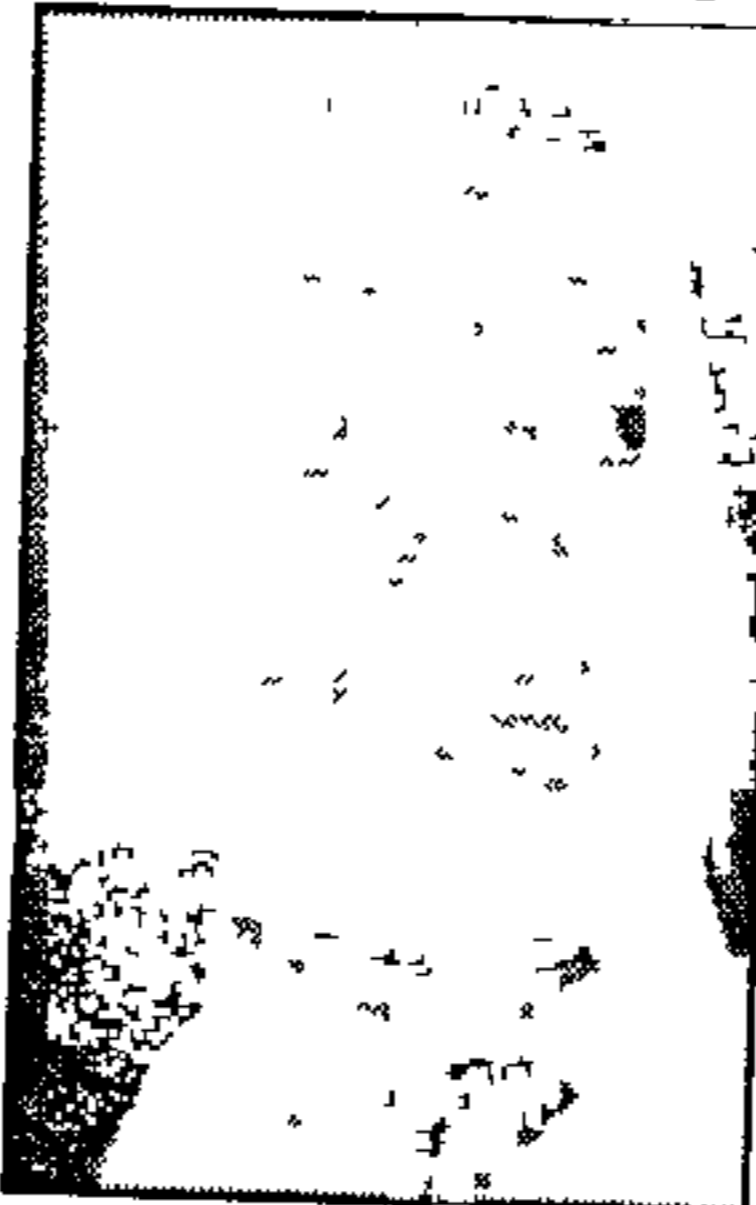
Who is the man who has stirred a political hornets' nest?

Before taking up his job at Sanco, Mofokeng worked as an organiser for two unions affiliated to the Congress of SA Trade Unions, and served on the federation's Witwatersrand regional executive

He describes himself as "an ordinary member" of the ANC and Communist Party branches in Katlehong on the East Rand

At 33 he has not been able to vote in a democratic election and looks forward to exercising this right.

Are he and fellow Sanco members a bunch of undemocratic fascists, as his opponents allege?



Mofokeng . . . looking forward to voting.

"No," he says "Our understanding of democracy is that people should have the right to associate or not, to assemble or not, and to freely express their views without interference

"But in South Africa today we have not yet arrived at that situation. For instance, our people still have to get permission for access to public venues from white town councils, the magistrates and the police"

Mofokeng believes the "white" parties should be allowed to campaign in the townships only once the political playing field has been levelled. This should be done through a transitional executive authority and making available "State resources" to all parties for campaigning

Releases tie up council

By Helen Grange

The National Council on Indemnity — set up in October to indemnify people who committed politically motivated crimes — has found that the bulk of its work involves applications for release from prison, the Department of Justice said yesterday.

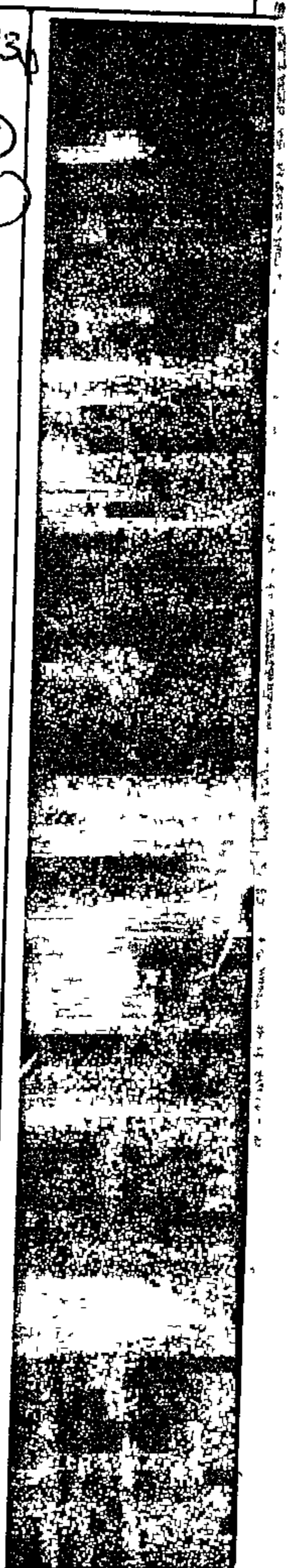
The council is at present dealing with 854 applications for release from prison and only 432 first-time applications for indemnity.

Some 348 cases are being examined a second time, in terms of the Further Indemnity Act of 1992.

In Parliament this week, the Democratic Party's Douglas Gibson said he had been told by the Justice Department that there had been only eight indemnity applications, and none had been granted.

The Ministry of Justice responded that a significant part of the council's workload involved dealing with release applications, and Gibson was under the mistaken impression that only indemnity applications were being processed.

The council had met nine times and meetings were scheduled well into June.



Fm 5/3/93

(127)

Stocks pitched the prices of its Sandton Cape Dutch townhouse development, called Mooigelegen, at between R150 000 and R210 000/unit. Units range in size from 80 m² for a two-bedroom apartment to between 98 m² and 108 m² for a three-bedroom one. The complex is situated on the corner of Woodburn and Summit roads and construction will begin in mid-March.

Now Stocks is set to embark on a sectional title scheme, this time west of the mink-and-manure belt in Northcliff Extension 25, where units will have views stretching as far as the Magalesberg.

Work on the Northcliff development, called Eagle Rock, began in mid-February. The R15m scheme — perched on the north-west summit of Northcliff — will comprise 90 simplex units at prices ranging from R152 000 to R169 000. It will be built in four phases. The first phase, comprising 20 units, is already three-quarters sold. The two-bedroom, 70 m² units each have a large 20 m² balcony. Marketing starts on phase two this weekend and already a fair number of inquiries have been reported.

One of the development's attractions is the adjoining nature reserve. Emphasis will also be placed on making use of natural rock in the overall design and construction of the complex, which will include a natural rock pool.

Though good, sales at Eagle Rock have not occurred at the pace they have at Mooigelegen. What Stocks might be banking on is its reputation to create some magic out of the natural environment. Resorts like Kwa Maritane, Bakubung and Kruger Park Lodge bear testimony to its skills in this area. ■

DEVELOPMENT Fm 5/3/93.

Where eagles dare (127)

Successful sellouts in the Johannesburg townhouse and apartment market usually have a number of elements in common — principally a northerly location and an affordable price tag of below R200 000.

Certainly, this has been Stocks & Stocks's experience. Motivated by profit and the need to keep its construction teams fully employed, last September the company decided to target the so-called "affordable housing" market.

And, in November, it sold out its first cluster development in Morningside, Sandton — one month before official marketing was due to begin.

THE Seven Buildings Project — a pilot co-operative housing project in the Johannesburg inner city — has over the past one-and-a-half years helped to forge important partnerships between the public and private sectors and non-governmental organisations. And there have been important innovations aimed at addressing the housing and inner city crises.

There remain, however, areas where there is a lack of clarity, where problems remain unresolved and where there is no consensus among the key actors.

The purpose of the Seven Buildings Project — which involves 400 units and 2 000 people — is to deliver decent and affordable housing to people in the low income category and to maintain this housing stock by keeping it off the speculative property market.

It also involves buyers in the management of the delivery and maintenance of housing stock.

To be able to achieve this form of housing in SA three areas need to be addressed

First, unlocking housing finance from a variety of players, most importantly from the financial institutions. For a variety of reasons financial institutions are reluctant to invest in this sector because of perceived big risks.

Red-lining has become the norm rather than the exception in this market segment.

Second, the actual delivery of housing stock has come to a standstill for lower income people as result of government opting out of housing provision and the perceived unappealing nature of the market to property developers.

There has been no major residential property development in Johannesburg for more than two decades.

Third, access to affordable and decent accommodation is very difficult for most blacks, even those with jobs, as property and construction costs have increased over the years.

Inner city pilot plan lays foundation that is beneficial to all

MONTY NARSOO

BIDMYS12/93.

It is within this context that a number of key public, private and community development players have been discussing the need for a coherent programme.

Housing co-operatives in the inner city were seen as part of the answer. This consensus was achieved only after protracted negotiations. It still, nevertheless, needs to be tested.

In attempting to establish housing co-operatives in the Johannesburg inner city a number of problems and solutions emerged which could have a direct impact on a broader housing programme.

The mandate received from low-income blacks living in Johannesburg's inner city was that they wanted decent and affordable housing that provided them with security of tenure.

The first issue that required addressing was unlocking working and end-user finance. This was addressed in two ways: by securing guarantees, which address the credit risk issue, and by providing institutional, technical and educational backup, which addresses the issue of business risk management.

Loan guarantees were committed by the Inner City Housing Upgrading Trust, a subsidiary of the Central Johannesburg Partnership, involv-

ing the Johannesburg City Council, business and community interests.

On the basis of this commitment, banks agreed in principle, subject to a number of conditions, to lend money into formerly redlined areas.

A housing utility company will provide the project management and the working capital.

The banks have insisted on good business risk management, while the community argues that good organisation will make the project cheaper. Technical service organisations and professional consultants have therefore invested a great deal in training and education.

Preliminary estimates are that as much as 20% of project costs have gone into developing personnel and organisational capacity within the community to ensure good organisation and efficient management.

In terms of affordability, a four-pronged approach has been undertaken.

The first is to devise financial models that use a variety of mechanisms to make money cheaper and to graduate repayments from low to high. These models are being tested

by the Seven Buildings Project from public sources.

Two kinds of subsidies are needed: subsidies aimed at making housing projects feasible along the lines of group subsidies, and individual subsidies for persons and families with severe financial problems.

Because a co-operative ownership model has been followed, there has been great difficulty in obtaining group subsidies. And there are few subsidy options for individuals that provide relief for low income earners or those in temporary financial difficulty.

The third prong is to involve the community in mutual aid and self-help schemes, particularly as regards upgrading and maintenance of housing stock.

To achieve this, the development plan will involve residents in its management and work.

Essential to this approach is that the local authority, project managers and technical service groups have an orientation towards community involvement in the delivery of housing stock by providing financial and technical expertise, training and support services. The spinoff is that skills will be improved and jobs created.

Fourthly, the affordability problem is being addressed by using a co-operative ownership model which makes provision for cross-subsidisation within the tenant community. Better-earning people living in the best apartments will pay a little more than the actual cost. This will assist lower earners.

The rationale is that, if public money is made available in the form of subsidies, higher earners benefit from it and should be obliged to make a greater contribution.

Delivery of housing stock in the inner city through a co-operative housing model means that run-down and decaying buildings are being acquired and upgraded at a cost of about R20 000, cheap in terms of housing developments in other parts of the city.

Finally, ownership models have been designed on a limited equity basis. This means that owners may not sell their units on the market when they leave.

The unit reverts to the co-operative non-profit company and owners are reimbursed according to a set formula.

The method ensures that there will be continued low-cost housing stock in the inner city, speculators will be unable to enter the market and the poor will not be shifted to the periphery.

This form of co-operative housing will not only benefit participants. It has spinoffs for the city too. It will assist in the revitalising of the inner city and thereby avoid the Bronx syndrome of inner city decay.

The city will be used more efficiently because residential accommodation means people will use the city over longer periods of time during the day and night. It stabilises the community in the inner city.

Finally, it delivers housing cheaply and may revitalise the residential market in the inner city. These conditions provide the potential for stabilising and expanding the city's rates base.

□ Narsoo is co-ordinator of the inner city unit of Co-operative Planning and Education.

Electrifying Our Lives

By JENNIFER GRIFFIN

A MINI-VAN kicks up a cloud of red dust as it

bounces along the uneven dirt road that winds its way through Orange Farm.

Johan du Plessis travels this route several times a week to survey Eskom's massive electrification project, which has provided power to more than 70 000 self-built homes in the past two years

New billboards line the road and advertise the many uses of electricity in Orange Farm, which Eskom predicts will accommodate more than 250 000 homes in the next two years

For years the government neglected township residents and did not provide them with basic services like electricity. But with the dawning of a "new SA", Eskom is moving into townships to meet the needs of the people.

About two years ago, Eskom set up negotiations with local authorities about the right of supply. As correspondent JENNIFER GRIFFIN reports, it was at this point Eskom began their nationwide "Electricity for All" PR campaign.

CIPRESS 7/13/93

In 1990, with the disintegration of apartheid, Eskom began negotiating with local authorities about the right of supply. It then began a massive public relations campaign for its nationwide electrification scheme with the motto: "Electricity for All."

"As a state-protected monopoly, Eskom has had guaranteed investment over the years," said Frank Vorhies, an American economist who runs Eco Plus, an independent environment and economic consultancy in Johannesburg

"They now need to create demand so they've begun a huge public relations campaign

"It's a new ploy on the part of Eskom to gather

subsidies from the government," he added.

"It's much better since we had electricity," said Gloria Khumalo, 32, whose tin shack now has a bright light hanging above its front door. "We had to use candles before"

Electrification has the potential to create demand for locally manufactured electric goods that don't exist on a large scale. Increased consumer demand could help the country's economic recession.

"How do you start a business with a paraffin lamp," asked William Cobbett, the ANC's representative on the National Electrification Forum, a body which includes Eskom.

The metering system Eskom has installed in newly electrified homes is simple. Each family buys a certain amount of electricity at the beginning of the month. "It puts the customer in control of the consumption," said Du Plessis.

It also puts Eskom in control of its customer. Since 1984 when Soweto's residents resorted to non-payment boycotts to protest against apartheid and the township's standard services, businesses and banks have been nervous about investing in these areas Eskom has reduced the risk of non-payment by having its customers pay for electricity before they use it

"With the card system, people aren't able to boycott Eskom if they think the rates are unfair," said Mashupye Matlala, a planner for the Transvaal Rural Action Committee. "People are concerned about losing their bar-

gaining power because of the new metering system." Eskom hopes to convince more township residents to substitute electricity for the coal and wood they became accustomed to.

Eskom claims electricity pollutes the environment less than coal does. But Vorhies said in 1990, townships used only six percent of the coal burned in SA, while Eskom used 53 percent to run its electrical plants.

"Because Eskom dominates the system you don't necessarily get the most cost-effective output or efficiently-run business," said Vorhies, who proposed looking at alternative sources of energy, including solar panels and hydro-electric power.

The ANC, however, is not concerned about the company's monopoly status. It supports the rapid electrification of SA.



metro

Star 8/3/93

60 Jo'burg homes burgled daily

By Bronwyn Wilkinson
Crime Reporter

More than 60 houses are broken into in Johannesburg's northern suburbs every day, a survey by The Star among police stations and insurance and security companies shows.

Official police statistics for housebreakings in the area are not available, but Witwatersrand police spokesman Cap-

tain Eugene Opperman said yesterday even an estimate of 70 daily housebreakings in the area was "conservative".

These figures do not include robbery — where the occupants of the house are at home and their goods are violently taken from them.

A Parkview police station officer said policemen were called out to 15 housebreakings a day in the area.

In Sandton, the police and the Crisis Control Centre recorded between seven and 12

burglaries daily

Other police stations in the area, including Randburg, Linden and Rosebank, reported averages of between eight and 10 burglaries a day.

Robin Hancock, an insurance broker for Dewar Rand, said that of 4 000 private policies on the Reef, 25 housebreaking claims were made monthly.

"Those are all in the northern suburbs," he said.

A spokesman for a larger insurance company said 15 to

20 claims came in every week. A spokesman for a security company said at least three attempted housebreakings were reported daily.

Asked whether the number of housebreakings had suddenly increased, Hancock said there had been a steady increase over the past two or three years, but no recent surge.

Opperman said the northern suburbs were "a housebreaker's paradise". He said the high walls and

hedges common to the area might offer some form of protection, but also allowed a criminal, once inside the yard, to do what he wished unseen.

Opperman said police had stepped up patrols recently and taken to using horses and helicopters on patrols.

"But then people complained about their privacy".

He said that if people wanted to break the crime cycle they would have to be prepared to make certain sacrifices

Call for media freedom guarantees

THE Press Council of SA called on Friday for a "100%" media freedom guarantee in the Bill of Rights

Chairman Kobus van Rooyen told a meeting of the SA Media Council, which changed its name to the Press Council on Friday, that the guarantee should be applied and interpreted by a constitutional court

"A 100% guarantee does not imply that there should be no restrictions on the media. The 100% means that only if Parliament is unanimous should this guarantee be repealed," Prof van Rooyen said in his opening speech.

"We have proposed such a guarantee to the government," he said

Van Rooyen called also for self-regulation, which he said should not be confused with involuntary self-censorship

"Self-regulation in no way implies that the body set up to maintain standards can be dissolved or its constitution amended without certain procedural restraints having to be complied with

"The media must be forceful, convincing and independent in its criticism, whether it be of irregularity, unfairness, unduly curbing statutes or court judgment. It is our task to make people aware of the enormous functions of the Press."

Van Rooyen called for the repeal of Section 205 of the Criminal Procedure Act, which compels journalists to disclose their sources.

Van Rooyen proposed that the Publications Act should be limited to deal with age restrictions and the classification of films and videos. "Mature material should be left to the choice of adults" — Sapa

Soweto forum is still stuck on service charges

SERVICE charges remained a sticking point at Friday's meeting of the Soweto ad hoc committee, which was to have resolved outstanding issues blocking the setting up of the Greater Soweto Forum, Metropolitan Chamber CE Vic Milne said at the weekend

He said a package of proposals, which had already been put to the chamber, could not be ratified as the service tariffs issue could not be agreed upon

The package included mechanisms spelling out Roodepoort's involvement in the running of Soweto, service provision, and a tariff structure, he said

He said a report on the cost of services to Soweto

GAVIN DU VENAGE

had been completed and handed to the civics, who said they needed time to consult their members.

The civics would report back at the next meeting, to be held later this month. Milne said he was confident an agreement would be reached at the end of March.

An agreement would probably lead to the establishment of the Greater Soweto Forum, which would assist a city manager in governing the area

The forum would negotiate agency agreements and necessary contracts, and oversee the appointment of a city manager

Director of De Beers dies

DIRK VAN EEDEN

HENRY DYER, De Beers main board director and industrial diamonds division MD, died in Johannesburg on Friday after a brief illness. He was 65.

De Beers chairman Julian Ogilvie Thompson said Dyer was a remarkable man with the rare facility of being able to understand and explain the most technical matters. "We shall miss him deeply as a colleague and a friend, and our deepest sympathy goes to his family"

Dyer joined De Beers as a scientist in 1951. He was a leading member of the team which developed the technology to synthesise industrial diamonds.

In 1971, at the age of 42, he was appointed MD of De

Electricity deal for Vaal Triangle

THEO RAWANA (127)

A STEP towards a more normal life for 693 000 people in the violence-racked townships of the Vaal Triangle was taken on Friday when an agreement was signed granting Eskom the right to supply electricity to the area. It could also mark the end of the service boycott in the area.

The town councils of Sebokeng, Sharpeville, Boipatong and Bophelong jointly owed Eskom R70m for bulk supply in the past. This amount would "fall off" after three months, when the new agreement came into effect, Eskom sales and customer service manager Dave Krümm said.

Vaal Civic Association (VCA) general secretary Linda Mngomezulu said the agreement heralded a break in the recent violence. *BIPAY 8/3/93*

"With a regular supply of electricity, the chances of thugs having their way are limited," said Mngomezulu.

Frequent power cuts because of non-payment by residents have helped escalate township violence. Mngomezulu said the main task now was to see that residents paid electricity and service charges.

The new agreement was reached after three months of negotiations between Eskom, the councils and the VCA. It provides for the utility to take over supply to individual consumers in three months.

Eskom would also negotiate new service agreements and tariffs in consultation with the VCA.

...by police at Sebokeng,
...men died in a shootout while police were investigating the
...of a policeman. Families of the two men and the ANC have disputed the police version.

Teachers meet today to decide on strike

Soweto 8/3/93



By Lulama Luti

WHETHER Soweto teachers will go back to school is to be decided during a meeting at the Ipelegeng Community Centre today.

This follows a meeting last week when Education and Training Minister Mr Sam de Beer met with a delegation of the South African Democratic Teachers' Union.

At the meeting De Beer agreed to stop the retrenchment of 32 teachers until the matter has been discussed at

■ Schools staff want their demands met first:

a meeting scheduled to take place this week.

Speaking at a Press conference on Friday, representatives of the Soweto branch of Sadtu indicated that unless their demands were acceded to they would not go back to school.

The demands included the unconditional reinstatement of the 32 teachers, that they be paid and given letters of appointment and that the DET

place a moratorium on all pending retrenchments.

According to Sadtu Soweto president Mr Matakanye Matakanye they had information that 518 teachers would be retrenched by the end of this month.

General secretary of the Soweto Education Co-ordinating Committee Mr Joe Ndlovu said his organisation supported the teachers' action and added that it would be simplistic to call on them to go back to class while their grievances had not been dealt with.

Hostel dwellers committed to peace

Soweto 8/3/93

(127)



MORE THAN a thousand hostel dwellers committed themselves to peace at a meeting at Soweto's Nancefield Hostel, organised by the Hostel Residents' Peace Initiative on Saturday.

The meeting was attended by rep-

■ Residents meet at the Nancefield Hostel:

representatives of 30 Witwatersrand hostels and was aimed at furthering peace initiatives started by both African National Congress and Inkatha Freedom

Party hostel dwellers.

The meeting decided that each hostel would draw up and implement a code of conduct for its residents to encourage and facilitate a shared approach, a South African Council of Churches statement said — Sapa

Star 9/3/93

Eskom power for townships

An agreement was signed on Friday granting Eskom the right to supply electricity to Vaal Triangle townships, giving rise to hopes for an end to the nine-year rent boycott in the area (27)

Eviction done as a last resort, says bank

■ Claims of legal action against clients in Tembisa:

By Joe Mdhlela

THE NBS Bank only takes legal action against borrowers as a last resort

This could be averted if bondholders negotiated an alternative arrangement of repayment, spokesman for the bank Mr Gerry Gericke said

He was responding to claims made by the Tembisa Residents Association (TRA) that the bank had taken legal action against its clients in Tembisa

The TRA claimed they had "pleaded with the NBS to reconsider their eviction policies in favour of entering into lease agreements with the disadvantaged bondholders"

TRA president Mr Ali Tleane said such an agreement would ensure a steady flow of income to the bank while giving occupants a chance to recover financially

Tleane said they were left with no

option but to embark on an "isolation campaign aimed at the Kempton Park branch of the NBS"

The bank has confirmed that they had been in negotiations with TRA for at least six months in an effort to find an amicable solution to problems

Gericke said it was the policy of the bank to exhaust all avenues before taking action against defaulters

"Eviction is the last resort after the bank has exhausted all avenues," he said. He said the problem with some of the clients was that they failed to discuss their financial problems with the bank until it was too late

In such circumstances the bank would be forced to take action

Eviction was the last thing the bank wanted to do

The bank was in favour of "normal lending" but this would be impossible if bondholders failed to meet their obligations, Gericke said

(127)

Sowetan 9/3/93

Our health is at stake

12-1
■ **Keep your place clean.**

9/13/43
By **Alpheus Moja of Keep
Johannesburg Beautiful**

UNCONTROLLED and uncontrolled litter has become a health hazard for South Africa.

We can solve this problem by launching anti-litter campaigns in this health hazard areas of people, church groups, youth clubs, school cultural groups, environmental protection groups, and groups of individuals and local authorities.

Local authorities should also be involved in the anti-litter campaign.

We must also have continued individual members of the community should have a moral obligation to not litter.

● Citizens should refrain from throwing bottles, cans and other objects from their vehicles. Instead they should carry litter with them.

● People should not litter in the streets or public places.

● People should not litter in the streets under the pretense of job creation.

The Johannesburg City Council should

Urgent need to save inner city

Sowetan 9/3/93
By Kenosi Modisane

127
GLITTERING METROPOLIS

Overcrowding threatens Golden City:

THERE IS AN URGENT NEED to save central Johannesburg from the overcrowding which is threatening to ruin the once glittering Golden City

The Johannesburg City Council has admitted that it was negligent in its treatment of the housing issue which has today left about 200 000 families in need of homes

Acstop spokesman Mr Cas Coovadia said

"There has been no addition to the housing component in the inner city area for at least 20 years and this has led to overcrowding, with the resultant socio-economic problems"

Coovadia said the ever increasing demand for accommodation on the one hand, with a static supply on the other, has created conditions for unscrupulous landlords to exploit people

"These landlords charge exploitative rentals while putting nothing back into the maintenance of the buildings

"This has resulted in the running down of the buildings and has exacerbated the overcrowding problem because families club together in order to afford the high rentals," Coovadia said

He charged the council to play a more "pro-active role in the upgrading and the facilitation of low-income housing provision"

Acstop, together with the city council

and the private sector, formed the Central Johannesburg Partnership to help tenants buy the flats they are renting

Official estimates from the council are that about 200 000 families within the Central Witwatersrand area are in need of homes

A statement released by the council said a minimum of 25 000 houses needed to be built each year — 10 000 to absorb the backlog over the next 20 years and 15 000 to cater for new households

"Unless there is an immediate response to the housing shortage, continued population growth will lead to uncontrolled squatting and environmental degradation," the statement said

In an effort to meet the critical housing need in and around the city, the council last month approved new guidelines for involvement in the provision of housing

Mrs Marietta Marx, chairman of the Health, Housing and Urbanisation Committee, said the policy guidelines were based on an analysis of the roles played by the State, the council, the private sector and communities in the provision of housing

"What we now need is to adopt a more focused approach as far as informal housing is concerned. And with regard to the formal low-cost housing, the major problem is the lack of finance for this type of development," Marx said

The council was looking at providing informal and formal low-cost housing, she said

The former included shacks and scattered informal settlements and site and service schemes

The latter was formally built but very basic housing designed to be affordable for low-income families

In its policy, the council has drawn up a detailed framework for future initiatives in the following areas

- Identification and release of land for low-income housing,
- The level of service standards that should apply,
- Overall co-ordination of the process,
- Mechanisms to arbitrate if the use of land should become an issue of conflict,
- The upgrading of informal settlements over a period of time, and
- Finance

81 PM 12/3/93

SADF land for housing

THE SADF would be selling off more than 6 000ha of military-owned land around Pretoria, it was reported yesterday (12). The Transvaal Provincial Administration has been given first option and has indicated it will use at least 1 000ha for informal and low-cost housing.

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Acquisition of land
 137 Mr P G SOAL asked the Minister of Regional and Land Affairs

Whether the State has acquired any land that was advertised in a General Notice of January 1993 of the Advisory Commission on Land Allocation and was not included in Schedule 3 to Proclamation No R28 of 30 March 1992? B319E
 The MINISTER OF REGIONAL AND LAND AFFAIRS

No All the land referred to was already in possession of the state on 1 April 1992 Schedule 3 of Proclamation R28/92 includes properties of the former SA Development Trust, which properties were transferred on 1 April 1992 to the Department of Public Works The General Notice of the Advisory Commission on Land Allocation of January 1993, inter alia, includes state land transferred by Proclamation R28/1992 as well as other land which was already state owned land on 1 April 1992 but which properties have also been identified in terms of section 91(a) of the Abolition of Racially Based Land Measures Act, 1991 (Act 108/1991), being state owned land which has not yet been developed or allocated for a specific purpose

Own Affairs
Hillbrow constituency - rent-controlled premises
 25 Mr L FUCHS asked the Minister of Housing and Works (127)

- (1) How many rent-controlled premises were there in the Hillbrow constituency as at 31 December 1992, (127)
- (2) how many such premises were decontrolled in that year,
- (3) whether he will furnish the (a) address and (b) description of each of the premises so decontrolled; if not, why not, if so, what are the relevant details? B331E

The MINISTER OF HOUSING AND WORKS

- (1) On 31 December 1992 there were 740 units, comprising of 6 dwellings and 734 flats subject to rent control
- (2) None
- (3) (a) and (b) not applicable

Note.
 The figure for question number 12 of 1992 i.e. 775 (6 dwellings and 769 flats) was erroneously furnished incorrectly by the concerned Rent Board and answer number (1) should have read 740 units (6 dwellings and 734 flats) after 41 units were conditionally exempted from rent control

The figure for question number 25 must read 740 units (6 dwellings and 734 flats) because no exemption from rent control in the Hillbrow constituency took place during 1992

HOUSE OF DELEGATES
QUESTIONS

Indicates translated version
 For written reply

Own Affairs
 Standard 10 examinations
 7 Mr M RAJAB asked the Minister of Education and Culture

How many (a) male and (b) female pupils at schools under the control of her Department (i) (aa) entered for and (bb) failed the 1992 Standard 10 examinations and (ii) passed these examinations (aa) with the (bb) without exemption? D66E

	(a) Male	(b) Female	Total
(i) (aa) Number of candidates entered for the 1992 Senior Certificate Examination	6 963	7 522	14 485
(i) (bb) Number failed	444	237	681
(ii) (aa) Number of candidates who passed with matriculation exemption	3 069	4 087	7 156
(ii) (bb) Number of candidates who passed without matriculation exemption	3 416	3 152	6 568

Pupils enrolled for/completed school year

8 Mr M RAJAB asked the Minister of Education and Culture

How many pupils (a) enrolled for and (b) completed the 1992 school year, or the latest specified school year for which information is available, in each standard from Grade 1/Sub A up to and including Standard 10 at Schools under the Control of her Department? D67E

	Entered	Passed
Sid 5	19 993	19 453
Sid 6	20 755	18 999
Sid 7	19 588	18 233
Sid 8	18 881	17 139
Sid 9	16 561	15 172
Sid 10	14 485	13 724*

*80 Candidates are likely to write the supplementary examination

The MINISTER OF EDUCATION AND CULTURE

Examination Statistics for 1992 Academy Year

	Entered	Passed
Class 1	26 988	26 053
Class 11	24 777	24 162
Sid 1	23 062	22 531
Sid 2	23 011	22 180
Sid 3	22 817	21 467
Sid 4	21 171	20 254

Education department expenditure

9 Mr M RAJAB asked the Minister of Education and Culture
 What (a) amount and (b) percentage of the education budget of her Department was spent on (i) pre-primary, (ii) primary, (iii) secondary, (iv) technical college, (v) teacher-training, (vi) technician and (vii) university education during the 1992-93 financial year or the latest specified 12-month period for which information is available? D68E

The properties are all in the Johannesburg suburb of Albertsville. Mother-of-two Claudene Fourie wants the government to live up to its mission on land allocation it set up to investigate land claims is not a toothless bulldog.

During the past two weeks Miss Fourie has been engaged in the painstaking work of going through the register of deeds for the suburb.

She was amazed to find deeds to 125 properties that had once belonged to her coloured grandmother Johanna Martina Marra.

Tomorrow, she will deliver photocopies of the deeds to the Ministry of Land Affairs in Pretoria to press her claim to rightful ownership or compensation.

Miss Fourie, a self-employed draughtsman, believes the deeds she has already tracked down may be just the beginning.

Miss Fourie has power of-attorney from her father, who is the heir to his mother's estate.

Mrs Marra was married to a white man, JJ Fourie, before the advent of the Prohibition of Mixed Marriages Act and the Group Areas Act. It was her second marriage and she kept her previous surname.

Fortune

Mr Fourie, a civil engineer, inherited a fortune from his parents, said Miss Fourie.

When he died he left everything to my grandmother, she said.

Mrs Marra used most of the money to buy property in Albertsville. Scrutiny of the title deeds shows that she paid cash and was represented by lawyers in all the deals.

Miss Fourie said her grandmother mainly bought houses from people who could not keep up their bond repayments.

But some of the purchase prices in the title deeds indicate that she also bought a number of vacant lots in Albertsville where most of the residents at the time were white and coloured.

When the Group Areas Act was introduced the coloureds were moved. Mrs Marra was "dispossessed and disintegrated" by the Group Areas Board at a price determined by the board itself.

Two plots she had bought in 1947 for 200 pounds went for 400 pounds in 1960.

In the same year 28 of her properties went jointly for 15 790 pounds, eight for 444 pounds and another group of four were sold for

the Johannesburg suburb of Albertsville. Mother-of-two Claudene Fourie wants the government to live up to its mission on land allocation it set up to investigate land claims is not a toothless bulldog.

By WISEMAN KHUZWAYO

2 000 pounds.

Then came the family house, an imposing double-storey built during the last war which now looks neglected.

Miss Fourie said Mrs Marra was heartbroken and decided to emigrate to Swaziland where she became a close friend of King Sobhuza. She died in 1980.

On Miss Fourie's 36th birthday on Friday she paid an emotional visit to the house in which she was born.

Her battle was launched in 1991 after the scrapping of the Group Areas Act.

Referred

She wrote to President de Klerk telling him she had seen some vacant plots in Albertsville and wanted to know if any of them belonged to her grandmother. If so she wanted compensation.

Mr de Klerk wrote back to say he had referred the matter to the Ministry of Planning and Provincial Affairs.

A subsequent letter from the ministry told Miss Fourie a fair and just compensation based on market-related values was paid to property owners if expropriation.

After another letter to Mr de Klerk she received a letter from the Ministry of Land Affairs last month advising her to submit details of the properties and their title deeds to the land commission.

Said Miss Fourie: "My conscience cannot rest until I have got this sorted out. I am not going to give up. I am a fighter."

Woman in bid to bury 'legacy of apartheid'

SITimes 14/3/93 (127)

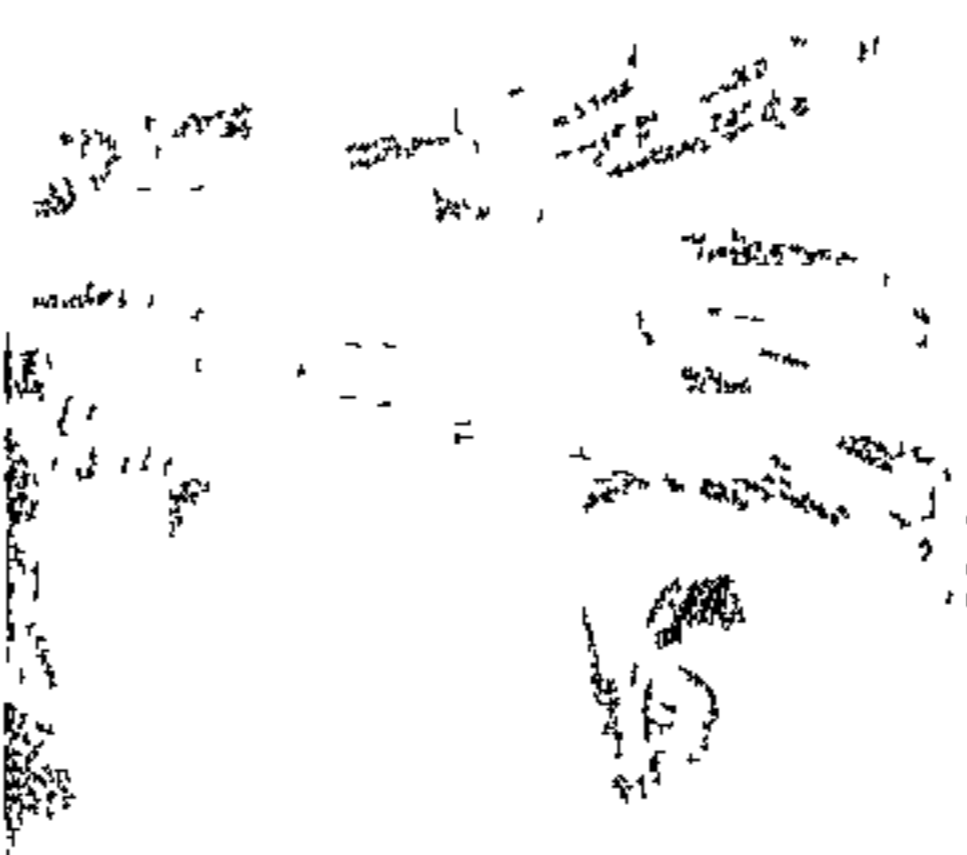


Alberston in Tricht's dress washing machine when as a Sunday WINNER

Prost ousts Senna for top GP slot

By IAN HAWKEY at Kyalami
ALAIN PROST — out of Formula One for a year — returned in style yesterday to begin today's South African Grand Prix in pole position in a tense practice round he edged his rival Ayrton Senna into second place.
Prost's fastest lap time was 1 min 15.698 secs and he finished the race shortly after Senna had completed the

crises being...
Round tripping...
plugging the difference in value between...
and financial...
Illicit...
Over-invoicing...
and bought...
export capital...
Buying and selling foreign currency and...
Keeping foreign bank accounts...
Disclosures about the probe come in the same week that two people appeared...
by a separate investigation...



BACK

I WANT MY LAND

Woman in bid to bury 'legacy of apartheid'

S Times 14/3/93 (127)

By WISEMAN KHUZWAYO

The properties are all in the Johannesburg suburb of Albertsville. Mother-of-two Claudene Fourie wants the government to live up to its word that the advisory commission on land allocation it set up to investigate land claims is not a toothless bulldog

During the past two weeks Miss Fourie has been engaged in the painstaking work of going through the register of deeds for the suburb

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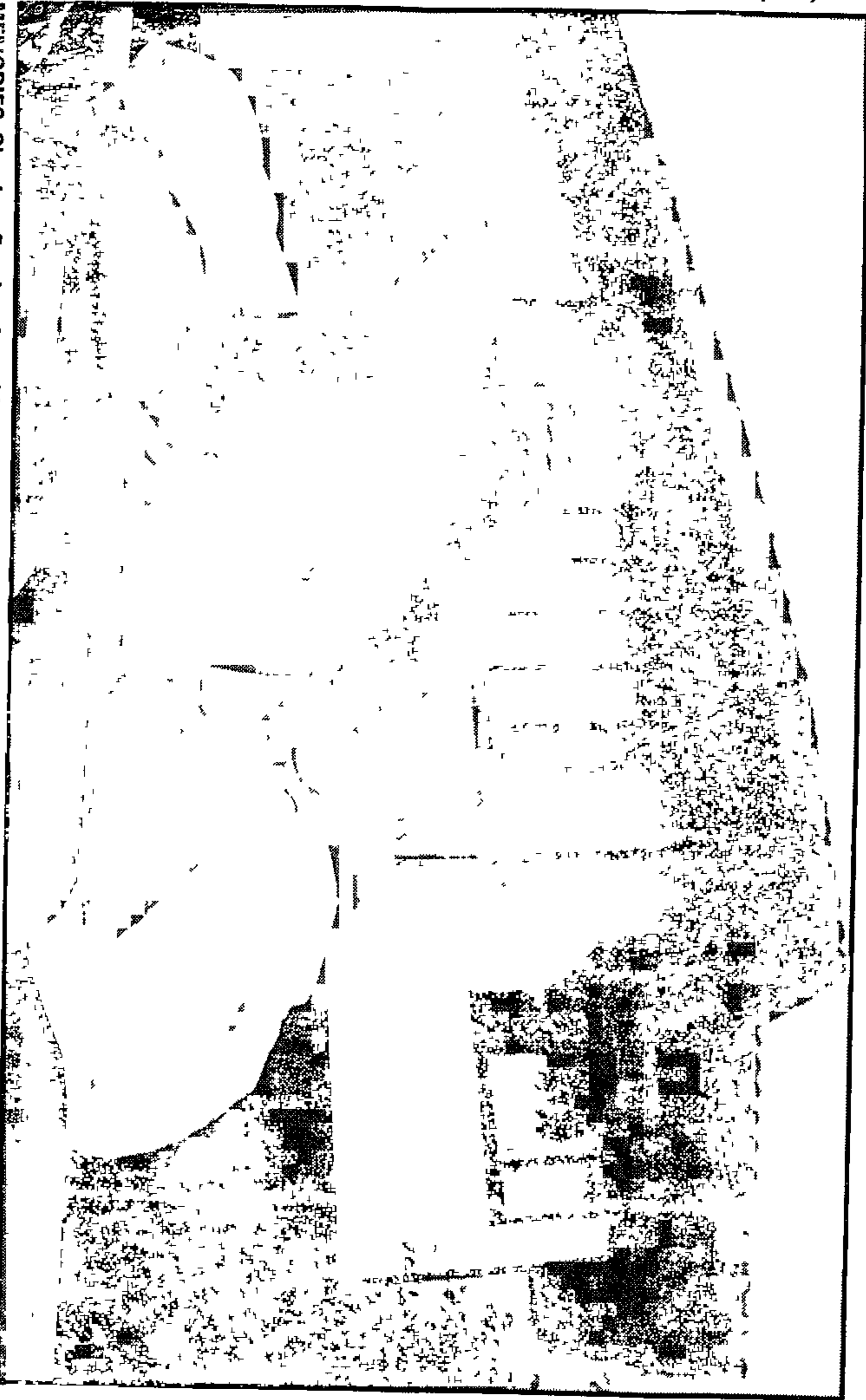
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2 000 pounds. Then came the family house, an imposing double-storey built during the last war

MEMORIES - Claudene Fourie, who paid an emotional visit to her grandmother's family home



Picture: CHRISTINE NESBITT

I WANT MY LAND

BACK

7-year rent boycott ends (127)

JOHANNESBURG — A seven-year-old rent boycott in Tembisa came to an end yesterday when thousands of residents adopted an interim agreement between the local civic association and the administrator of the East Rand township, said Mr George Biya, spokesman for the Tembisa Residents Association

CTIS/3/93

Mangaung residents get a respite

Sowetan 15/3/93
■ Council suspends court action:

By Mpikeleni Duma (127) ~~128~~

THE Mangaung City Council has suspended a legal action for three months against residents of the township for default in rent payments

A letter, signed by town clerk Mr Lidelo Mkaza and addressed to the secretary general of Mangaung Civic Association, was leaked to the *Sowetan* confirming the suspension of the intended legal action

Mkaza has instructed the council's attorneys to suspend the actions until June 30 this year when it will be reviewed

Mangaung Civic Association officials refused to comment on the issue

Since residents of Mangaung, near Bloemfontein in the Free State, embarked on a rent boycott five years ago, the council has auctioned their belongings valued at thousands of rands to recover the arrears

More money needed to equalise services

Sowetan 15/3/93.

127

Up to 15 families share a rubbish bin in Soweto:

By Musa Zondi

THE central government will have to allocate a lot of money to try and bring equality in rendering services in the black townships

So says Mr Japhta Lekgetho, Soweto's "Mr Clean" who also heads the National Environment Awareness Campaign

"In Soweto, services were never good. Occasionally a truck would come around and pick up rubbish in the black areas but, all in all, the services were non-existent," he says

In some cases, 10 to 15 families (houses with backyard shacks) share one rubbish bin. When the bin is full, people remove it and dump it anywhere, and in most cases it is at some corner in front of someone else's house, he says

Lekgetho, who is also a spokesman for the Soweto Civic Organisation says they are working on a system the Johannesburg City Council will have to follow when they take over servicing the township

This proposed system covers anything from street cleaning to waste removal "to bring Soweto to the level of Johannesburg", he says

Boycott supported

Though people should pay for services if and when they are provided, Neac and SCA support the rent boycott because at the moment there is no service. "With good service, people would be willing to pay," he says

He says Neac tried launching clean-up operations but this became frus-

trating in the long run as there were no proper follow-ups. But, he says, "it is possible to make this sustainable by starting environmental co-operatives. These would work on the principle of helping our own people. We would contribute to a fund and hire people who will be responsible for this. Hopefully, we would break the culture of boycott."

He also criticised the council for building houses in the spaces between other houses. "We are creating a sophisticated slum. In any built up area, at least seven percent of the land must be empty," he says

It is difficult to deal with people who are dumping anywhere since there are no by-laws in the townships that make dumping an offence

Water tariffs in PWV likely to rise

MARIANNE MERTEN

WATER tariffs in the PWV are set to increase following the Rand Water Board's announcement of a 7% price hike for bulk supplies to municipalities and industry.

Rand Water Board CE Vincent Bath said at a Johannesburg news conference yesterday that, in calculating the increase, effective from April 1, the board had taken into consideration its loan serving commitments and government's levy on the future use of Lesotho Highland scheme water which would be announced by Water Affairs in September.

Consumers are, in effect, paying for costs incurred by the board since 1988 for the scheme, although they will not receive water from Lesotho until 1996.

Johannesburg City Council water and gas director George Key said the council would absorb the tariff increase until July when it would announce its new rates.

"We have made provisions for the increase in our current budget," Key said.

A Sandton Town Council spokesman said its treasury was still considering the matter but he had recommended the increase not be passed on to consumers yet.

Randburg Town Council water and sewage chief engineer Dirk Gresse said the tariff increase would be passed on to consumers at the start of the council's financial year in July, but good rains might influence any increase.

Rand Water Board finance GM Alan

To Page 2

Water

Rorke said if municipalities passed on the increase directly to users, costs to the average domestic consumer, who used about 30 to 40 kilolitres each month, would rise only R1,70.

Mines and municipalities which the board supplied directly with purified water would pay 88,28c a kilolitre from April.

Moderate electricity price increases and the Water Affairs Department's decision not to raise the raw water price had contributed to keeping the tariff increase be-

low the inflation rate.

Bath said the current water reserves, which were the best yet since the 1982 drought, could fulfil the area's water requirements for the next two years.

Plans, costing about R1,7bn, to secure water supply after 1996 included constructing a major purification plant at Zuikerbosch in the northern Transvaal and a pipeline system to two booster stations at Eikenhof and Palmet.

Picture: Page 3

From Page 1

Star 16/8/93
PWV water price to go up

The price of water in the PWV will be increased by 5,78c/kl (7 percent) from April 1, the Rand Water Board announced yesterday. The cost to average households would be R1,70 a month more if municipalities passed the latest tariff increase on to their ratepayers

(12)

Lifting the veil on long

Soweto 16/3/93

■ PEACEFUL NIGHTS

Electricity means much better living standards. (127)

By Isaac Moledi

MRS Gladys Kekane (54) of Meadowlands Hostel in Soweto lived in darkness for seven years

The possibility of having electricity in her two-bedroomed bungalow seemed remote, considering the fact that hostel inmates have been at loggerheads with people in the surrounding townships

As far as she is concerned, Eskom's electrification programme for the hostel brought an end to the darkness that once distressed hostel inmates

Kekane's bungalow was among 600 units that were electrified last Tuesday. She said she lived in darkness for seven years and the prospect of having electricity in her own bungalow haunted her.

The elated mother of eight children said electricity came as a surprise to the residents

"I can't believe it. There is nothing that will work properly without electricity. Today I will start my planning properly. I hope the days of relying on wood, paraffin, coal and candles for light are over," she said

Before that fateful day when electricity was terminated in 1986 by the Diepmeadow council, Kekane had a refrigerator but had to give it away because she could not use it

But there are other electric appliances, such as an electric kettle, iron, and toaster, which she intends collecting from her cousin in Meadowlands

She believes the electrification of the area will also minimise the dangers at night within the hostel

"Electricity has brought hope to us in the hostel. It is safer and more convenient than firewood and paraffin."

She said of the old dark years, "We lived terrible lives without it in the past. One could not buy enough meat to last for a week. Even the danger of accidental fires was high."

darkness

First phase

Eskom electrical and mechanical engineer Mr Dave Warren said about 3 500 units at the hostel would have electricity before the end of May, completing the first phase of Eskom's "master plan"

About R6 million, donated by the Witwatersrand Regional Services Council, has been spent on the project

The master plan to upgrade other services such as sewerage, the water supply, improvement of roads and extension of buildings to include toilets and bathrooms, delighted her

"The whole plan is in our favour considering how we live here. At the moment I have only two bedrooms for eight grownup children. I think if Eskom's plans go accordingly, our problems here will be alleviated," said Kekane, the secretary of the Transvaal Hostel Residents' Association

But the plans for the upgrading are not a pipe dream as The Transvaal Provincial Administration has said it might provide finance for the upgrading. The Diepmeadow council electrical engineer, Mr Albert Mikozi, said TPA had funds which were ready for the infrastructure

Through lack of maintenance the sewerage system has broken down, resulting in an unpleasant stench engulfing the area. The seven-year termination of electricity has also slowly reverted the whole complex to Third World status

Kekane said thanks should be given to the chairman of the Transvaal Hostel Residents' Association, Mr Wesley Dlamini, and his vice-chairman, Mr Dumisani Ngema, who negotiated with Eskom that electricity be installed and an infrastructure created

Ngema said his association was hopeful that the upgrading would start as soon as possible

Council to foot water price rise

Staff Reporter

(127)

Johannesburg ratepayers will not be affected by the Rand Water Board's latest water price increase because the city council will absorb the increase, management committee chairman Ian Davidson said yesterday.

The 7 percent (5,78c/k) price rise announced by Rand Water Board chief Vincent Bath would have cost an average household an extra R1,70 a month from April 1.

● The water supply to some Soweto suburbs will be turned off between 7 am and 5 pm today for work to be carried out on the main supply line.

Bid to end Soweto rent boycott

By Jo-Anne Collinge

At a heated general meeting of the Soweto Civic Association (SCA) at the weekend, 680 delegates argued about ways to win general support of residents in resolving the marathon rent boycott, SCA general secretary Pat Lephunya said yesterday.

"The culture of non-payment has got to be removed, but at the same time we have to ensure that the people are not going to be paying for municipal services that are not worth it," he said.

If this sounded like Catch-22, it was not, Lephunya insisted. "For the first time, I would say, we grappled with the issue of now actually having to carry the people with you."

A special workshop with representatives from the approximately 40 branches of the SCA was to be organised with great urgency to address the ending of the boycott on terms which would secure community support.

Although this might take place only in May, it would not hold up the crucial question of negotiating tariffs for municipal services — a question on which the Johannesburg City Council's agreement to take over the delivery of services in Diepmeadow and Soweto hinges.

Lephunya said tariffs would be debated thoroughly in SCA branches, and it was feasible that the matter would be settled in time for Johannesburg to step into Soweto on the tar-

get date of May 1

When it came to ending the boycott, which had persisted with only a few months' respite since June 1986, there were many complicating factors, he added

Concerns raised were

- Councillors were still holding office in Greater Soweto's third local authority, Dobsonville, and the fact that a bitter labour dispute involving council workers was unresolved.
- Councillors from Diepmeadow and Soweto going to court to challenge their dismissal by the Transvaal Provincial Administration. People feared they might win the action and get back into office.

Only four out of 11 executive members were returned to office.

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It's time to pay up, says civic

Sowetan 17/3/93.

(127)

Sowetan Correspondent

■ GENERAL SUPPORT SCA is now confronted with thorny rent question:

THE CULTURE OF non-payment of rent and services must be removed, general secretary of the Soweto Civic Association Mr Pat Lephunya said yesterday.

Speaking in an interview following the association's general meeting at the weekend, Lephunya said although he supported the idea of the resumption of payments, the association had to ensure that residents were not going to pay for services that were "not worth it".

More than 680 delegates who attended the meeting were confronted with the question of how to mobilise the general support of residents in resolving the marathon rent boycott.

"For the first time, I would say, we grappled with the issue of now actu-

ally having to carry the people with you," Lephunya said.

He said the SCA would organise a special workshop to address ending the boycott on terms that would secure community support.

Crucial question

Although this might only take place in May, it would not hold up the crucial question of negotiating tariffs for municipal services - a question on which the Johannesburg City Council's agreement to take over the delivery of services in Diepmeadow and Soweto hinged.

Lephunya said appropriate tariff

levels would be debated thoroughly in SCA branches.

It was feasible that the matter would be settled in time for Johannesburg to step into Soweto on the target date of May 1.

“For the first time we grappled with the issue of now actually having to carry the people with us”



PEOPLE'S LIVES *Looking at the comundrum of what happens when people try to ring the changes*

Soweto in unable to stand on its own feet

By Mzimkulu Malunga
Sowetan 17/3/93

LIKE other black townships, Soweto was not structured to be self-sufficient. To this day the mega-city, believed to be one of the biggest in Africa, depends on crumbs falling off the boardroom tables of Johannesburg.

Though shopping complexes are springing up in the township every second month, it is rare to see an ATM machine or banking outlet in these malls.

Some sectors of white business, who feel they have the guts to operate in Soweto, want to come in on their own terms, much to the disgust of the township business people.

Also, irrespective of the service they offer, township businesses watch helplessly every weekend as thousands of prospective customers cram into taxis, buses and trains to shop at the up-market shopping malls at Southgate, Highgate or even Sandton City.

■ **Black city was not structured to be self-sufficient:** 

The buying power of Soweto residents runs into millions of rands, if not billions.

But the executive director of the Greater Soweto Chamber of Commerce and Industries (GSCCI), Max Legodi, thinks all is not lost.

If the infrastructure can be improved and projects aimed at nurturing the already vibrant entrepreneurial spirit are embarked upon, South Africa's largest township could be set on the road to viability.

But the amounts involved are frightening. Recently, says Legodi, the Johannesburg City Council estimated that over R600 million would be required just to upgrade the basic services such as water, electricity and a properly functioning sanitation system.

It's the same old mixture as before

THE more things change, the more they remain the same. Just when we thought ethnicity was on its way out, in comes a reminder that this is South Africa, where everything is seen through rose-coloured glasses.

I'm not giving away any prizes for guessing why the Rev Allan Boesak was persuaded to stand as a candidate for the chairmanship of the ANC in the Western Cape — a position he was subsequently elected to.

When problems developed in the region and Boesak contemplated resigning, ANC president Mr Nelson Mandela "brought his enormous amount of persuasive power" to ensure that the man of the cloth remains in his position for as



Sy Makaringe's WHICPEC



Council man is really 'browned off'

127

Sowetan 18/3/93

■ Residents tit-for-tat with toilet buckets:

RESIDENTS of Ivory Park, near Tembisa, who had their sanitary facilities cut off recently, retaliated yesterday morning by pouring excrement over a council official, police reported

Spokesman Warrant-Officer Andy Pieke said the Ivory Park council recently imposed a R55 fee a resident for providing sanitary facilities in the township

Overflowing toilets

When residents paid only 30 percent of the fee the council decided to cut the facilities, which resulted in overflowing toilets

Yesterday morning about 70 women put the contents of their toilets into 140 buckets, put the buckets on their heads and walked to the council offices where they demanded to speak to a council representative.

Covered in excrement

Pieke said an official, known to police only as a Mr Nieuhoudt, went to the wire fence surrounding the council offices to talk to the women

He had hardly opened his mouth when half the women threw the contents of their buckets at him

Covered in excrement, the official went home to wash

When he returned the council offices had been smeared with the contents of the remainder of the buckets

The women said they would return later to negotiate with council officials.

Pieke said police were investigating — Sapa

An end to rent boycott finally in sight

LOUISE
MARSLAND

AN end is finally in sight to the seven-year rent boycott which has rendered Greater Soweto bankrupt. The organisations which fostered the boycott are now at the forefront of trying to end it.

The Soweto Civic Association has begun an ambitious education programme involving workshops and pamphlets designed to drive home a single message — the time has come to pay for what you get.

The campaign follows a deal negotiated by community leaders within the Central Witwatersrand Metropolitan Chamber.

May 1 has been set as the date for the city councils of Johannesburg and Roodepoort to move into the sprawling township and provide essential services, on an agency basis, for the Central Witwatersrand Regional Services Council (CWRSC), and paid for by the RSC and Transvaal Provincial Administration subsidies.

During the next month, parties to the chamber-appointed Soweto Ad Hoc Committee will attempt to resolve last-minute stumbling blocks — such as the level of tariffs to be paid — and put in place the mechanisms for the establishment of the Greater Soweto Forum (GSF).

The GSF will advise a City Manager, still to be appointed, on the administration of the township.

About 82 percent of the R448 million needed to

● TO PAGE 2.

Star Boycott

2013193

● FROM PAGE 1.

keep Soweto and Diepmeadow running will be provided by the CWRSC and Government subsidies. The rest (R62,1 million) will have to be paid by the residents. Figures for Dobsonville are not yet available.

An educational pamphlet being distributed throughout Greater Soweto by the Soweto Civic Association (SCA) deals with the question, "Should the rent boycott end?"

In it the SCA explains that in April last year it resumed the rent boycott — which was supposed to have ended with the signing of the Soweto Accord in 1990 — in support of three demands:

- That all black local authority councillors be removed
- That Johannesburg and Roodepoort get involved in running Soweto.
- That the hostels be upgraded

The SCA says those demands have largely been met with, pointing to:

- The dismissal of the entire Soweto and Diepmeadow councils.
- Agreement that Johannesburg and Roodepoort will begin to provide services in Greater Soweto from May 1
- Agreement between the ANC and the Transvaal Hostel Residents Association on a hostel upgrading programme for the region.

In addition, when agreement is reached, the SCA will ensure that:

- The Minister of Housing keeps a promise made in December to hand over all the houses in Greater Soweto free of charge to residents, and write off the debt of those who have bought their houses but not yet paid for them in full
- Water, sewerage, refuse removal and electricity services are upgraded
- The implementation of a "one-city, one-tax base" plan worked out by the Metropolitan Chamber, once the SA National

Civic Organisation, the ANC and the Government reach agreement on national guidelines at national level

- Residents will not be expected to pay off the arrears.

Issues still to be resolved include the continued employment of the Dobsonville councillors, outstanding debt owed to the Soweto councils by residents, the exact details of administrative reorganisation to improve the provision of services, the dismissal of Dobsonville municipal workers and who will be responsible for the Soweto policy and budget allocations — the Greater Soweto Forum or (as the ANC suggests) a local executive committee including people from the democratic movement.

The SCA emphasises that after the rent boycott has been called off, all households will be expected to pay the agreed tariff and legal action will be taken against those who do not pay.

Those who are too poor to pay will be assisted as long as they explain their problems to the township manager, so a social worker can investigate.

The loan obligations of the three Greater Soweto local authorities — which were a total of R1,3 billion in debt at the beginning of the month — to the Government have been written off and negotiations are continuing regarding the writing off of the debt being run up daily due to the non-payment of rent and services accounts by residents.

The SCA is also negotiating the setting up of a housing bureau. "If all goes well, it should be possible to begin transferring the houses by the middle of 1993," the SCA stated in the pamphlet.

Metropolitan Chamber executive officer Vic Milne said the Soweto Ad Hoc committee would hold an urgent meeting on Monday to address the tariffs issue and try to finalise the agreement — on its 11th draft — before the end of the month.

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Light in town 'rent' boycott

Star 22/3/93

(127)

Does the latest deal by the Johannesburg City Council to act as an agent for service delivery in Soweto have the vital ingredients which are desperately needed to break the service-charge boycott?
JO-ANNE COLLINGE reports.

SOME headlines have an echo "Soweto residents set to pay for services" is certainly one of them

Is there any reason to think that, this time, Soweto's seven-year "rent" boycott will come to an effective end? That the news reports reflect anything more solid than wishful thinking?

The obvious new factor is that Johannesburg will be the supplier of municipal services to more than two-thirds of Greater Soweto by the time residents will be expected to pay for some of the services they use

Roodepoort will be fulfilling a similar role, under slightly different conditions, for Dobsonville, the third and smallest component of Greater Soweto

The agreement by Johannesburg to act as an agent for service delivery in Soweto, in the wake of the province's sacking of the Diepmeadow and Soweto councillors, has served to clarify the issue of township financing

Johannesburg Management Committee chairman Ian Davidson's insistence that the move should not cost city and suburban ratepayers a single cent meant that — if the province and central Government were serious about breaking the deadlock in Soweto — they would have to give up-front guarantees about the funding of Soweto until a new constitutional set-up was achieved

The result was that a package of subsidies was hammered out in negotiations, which left Soweto residents with the obligation of meeting a mere 17,7 percent of the total service bill

The Transvaal Provincial Administration agreed to write off a R34 million loan owed to it by the Soweto Council, and put in a one-off amount to kick-start the new arrangement

This is far removed from the reluctant "bridging finance" that the province initially provided in Soweto. Vic Milne, chief executive officer of the Central Wits Metropolitan Chamber, commented that the subsidies were solid evidence of the Government's "recognition of the inadequate financial base" of black townships

But, he added, he believed "there is no further (governmental) source of funding" and that the Soweto Civic Association would have to resolve the issue of consumer tariffs once and for all. Indeed, agreement on the level of tariffs must precede the final ratification of the



Different ball-game . . . new factors suggest that this time there is much greater confidence about settling

agency deal

One of the web of sub-committees of the Met Chamber worked out the level of tariffs required to meet the R62 million shortfall, based on various assumptions about the proportion of residents who could be expected to pay

If every single resident paid, it would cost each household a mere R44,16 a month, excluding electricity payments. If 70 percent of households paid, the tariff should be R63,08, and on the basis of 50 percent payment, R88,32

None of the parties involved in reviving services for Soweto

expects 100 percent payment. The high rate of unemployment quite simply precludes that

The record of Eskom, which took over electricity supply from the Soweto councils nearly a year ago, is instructive. Starting with a situation where a 10 percent payment level prevailed, Eskom has been averaging about 50 percent payment for the last few months, said Paul Maré, Eskom's sales and customer service manager on the West Rand

This was achieved despite the fact that the standard of service was still being "normalised" and that "we didn't vi-

gorously pursue our normal credit control procedures", Maré said

Since February, with the upgrading complete, Eskom had begun to tighten up on payment, and early indications were that payments were increasing once more

"There is a marked improvement in payment levels once the community, through its leaders, has committed itself to payment," Maré said

This time round, the Soweto Civic Association (SCA) is thoroughly preparing the ground for an agreement on tariffs in advance of concluding

any deal with SCA. . . being distributed on a large scale, residents are hearing from the distant Met Chamber but from the very organs which orchestrated the boycott about the terms upon which action might be ended.

And, at this point, the has some successes to show, two of the three townships which comprise Greater Soweto, the councillors for resignation they have been sacked.

In November, the Government announced that a package of up to R7 500 would apply State housing built before

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boycott tunnel

Star 22/3/93

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any deal With SCA pamphlets being distributed on a large scale, residents are hearing not from the distant Met Chamber, but from the very organisation which orchestrated the boycott, about the terms upon which the action might be ended
And, at this point, the SCA has some successes to show In two of the three townships which comprise Greater Soweto, the councillors for whose resignation they campaigned have been sacked
In November, the Government announced that a discount of up to R7500 would apply to State housing built before 1983

This effectively meets the civic's demand that older Soweto homes be transferred to ownership of the tenants free of charge, since most rented Soweto homes are valued at under R7500
Better service provision is the assumed outcome of Johannesburg taking over in Diepmeadow and Soweto, and Roo-depoort in Dobsonville
Furthermore, the SCA is grappling with the question of carrying the people behind the decisions of its leaders This was the dominant issue at the recent general meeting of SCA

One civic association source said there was a feeling that the key to success was to obtain solid support of the second tier of civic leadership — in the 40-odd branches that make up the SCA He hinted that confusion and dissent at branch level might have "disorganised" residents in relation to earlier, unsuccessful, agreements to pay for services

When the last agreement on paying increased tariffs broke down, about a year ago, civic leaders pointed fingers directly at the township councils, saying it was understandable that people refused to pay to keep incompetent and allegedly corrupt local authorities in place so that they could render hopelessly inadequate services

With two out of three sets of councillors gone, civic leaders have been forced to evaluate their own performance and the support they are able to command in mending Soweto

If there are powerful positive factors at play this time round, there are still destabilising currents

For instance, unrealistic expectations Sowetans can arguably expect a markedly better deal than they have at present in terms of water supply and clean surroundings — one has only to look at the former coloured group areas under Johannesburg council jurisdiction to gauge this

But the Met Chamber report on tariffs warns against expectations bouncing too high The estimates are "the minimum necessary to provide services at this stage additional funds would be required to provide services of a better standard"

Secondly, the situation in Dobsonville is tense Not only do councillors still hold office there, but the council is locked in a seven-month-old labour dispute

Thirdly, some branches of the SCA see the legal action by the sacked Soweto and Diepmeadow councillors as presenting a real prospect that they could be reinstated This would reduce the whole agreement on Johannesburg's servicing of the area to shreds

Barring this last development, however, the Soweto case represents a routing of the system of autonomous, self-financing black local authorities which the Government brought into being 10 years ago Residents might well be persuaded that they can now build the future rather than rake the ashes of the past □

Changing the

vile colour

Sowetan 23/3/93

By Musa Zondi

Environmental Reporter

■ CLEANING UP

Now hope prevails:

THERE are two dominant colours in Alexandra — very dark brown roofs that give the township the look of an abandoned mine compound, and the brown of the earth.

Then there are other shades. Green, black and transparent. But in the end all these colours merge and end up like earth. Wherever you go, wherever you are, you see dust.

With the exception of a few spots, green is the rarest colour — unless you count the green refuse bags that are supplied to residents.

This vile colour combination explains the very nature and character of one of the Reef's oldest townships. It goes to the very heart of this sprawling slum.

One house has up to five doors for as many separate families. Behind one house, there may be up to 15 families. There are goats, horses and pigs as well. There is everything.

There is crime. There is

equale supply of refuse bags

To make things worse, he says, shackdwellers take the bags and dump their rubbish anywhere. They use the bags to patch up their shacks against the rain.

Nevertheless, the special project is having positive results. Tswala points out that there is noticeably less crime since the clean-up operation. And people have begun to plant trees in their yards and neighbourhoods.

Besides, the litter defacing the township is not only from Alexandra.

"Some of the contractors working in the white suburbs dump their garbage here in the middle of the night. You can see this clearly, the rubbish from the suburbs differs from ours," he says.

The vile colour combination still haunts the township but there is an effort by the residents to make it brighter and more acceptable. See page 14

political violence. There are thugs and decent people. Alexandra is a whole world on its own.

But in this township known for its pitched battles — like the Six Day War and other skirmishes — the emphasis is now on cleanliness.

The spirit that prevails is hope. Hope that things will change, hope that the people will stand up and do something about the filth that pervades everything.

Now, to associate the word clean with Alexandra is perhaps as laughable as saying the Pope is a Protestant. Alexandra has never been clean. With almost half a million people crammed into a tiny area, trying to keep it clean is almost impossible.

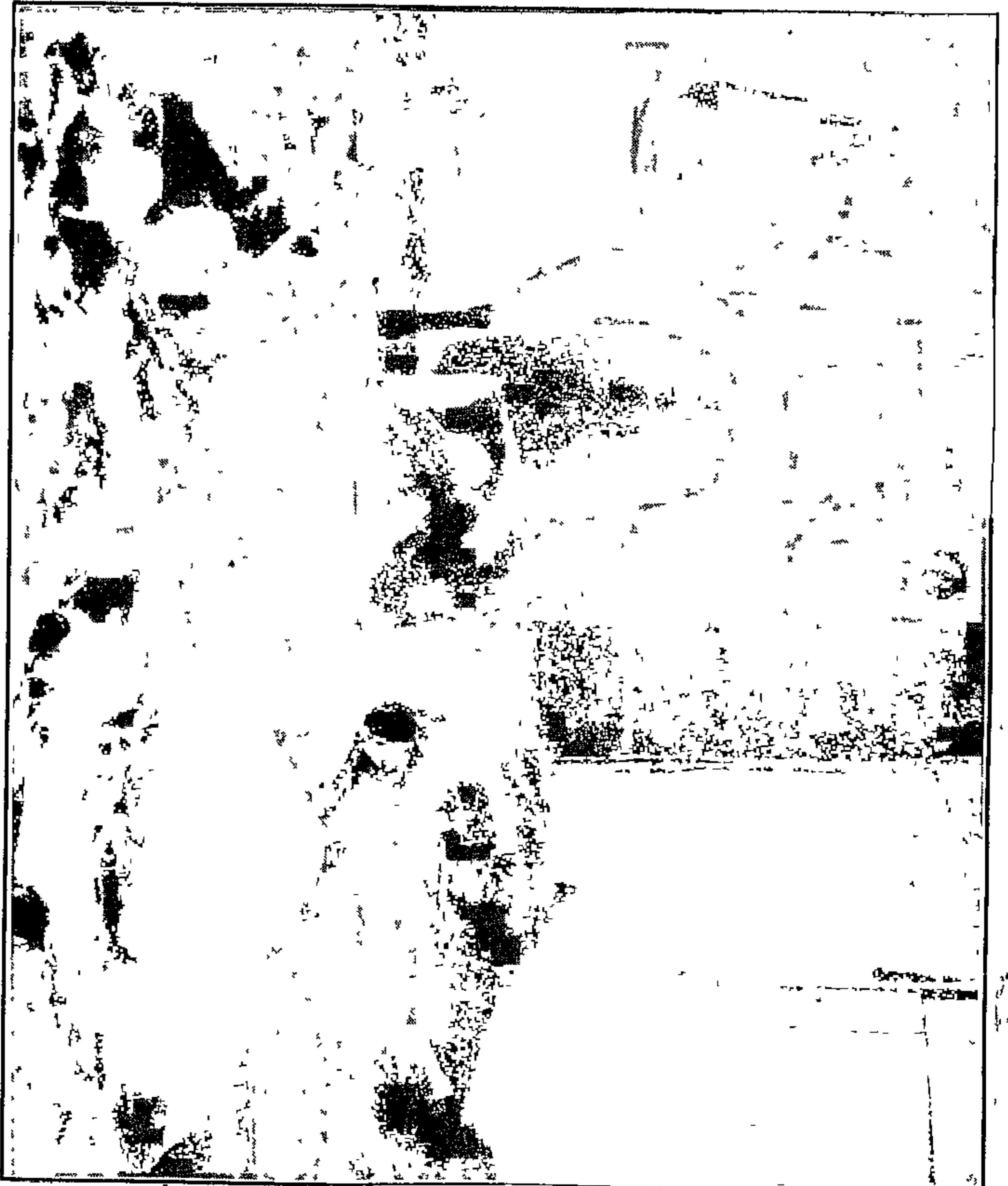
But it is happening.

Last year the crisis committee in the township launched a clean-up campaign that was partly funded by Minister of Health Dr Rina Venter after her visit there.

One of the driving forces behind the operation is Linda Twala, the 1991 recipient of the Sowetan Community Builder of the Year award. After the clean-up operation, there was a visible difference.

But the contractors who pick up the waste are complaining that they are not given enough money.

"At the moment we are given half of what we are supposed to be getting," says Twala, who is one of the contractors. He also complains about the mad-



A goat rummages through a pile of rubbish in Alex. But now residents say they are going all out to clean up the township.

Rent debts amount to R2 billion

NEARLY R2 billion was owed to black local authorities for housing rentals and service charges, Minister of Local Government Dr Tertius Delpport said yesterday

Replying in writing to a question from Mr Peter Soal (DP, Johannesburg North), he said a total of R1 912 804 006 was owed to black local authorities as at December 31 1992

In the Transvaal R1 606 640 880 was owed, the Free State R128 795 760, Natal R10 650 641 and in the Cape R166 716 725

Townships owing the most to black local

Sowetan 24/3/93. 127
■ Black local authorities owed R2-bn in 4 provinces:

authorities included Soweto at R562 082 794, Diep Meadow R146 281 877 and Sebokeng at R120 514 661

The debt had increased substantially since 1984 as a result of rent and service-charge boycotts

Delpport said local civic associations had instigated a total country-wide boycott in 1990

After negotiations by the four provinces, the situation had improved to the extent of a 50

percent payment by the end of 1990 but the situation had deteriorated again since April 1992.

While the recently launched local government negotiation forum would address various problems experienced on local level, it would take a major effort to vest the responsibility of payment of service charges on residents as a culture of non-payment had been established. Economic tariffs would be negotiated and only then could a shift be made to the principle of one city, one tax base

Winnie's kidnapping appeal to start today

BIDAY 24/3/93.

WINNIE Mandela's appeal against her conviction and six-year prison sentence for kidnapping teenager Stompie Seipei and three other young men begins today before a full bench of five judges in the Appellate Division in Bloemfontein.

Judge M Stegmann sentenced Mandela on May 14 1991 to five years for the kidnappings and a further one year's imprisonment for being an accessory to assault.

Mandela was acquitted of assaulting the four after the judge found that her alibi that she was in Brandfort when the assaults took place could "reasonably, possibly be true"

The state is to ask the Appeal Court to confirm her conviction and sentence on the kidnapping charges and to also find her guilty on the four counts of assault, with an appropriate adjustment of her sentence.

Her co-accused Xoliswa Falati is also appealing against her conviction and six-year sentence on all eight counts of assault and kidnapping.

Mandela's driver, John Morgan, who was found guilty of kidnapping for driving the minibus in which the four were abduct-

SUSAN RUSSELL.

ed from the manse, was sentenced to one year's imprisonment which was wholly suspended

He is also appealing against his conviction and sentence

Seipei, 14, Gabriel Mekgwé, 22, Barend Mono, 21, and Kenneth Kgase, 31, were kidnapped from the Methodist manse in Orlando West, Soweto by Falati, Morgan and Mandela United football coach Jerry Richardson on December 29 1988

The judge found that the four were kidnapped and held in rooms behind Mandela's house, where they were assaulted, as part of a campaign aimed at ousting the Rev Paul Verryn from the manse.

During the trial the state was unable to disprove Mandela's alibi.

However, the judge convicted her of being an accessory after finding she had been aware the four had been assaulted and kept against their will by Richardson, but had done nothing to secure their release

Mandela has been out on R200 bail since her conviction and sentence.

Civics call for the removal of white local authorities

THE civics and the ANC are calling for the removal of white local authorities, also be replaced with interim structures," he said, adding that these should be in place before an interim government was installed

The organisations, which have run campaigns since the early '80s aimed at removing black local authorities, say the emphasis will now switch to removing white town councils.

On Monday, ANC department of local government head Thozamile Botha told the Local Government Negotiation Forum. "Up to now the emphasis has been on black local authorities, as if these were the only apartheid structures.

"White councils must

GAVIN DU VENAGE

also be replaced with interim structures," he said, adding that these should be in place before an interim government was installed

Cast general secretary Dan Mofokeng said yesterday that the civics wanted to see white local authorities replaced "very soon" with a system that would lead to non-racial cities with a single tax base.

He said Sanco did not recognise the legitimacy of the white local authorities, which were also set up under apartheid law. Now that a forum had been set up to establish interim structures, the white au-

thorities should resign, he said

Mofokeng said that while the forum was the preferred avenue for facilitating their removal, he did not rule out mass action

If no agreement was reached, he said, "the masses will respond"

Alexandra Civic Association general secretary Richard Mdakane said yesterday that the Sandton Town Council should resign "by the end of July" The launch of the forum this week would lead to their replacement, whether they liked it or not, he said.

He added to the call for white local authorities to resign.

Tembisa Star 25/3/93 boycott to end (127)

By Brendan Templeton

Tembisa residents have agreed to end their seven-year rent and services boycott from April 1 following a breakthrough agreement with the town's administrator last night.

Tembisa Residents Association president Ali Tleane stressed that the agreement was an interim one, subject to certain conditions which the administrator had agreed to being met.

If the agreement does bear its expected fruits, residents can look forward to:

- Getting ownership of houses they have had to rent for decades.

- A scrapping of more than R10 million in rental arrears.

- The transfer of control of the town's electricity supply to Eskom.

Administration negotiating committee member Hans Oosthuizen said it has also been agreed that negotiations would occur on a continuous basis.

Tleane said a flat rate would be paid from April 1 for services like refuse removal and water supplies.

The payment of electricity had not been covered in the agreement because Eskom had not been party to the negotiations, but a meeting was scheduled for next Tuesday, he said.

It was hoped that the transfer of control of electricity supply directly to Eskom would soon see "each and every house and dwelling in Tembisa receiving electricity", Tleane added.

STAR 26/3/93.

Blast disrupts Khutsong (12)

An electricity sub-station exploded leaving the whole of Khutsong township near Carletonville on the Far West Rand without electricity. Town council spokesman Len Nthute said the cause of yesterday's explosion was not known

50 share upmarket residence

By Michael Sparks

(127)

Although about 50 people are living in a house in the upmarket suburb of Dunkeld — and upsetting the neighbours — the Johannesburg City Council can do nothing about it.

According to a resident, Patricia Motshogo, there are close to 40 rooms being let — in a subdivided poolside hut, a partitioned double garage, the domestics' quarters, a basement and in the main house.

Neighbours said rooms had as many as six occupants.

City councillor Christopher Newton Thompson said he had visited the house six months

ago with the chief health inspector and representatives of the planning department.

The health inspector told him that, because it was difficult to prove the people were not all from one family, and because there was a designated amount of open space for each person, there was nothing to justify eviction.

One of the owners of the house, Bill Scotcher, said he and colleagues had bought it to expand an existing business, but the plan collapsed.

When they took possession last October, the property was already occupied by a large number of people, he said.

STAR 26/3/93
The previous owner had rented it to two taxi drivers, who had sublet.

Under pressure from the neighbours, Scotcher gave his tenants two months to vacate. The deadline is due at the end of the month, but few residents show signs of moving.

For many, the house is their only hope of a roof overhead.

Edson Ndebele has lived there for more than a year. He shares his R350 a month room with his uncle and is better off than most residing on the corner of Bompas and Oxford roads.

Motshogo lives in the room with her sister and two others and each pays R60 a month.

NEWS Sheer filth, plastic, papers and litter tell their own sad environmental story

I was stopped by policemen in the middle of the night sometime last week.

After going through their usual hulla-balloo about whose car I was driving and whether it was roadworthy or not, they finally let me go.

As I was driving home, still fuming for having wasted a good half hour's sleep while they were going through everything in my car, I found myself at Ikwezi Station.

What a difference from what I normally see during the day.

During the day it's a hive of activity, bustling with taxis loading and off-loading passengers and hawkers selling anything from live chickens to beer, rice cream and traditional African herbs.

By night, it's a ghost town. The sleepy-eyed sorghum beer drinkers you see during the day are no longer there. The chemist is closed. So is the bakery. As the wind blows, papers and plastic — a carpet underfoot during the day — fly everywhere. It is really spooky. If you are a great fan of Stephen King, this could be that little town in Salem's Lot. But the sheer filth tells you this could only be in

Dirty? It must be a township

Saalelem 26/3/93.

(127)



Musa Zondi's ROOTS



Soweto - or one of the black townships on the Reef.

I drove very slowly and very much aware of the dangers of what I was doing. This was typical. In Johannesburg, at that time of the day, you'll find municipal workers cleaning the streets. Why not in our places? Do we deserve to be treated like pigs or are we human as well? A concerned Soweto resident has sent

me this piece and the accompanying picture on littering in his area:

This photo shows one of the many polluted areas found in our places.

One can see that these places are close to houses and schools or the places where we live. People who are living around these dumps experience a lot of problems. They can't study, eat or sleep during

the day without the interference of flies. They also breathe the air which has a pungent odour. There are dead dogs, rotten food and all kinds of rubbish. Families who live around these areas face health hazards.

Recently a young lady of 16 was nearly stabbed for advising dumpers not to throw litter in front of our house.

If some residents stand up and fight against dumping in front of their houses,

they are harassed. This issue was discussed with one of the organisations (CIVIC) responsible for the boycott but nothing was done.

I would like to ask residents to stop this dumping and to display love for their environment. Social organisations should also take steps to stop this.

Lights boycott ends

By Isaac Mole-di

■ Eskom takes over supply:

(127)
THE seven-year-old
boycott by residents of Diepfontein and
Meadowlands has been ended.

Mr Isaac Mole-di, secretary of the
Diepfontein Civic Association, said
a symbol of the boycott, a black
terminal, was removed from the
Service Centre in Diepfontein.
The terminal had been placed
in the area of the Civic Association
representative's office. It was
removed only after the terminal
was removed from the area.

26/3/73
The supply of electricity to the area
has been restored. The terminal
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Residents vow
to maintain
bond boycott

WILSON ZWANE

THE conflict between the government-sponsored SA Housing Trust and residents of the Vaal Triangle township of Palm Springs has deepened, with residents vowing to continue with their bond boycott unless the trust meets their demands.

Palm Springs Civic Association chairman Mpho Molefe said yesterday the boycott, which was supported by 95% of the residents, began last August after it had become clear that the trust was unable to fulfill promises it made to residents that schools and health centres would be built in the area.

Molefe said numerous discussions had been held with the trust. But these had yielded no results, he said.

He said unless "basic amenities" were provided in the township the boycott would not be lifted.

Nor would it be lifted until the trust agreed to the residents' demands for the "re-evaluation of houses".

Molefe said there was a feeling among residents that the houses were of an inferior quality and were not worth what they were charged for them by the trust.

He added that mushrooming squatter settlements in the vicinity of the area also depreciated the properties.

It is estimated that there are 3 850 houses in Palm Springs. All the houses are part of the SA Housing Trust's low-cost housing project.

The SA Housing Trust said it would be premature to comment on the matter at this stage as "sensitive" discussions were taking place between it and the civic organisation.

Star 29/3/93

Anti-road residents take battle to court

By Michael Sparks ⁽²⁴⁾

⁽¹²⁷⁾ because "no-one else wants to have it in their area".

More than 250 Rosettenville residents are planning to take the Johannesburg City Council to court in an effort to stop construction of a road through their suburb

Residents' spokesman Terence Kayton said a council study had found the road would increase noise and air pollution, and would endanger the safety of non-road users

The council planned to link the various highways that run to the south of Johannesburg, through Comaro Road in Rosettenville, with Mooi Street in the city centre.

The project would cost more than R18 million, would lead to 36 houses being expropriated and would divide the suburb

At a meeting on Thursday, each resident made a financial contribution to pay for the legal costs of taking the council to court

Kayton said residents believed the route was badly planned and had been dumped on them

City planning department spokesman Karen de Beer said a link road needed to be built as the existing north-south roads were running close to capacity and further traffic growth would lead to congestion

De Beer said an alternative route along Lang and High streets was "technically superior" because it was more direct.

Compromise

But the Prairie Street route was the compromise between the council and a steering committee, which had been elected by residents.

The steering committee proposal was accepted by the management committee in February

De Beer said the legal department would soon contact the owners of the homes which would be expropriated to negotiate a market value for their properties

(127)
Marx solves houses row

AGREEMENT has been reached between the Johannesburg City Council and residents of Ennerdale, south of Johannesburg, about outstanding payments for allegedly defective houses built and sold to the residents by the council.

Johannesburg councillor Ms Marietta Marx, chairman of the Health, Housing and Urbanisation Committee, said misunderstandings about a moratorium placed on payment arrears had been resolved.

Sowetan 30/3/93

Stay-away continues

Sowetan 30/3/93

THE boycott of classes at the University of Venda continued yesterday.

Students pressed demands that include the disbanding of the institution's council.

A meeting held at the weekend at the university failed to live up to expectations as several invited organisations were unable to attend.

Students began boycotting classes last Tuesday.

They were demanding the return of suspended staffers, including Mr RN Khandza, former director of public relation, and former registrar Mr JN Ndwambe.

Pot O' Gold
Margarine



Star 31/3/93

New R1,7-m hostel for homeless Sandton workers

By Anna Cox

(127)

Sandton Town Council workers who were forced to flee the Alexandra men's hostels two years ago — when political violence was at a peak — will soon have a new R1,7 million hostel-home in Marlboro

The complex of single

storey units will be opened later today by Sandton mayor Bruce Burns

The council was prompted to build accommodation by the controversy which erupted when about 140 municipal workers were found to be squatting in squalid conditions in the Zandfontein cleansing

depot. Unable to find other accommodation, they took shelter in bathrooms and toolsheds.

The new complex, unofficially called Marlboro Village, has 45 four-bedroom units and will house 180 men. Each has its own bathroom, kitchen and laundry facilities

Management committee chairman Bruce Stewart said "We used the Optimum system of construction which keeps building costs at under R500 per square metre. We are also investigating the possibility of selling off the units to the workers on a sectional title basis"

Star 31/3/93
(127)

Tariffs decision delayed

By Jo-Anne Collings

Parties negotiating the terms on which Johannesburg will take over municipal services in Soweto, yesterday postponed a crucial decision on the level of tariffs residents of the township would be expected to pay

There was agreement in the Ad Hoc Committee on the Soweto Crisis that they needed to expand so that relevant political parties would play an ac-

tive part in setting acceptable tariffs, a Transvaal Provincial Administration source told The Star

It was decided, therefore, to invite these parties to become members of the Ad Hoc Committee, which consists of civic associations, local government and provincial representatives

The move is seen as an acknowledgement that the seven-year Soweto "rent" boycott is unlikely to be ended without

broad consensus among the township's popular organisations

The TPA source said May 1 remained the target date for Johannesburg to begin work in Soweto. The Soweto Ad Hoc Committee is a sub-committee of the Central Wits Metropolitan Chamber.

Parties canvassed about joining the Chamber could be drawn into the Ad Hoc Committee relatively soon.

Little time to level

Star 3/12/93

the playing-fields

(172)

The term affirmative action has become one of the buzzwords in South Africa's transition from apartheid to democracy. But two comprehensive surveys on the subject suggest that more work than talk is needed to bring about industrial justice in local companies.

MIKE SILUMA reports

SOUTH African companies will have to move quickly to implement affirmative action programmes to escape having these imposed on them by a new government, two important surveys on the subject show.

The surveys reveal that despite much talk about the need for affirmative action in South African companies — spurred by the collapse of statutory apartheid and the possibility of a democratic government — progress in implementing it has been remarkably slow.

The first survey, titled 'Affirmative Action — Policies and Practices Handbook' was carried out by human resource consultants FSA-Contact among 71 companies in various sectors of the economy.

The second, by consultants Anthea McGregor and Associates, involved 35 companies. Both were carried out towards the end of last year.

The FSA-Contact survey found that most companies (58 percent) had an affirmative action programme of some sort, mostly implemented over the past two years. But only 28 percent of all companies had a formal approach to affirmative action.

Two-thirds of the companies canvassed regarded their affirmative action plans as part of their organisations' strategic business plans. Yet only 40 percent of companies evaluated their senior managers on progress towards, or achievement of, affirmative action targets.



Stark choice local companies can voluntarily implement affirmative action as part of their staff development programmes, or have it imposed by a new government

successful in the general staff category, but less so in senior and middle management.

Among the main problems in implementing affirmative action the report listed resistance from white employees, inflated expectations from black employees and a non-committal attitude from managements.

Chief executives (CEs) were, on average, the most committed, and the two categories of staff least committed were those in line management and general staff.

"This is an important indicator of the future success of a programme in that without the CEO's total support, such a pro-

gramme will not get off the ground. It is the CE as the leader and visionary of the organisation who will provide the programme with its momentum."

Although affirmative action has entrenched itself among the transition's newest buzzwords and is supported by most political parties, there remains a lack of consensus on how it should be effected, both between and within companies.

FSA-Contact's Harriet Webster observes: "There is no common understanding of what constitutes affirmative action programmes.

"In assessing progress we have to look at more than just

the numbers. We have to look at the performance of the individual as well as the effect of the company's culture on that," she said.

The FSA-Contact survey showed that most companies (60 percent) measured progress or success by the achievement of targets and that only 24 percent experienced a dropping off in standards or a deterioration in quality of work as a result of affirmative action.

It showed that many companies plan to begin to radically change the racial composition of their work-forces in the next three years. This would be aimed at reversing a situation where most management positions are occupied by whites, with blacks concentrated in the lower skilled jobs (See table).

It would appear that organisations have a long way to go before reaching projected targets for 1995. In terms of black employees, the most effort will have to be made at the top of the organisation where significant increases in the numbers of black senior and middle managers are required, says the FSA-Contact survey.

In the view of Anthea McGregor and her co-authors, based on their survey, a successful affirmative action programme would have to meet various criteria, including:

- Setting realistic targets with the involvement of senior managerial staff
- Including progress to achieving these targets in performance assessment and reward systems of senior managers
- Developing a way to win line management commitment to affirmative action programmes.

Both reports reject the contention that, because affirmative action failed in the US, it was bound to fail here.

Said McGregor: "Our reasons for affirmative action are not the same as theirs. We are seeking to advance people who are in the majority, and not a minority. Also, whereas the American effort sought to move (disadvantaged) people into skilled jobs, we are aiming to move people into management positions." □

	Changing face of SA's work force		
	1989	1992	1995
<input checked="" type="checkbox"/> Black <input checked="" type="checkbox"/> Coloured <input type="checkbox"/> Asian <input type="checkbox"/> White			
Senior Managers	Black 0.12% Coloured 0.27% Asian 99.34% White 0.27%	Black 1.08% Coloured 0.25% Asian 98.17% White 0.50%	Black 6.38% Coloured 1.64% Asian 90.24% White 1.74%
Professionals	Black 4.83% Coloured 4.51% Asian 85.98% White 4.68%	Black 5.97% Coloured 5.32% Asian 83.19% White 5.52%	Black 9.86% Coloured 8.63% Asian 72.88% White 8.63%
General Staff	Black 23.21% Coloured 8.65% Asian 61.42% White 6.72%	Black 22.44% Coloured 9.91% Asian 59.67% White 7.98%	Black 26.44% Coloured 10.29% Asian 56.15% White 7.12%
Lower Skilled	Black 14.73% Coloured 63.26% Asian 18.52% White 21.31%	Black 17.30% Coloured 59.02% Asian 17.30% White 23.10%	Black 16.01% Coloured 52.97% Asian 16.01% White 21.91%

Planning for tomorrow how surveyed companies propose to change the make-up of their work-forces by 1995

'Don't drop standards'

Star 3/13/93



Arguing for more opportunities and improve the quality of life. If we cannot increase wealth-creation and the distribution of that wealth we won't have a country," says Ncube.

"If lowering standards means lowering the quality of what we produce, or the quality of service, then there might be a problem."

While conceding there have been instances where blacks have been promoted as a token gesture, with no real power or responsibility, he warns against using this argument to deny blacks the opportunity of career advancement.

And how would he rate the performance of South African companies in implementing affirmative action?

"I have no doubt in my mind that South African companies have done dismally in this regard. But this is because of a combination of factors including inferior Bantu Education formal and informal discrimination and, above all, a reluctance — due to political pressures — of blacks to move into management positions because it was seen as part of the capitalist system," Ncube says. □

Eskom's client base expands

BIDM 3/13/93
ESKOM's takeover of management of electricity from some Transvaal black councils had increased its client base from 29 000 last March to more than 200 000 this year, Johannesburg distribution manager John Bradbury said yesterday

The utility was, however, still owed about R170m by the councils which had ceded their electricity supply rights to it and by those with which it was still conducting acquisition discussions

In councils such as Soweto, where R208m was outstanding, Eskom had

THEO RAWANA

acquired all the municipality's electricity assets and the debt was written off

In areas such as Vosloorus and the Vaal Triangle townships, the utility was leasing the distribution network. In these areas, electricity debts had been put aside, not written off.

The matter of arrears would have to be dealt with at a later stage, Bradbury said.

● Comment: Page 12

Star 5/14/93

City council on a rocky road

ROSETTENVILLE residents have delivered a hard blow to the dark forces of secret planning. They are taking the Johannesburg City Council to court.

At issue is a proposed highway that will inundate this quiet, stable area with regional traffic from Johannesburg's "new" south, Alberton and Katlehong en route to the inner city.

Residents are fighting a proposed highway passing through Rosettenville, reports CONRAD BERGE.

salesmanship.

In 1988, the residents spotted furtive surveying in their suburb and got wind of a proposed highway. Immediately Councilor Les Dishy, now the Mayor of Johannesburg, asked the council's management committee formally if any highway were contemplated. The committee responded with an emphatic "No"

As a result of the denial, Rosettenville residents lost four priceless years in which they could have become meaningfully involved in the planning.

Last year they were bundled through a critically flawed "public participation" programme by the council and its consultants. In the end, the council failed to respond to the input it had requested from the residents, dispelling any lingering belief in its good faith.

professional planners involved. They knew of another disability from the '80s era that Rosettenville did not have the community structures to cope with a whirling public participation programme.

The authorities continue to misjudge the human spirit. They were forced to retreat in the case of a major highway planned through Parktown and another across Randburg and Sandton. More recently, they ran into trouble in Vrededorp and Mayfair. What makes them think it will be different in Rosettenville? □

VW's export deal on track

VOLKSWAGEN SA said yesterday negotiations for multimillion-rand exports to China were at an advanced stage.

Chairman Peter Searle said the firm would supply tooling to China worth R100m and export more of the company's Jetta range in 1993 and 1994.

Volkswagen was exporting 4 500 semi-knocked-down Jettas to China worth R150m as part of a two-year order for 12 500 vehicles. The order was won last year and was also intended to help China establish its own assembly operation.

Searle said VW AG in Germany saw the local operation as important in the development of VW's growing business in China, as well as strengthening its business in SA and the subcontinent.

Volkswagen SA in future would play a part in VW AG's global sourcing strategy. Recently appointed VW AG chairman Ferdinand Piech was determined to pursue the idea of the SA firm being a worldwide source for right-hand drive Audis, said

EDWARD WEST

Because of the lower forecast for the domestic market after VAT increases, and lower exports to Germany as a result of a sudden downturn in that market, VW would streamline operations.

Searle said negotiations between VW and Numsa and the Yster and Staal trade union, on the results of making its operations leaner, were continuing. Between 500 and 1 000 jobs at the Uitenhage plant were under review.

Production of the third-generation Golf and Jetta was back on track after production shortages occurred earlier this year after adjusting to new standards to meet new German quality improvements, said Searle **RIPAN 8/14/93**.

He said more than 1 200 new Golfs and Jettas were shipped to dealers in March and production was being increased to peak at 85 a day by mid-May. VW was targeting a 25% share of SA's total market.

Virgin rules out SA flight this year

VIRGIN Atlantic Airline would definitely not be flying to SA this year because of the battle between Heathrow Airport officials in London and the carrier over landing and take-off slots for the SA route.

However, the UK-based carrier yesterday signed a contract with Airbus Industrie for the acquisition of four ultra long-range A340-300 aircraft which would be used to open new services.

Virgin spokesman James Murray yesterday said although Virgin had managed to obtain the slots requested for the UK summer, Heathrow could not guarantee similar landing slots for the English winter

STEPHANE BOTHMA

— the best time to fly to SA

"Until we get a guarantee that the slots requested will be granted, we will not start flying to SA," he said.

Meanwhile, Virgin will start to take delivery of its A340s in October this year. Besides SA, the airline also planned to use the aircraft to open new routes to the US East Coast and the Asia-Pacific region.

Virgin chairman Richard Branson said that with the A340, the airline would have a fleet featuring the most modern long-haul aircraft of any UK airline.

Farmers' package deal

makes way for housing

RIPAN 8/14/93 ADRIAN HADLAND

PRETORIA — More than 200 farmers have agreed to sell their land en bloc in a development project aimed at creating housing for about 370 000 people. **(127)**

The Klipfontein and Krusfontein development project, situated just north of Pretoria, was "one of a kind at provincial level within SA", Transvaal Provincial Administration (TPA) director of town and regional planning E P van der Walt said yesterday.

The farmers had agreed to sell their land on condition that all 200 plots were lumped together in a package deal, that assistance was provided for the relocation of historic family graves and that the land price was fair and reasonable, Van der Walt said. The sale was expected to be completed by July.

The plan catered for the 65 000 residential plots, schools, primary health centres, churches, community centres and a central business district.

The initial cost for the establishment of infrastructure at the 3 500ha site was estimated at R300m. This would be shared by the TPA, the Pretoria Regional Services Council, the National Housing Fund and other bodies, Van der Walt said.

The cost of erecting the 65 000 houses and other facilities would be borne by private developers.

"This is the first time that a community in the Transvaal has shown such a positive attitude towards urbanisation," said TPA MEC for physical planning and development John Mavuso.

Although the aim of the project was to settle middle- to low-income groups in the area, higher-cost housing could also be incorporated in what was intended to be a nonracial development, Mavuso said.

In a bid to ensure the universal acceptability of the project, 39 groups, ranging from civic associations and the Pretoria City Council to Eskom and UN representatives in SA, had been consulted.

Head of the Klipfontein and Krusfontein Development Trust, AVU MP Koos Botha said he hoped the project would bring the new SA nearer to the people.

Star 8/4/93

Urbanisation breakthrough

By Mckeed Kotlolo
Pretoria Bureau

More than 200 farms in two known right-wing areas near Pretoria are to be developed into an urban area accommodating 370 000 people of all races.

The Transvaal Provincial Administration announced yesterday that Klipfontein and Kruisfontein, near Soshanguve township, north of Pretoria, would provide 65 000 residential sites.

Addressing a media conference, MEC for physical planning and development John Mavu-

so said the two communities were faced with huge urbanisation pressure and had agreed to make the land available.

Mavuso added: "This is the first time a community in the Transvaal has shown such a positive attitude towards urbanisation."

Joint effort

The availability of an estimated 3 575 hectares of land south of and adjoining Soshanguve was made possible by the release of a marketing document drawn up as a joint effort by the TPA

and the Klipfontein and Kruisfontein communities.

The development project is expected to create job opportunities for many people in the area. Provision has been made for 130 primary and 46 secondary schools, as well as for primary health centres, community centres, churches and a central business area.

Among the people who played a major role in the negotiations for the urbanisation of the two communities is former Conservative Party MP Koos Botha.

PLANS to extend the boundaries of Randburg, Sandton, Verwoerdburg and Midrand have run into a wall of opposition headed by the ANC, which warned it may "at the appropriate time" reverse attempts to incorporate land south of the R28 highway into the four towns.

The ANC's concern is shared by hundreds of affected smallholders who flatly reject incorporation into the Big Four — but for vastly different reasons.

Mathole Motshega, chairman of the ANC's local regional government commission in the PWV, dismissed this week's recommendations by the Demarcation Board on land allocation as "unilateral government action".

He claimed it was part of a bigger scheme to rush things through before a new government was in place and said the decision ignored the views of the existing local government negotiating forum, which had already placed the question of boundaries on its agenda

Conflict

The Transvaal Provincial Administration this week announced its acceptance of the board's suggestions to bring land south of the Krugersdorp/Pretoria highway under the jurisdiction of the four municipalities.

MEC for local government Burger Lategan stressed the TPA expected these municipalities to move rapidly "to identify land for low-cost housing".

Conflict generated by the need to find a permanent location for homeless people squatting at Zevenfontein was a major factor prompting the Demarcation Board hearing.

The board's recommendations are as follows

- No additional land should be incorporated into Roodepoort and Krugersdorp

- Randburg should be granted the area including Zandspruit, Nietgedacht, Lanseria Airport and Chartwell Agricultural Holdings

- Parts of Diepsloot and the whole of Zevenfontein should be included in Sandton, except for the Johannesburg waste water works and the nature reserve.

- Midrand should gain Witpoort.

- The southern section of Knoppeslaagte should be in-

SHIRLEY WOODGATE and JO-ANNE COLLINGE

corporated into Verwoerdburg.
● Nootgedacht should become part of the Muldersdrift Local Area Committee.

Stuart Aitcheson, chairman of Diepsloot Residents' and Landowners' Association said "The board's decision, which co-incides with long-standing TPA plans, has set us back six years to the old Norweto days."

Claiming collusion between the board and the TPA, he accused Randburg and Sandton of being guilty of "continued apartheid planning" after literally being given the go-ahead to dump their low-cost housing on land they had set their sights on all along. Smallholders could offer housing to thousands of workers working on the plots, without the official intervention of Randburg, he said.

The TPA's Norweto design for black housing, followed by their 13 low-cost housing sites identified by The Star in 1991 had once again, after various window-dressing exercises, been given the official go-ahead under a new guise.

"This is a political, not a planning, decision which has cost smallholders dear in property devaluation," he said.

Garden Triangle Action Group chairman Robert van Tonder said the incorporation had been approved to cover up for Randburg's failure to provide land for black housing.

They now planned to pollute the smallholdings on their northern boundaries with factories, refuse dumps and sewerage installations. The GTA had not been consulted on incorporation into Randburg, which it rejected totally.

Petition

The group planned to petition the administrator to appoint a commission to investigate the launch of a separate local authority to control land in the disputed triangle bordering Randburg, Midrand and up to Broederstroom.

Greenbelt Action Group chairman Anthony Duigan said the wishes of landowners, specifically those in Diepsloot, had been 100 percent rejected.

In the final analysis, the TPA's decisions were a clear case of looking after the interests of Randburg and Sandton, which could ultimately be united into a single metropolitan area larger than the entire Johannesburg region.

Land scheme sparks outcry

Star 10/4/93

time

ANC warns it could reverse incorporation plan at right

Paying up Star 12/14/93 for an extra

60 bobbies

Staff Reporter

(127)

Randburg residents will soon be paying another R26 a year on their municipal rates, but for most this will not be an inconvenience as the money will be used to pay for an extra 60 bobbies on the beat.

In conjunction with the South African Police, it was decided last year by Randburg council to increase police presence at street level in an attempt to stop the alarming increase of crime in the area. (SR)

Policemen on foot and on bicycles will patrol the areas using radios to call in fast response vehicles if needed.

Although the idea was mooted in April last year, it has taken the Minister of Local Government and Housing in the House of Assembly a year to approve the plan, which is being paid out of taxpayers' pockets.

A formal agreement will be signed on April 14 between the council and the South African Police, but it will take another four months before the extra men are recruited and trained for the posts. A sum of R150 000 has already been earmarked towards initial costs.

EXCLUSIONS BY JACK ETIE to exclusive suburbs

By Joshua Raboroko

Soweto 13/4/93

MORE "black executives", the elite and political leaders, are buying homes in white areas at an increasing rate.

This is taking place while home-buying among whites is slackening and picking up among blacks, according to experts in the property market.

The experts say this is a fair reflection of what is happening politically and economically in South Africa, in that the average white consumer is hard hit by inflation, high taxation and poor job prospects.

Many whites vacating their properties out of desperation have settled in smaller dwellings and townhouses, while others have built big homes elsewhere.

Jobless and poor whites, hard hit by recession and inflation, often end up homeless and trudge city streets in search of food and money.

Taken over

Some of the previously white Conservative Party-controlled suburbs like Dawn Park in Boksburg, Leonardale, Rondebuilt and Freewaypark (Germiston) and Bedworthpark (Verereing), have virtually been taken over by blacks.

It is almost a way of life for blacks to settle in the posh suburbs of Sandton, Bryanston, Randburg, Houghton, Mountainview, Hyde Park and Kelvin, just to mention a few.

Among top brass known to be living in the suburbs are National Sorghum Breweries executive Mr Mohale Mahanyele, Anglo American's Mr Don Neube, businessman Mr Richard Maponya, soccer maestro Kaiser Motleng, businessman Mr Gaby Magomola, SA Black Taxus Association executive and Futurebank chairman Mr Jabu Mabuzza.

Politicians living in top suburbs include the ANC's Mr Nelson Mandela, Mr Thabo Mbeki, Mr Tokyo Sexwale, Mr Pallo Jordan, Mr Penwell Maduna, Mr Joe Modise, Mr Oliver Tambo and the PAC's Mr Willie Seru.

There are numerous reasons for settling in these areas, but the bottom line is that "if you can afford to stay there why don't you do so?"

Chairman of Johannesburg's Black Management Forum branch Mr Zamani Jali says many members of the organisation live in the suburbs.

"We do not have a policy regarding where people should live," he said, adding "It is their democratic right to live where they want."

Black South African elites move into formerly white neighbourhoods:

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A black executive and politician argues: "South Africa belongs to all who live in it. We are at liberty even to take our children to schools of our choice."

Many are "rushing for cover" before the possible advent of a new black-dominated government by buying homes in the Pretoria-Witwatersrand-Verereing suburbs.

Candor's managing director Mr Scott McRae says the new market was emerging among middle-class blacks who want better housing.

Their security problems and desire for a more pleasant environment were identical to those of their white counterparts.

"I believe that when the country settles down politically and unrest abates, the black market is going to boom to an unprecedented degree," McRae says.

Mr Pitso Mabena, of Afr Home, says scores of black executives have made inquiries about the prospects of buying property in previously all-white areas.

"With our linkage with property brokers, we believe we are able to provide vital advice and service to your executives investing in these areas."

With the help of Comprehensive Property Services, which services the entire property industry, he has placed many black executives in previously white suburbs, although he does not have exact figures.

However, he adds "Our services are not directed to executives only, but everybody investing in those areas."

Changed market

The spectrum of the South African property market changed drastically after President FW de Klerk scrapped racial restrictions in the title deeds of immovable property.

According to the Title Deeds Office in Pretoria there has been an increase of 4,3 percent during 1992 compared with the previous year.

Chairman of the Estate Agents Board Mr Eskel Jawitz says it is no longer an exception for blacks to settle in so-called white areas, but it is a norm, although no statistics are available.

He says whites previously living in these suburbs are known to be moving into townhouses, smaller houses or much bigger dwellings elsewhere.

The board was prepared to train black estate agents so they can "educate their own people" as well as to create jobs for them during the transitional period.



Richard Maponya ... has left Soweto.



Don Neube ... living in the northern suburbs.

Star 15/4/93

Still no city shelter for homeless

By Cyril Madlala

(127)

ing director Cedric de Beer.

Although the Reef has had its first taste of winter, Johannesburg City Council has not finalised plans to set up a shelter for the city's homeless.

The urbanisation department said last year it would convert the former pass office building at 80 Albert Street into a shelter for about 350 homeless of all races.

But it had not found a suitable organisation to run the project, said urbanisation act-

The council appealed last year for proposals from service and community organisations that wished to run the shelter in the four-storey building, which housed the former West Rand Administration Board.

It is hoped to have the centre operating before winter.

A survey by the department in September showed there were at least 2 500 homeless in central Johannesburg.

De Beer said the council made another call in March for proposals from organisations able to run the shelter. An adjudication panel would consider them later this month, he said.

The Central Witwatersrand Regional Services Council had allocated R10 million to the city council for urbanisation projects, including shelters. The council had asked for R42 million.

He could not say when a shelter would be provided.

Monday's stayaway likely to hit refuse collection

Municipal Reporter

STAR 16/4/93

Refuse collection in certain Johannesburg suburbs might be postponed for a week as a result of the expected stay-away on Monday, the day of

the funeral of SACP leader Chris Ham

Only 39 out of 1800 solid waste department workers turned up for work on Wednesday and only 61 of 160 drivers arrived, a council spokesman

said (127) (127) (127)
"Garden refuse sites will be open on Monday should the public wish to drop off their refuse," he said.

The Johannesburg City Hall, the Rates Hall in Market

Street, the Public Library and the Art Gallery will be closed tomorrow

Payments for municipal accounts may be sent to The City Treasurer, Box 1450, Johannesburg 2000.

Star 16/4/93

Love thy neighbour

bour?

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THE BREEZE of change wafting through Johannesburg's eastern suburbs stirred a little dust recently at the annual meeting of the 91-year-old Bez Valley Ratepayers' and Residents' Association (BVRRA)

"We don't encourage participation in meetings or you get nothing done," said the guest speaker, Barry Dunne, chairman of the neighbouring Malvern and Kensington Ratepayers Association, as he congratulated Bez Valley chairman Sivan Naidoo on the turnout of just 25 residents

"If we had 300 people here today, we would get 300 questions. Seeing a small crowd at a ratepayers' meeting is indeed a good sign"

by this association to getting a real mandate from the people in the area"

Just along from Saloojee, Lynn Motijoane raised her hand. Was membership of the association open to any Bez Valley resident, including those living in backyards, she asked. And, after an affirmative answer: "Does the constitution allow members to call a special general meeting?"

JO-ANNE COLLINGE examines how the gradual erosion of racial segregation has brought new stresses and challenges to suburban politics.

the ANC's regional committee The demise of the Group Areas Act — one of the so-called pillars of apartheid — has not brought the roof down on racial segregation, but it has wrought certain social changes in suburban Johannesburg. And not all encounters between established residents and newcomers have been as civil as at the Bez Valley AGM.

Johannesburg city councillor Koos Roets has been caught in an altogether more heated

clash centring on the question of "declining standards" in Malvern and Kensington. Local ratepayers' chief Dunne has been relentless in pursuing Roets — not only about untended pavements but also about "overcrowded" properties. Threats of street blockades and rates boycotts were made by the ratepayers in event of the council failing to satisfy them

After inspecting the area with Dunne, Roets undertook

corrective actions, relating to matters as varied as the chicken hawk in Bodmin Road and blocked stormwater drains in Lamoen Street

The result was a truce between Roets and his white constituency. But what of the people who constitute the "nuisance" — who are without exception black, who now live under threat of eviction, and who have no elected representative to plead their case?

Kensington and Malvern's black newcomers spoke freely about their precarious position, on condition of anonymity.

In the backyards, behind the makeshift partitions, there is a real human mix — people who guard expensive properties and clean comfortable homes, who

work in factories and who search hopelessly for jobs. Most have come from afar. Some still have dreams, like the exhibited artist from the North, who earns his bread in a dreary job

A former domestic worker, who had lost her lodgings with her job, said she had nowhere to go if she and her husband were evicted from their room in a partitioned house "If they kick us out? I'll just be on the pavement and I'll stay here until the Government finally sees us"

She is no more attracted to Soweto than any other resident of Malvern. "It's not easy to stay in the location. There's too much trouble there"

Generally, those interviewed were unaware that neighbour-

ing homeowners disliked their presence in the suburb. But one said "I think the whites, they hate us here. There are only a few that greet. The rest are the enemies"

These boarders/sub-tenants made it clear that if there was affordable housing to rent they would grab it. Many are rural migrants who long to have their children with them — under decent conditions. They differed in their attitudes to the rents they currently pay, some thought they were being exploited. But finally, the authorities were to blame — "the Government is just lazy to solve our problem"

The arrival of black homeowners in suburbia has caused hardly a ripple. But the aboli-

tion of race laws has made homelessness a highly portable problem, — and, therefore, everybody's problem, as property owners are learning.

The Malvern ratepayers are, largely, justified in their concern about pockets of slumland being created. Many of the subdivided properties are grim, unwelcoming warrens. But sub-tenants have a large slice of truth on their side in claiming that their only alternative is the pavement

There is no guarantee that a nonracial, democratic local government will wade effectively into the housing crisis and bring widespread relief, or that representative residents' associations will be able to demand action which is fair to both the haves and the have-nots.

But, as the Bez Valley residents and ratepayers were reminded, there is a new duty on those who speak for the public to consider carefully what it means to do so. □

Move to merge areas with Boksburg fuels outrage

Star 19/4/93

By Cyril Madlala

(127)

A row is brewing between the Reiger Park/Delmore Civic Organisation and the suburbs' unelected management committee over plans for amalgamation with Boksburg City Council.

A community meeting will be held at the Educate Centre at 7 pm today.

The committee's chairman, Charles Crawford, has been invited by the civic organisation to attend "for us to ask him for the last time to resign", said a spokesman for the civic organisation, Faried James.

Boksburg City Council met the Reiger Park management committee last week to discuss the amalgamation. Pro-

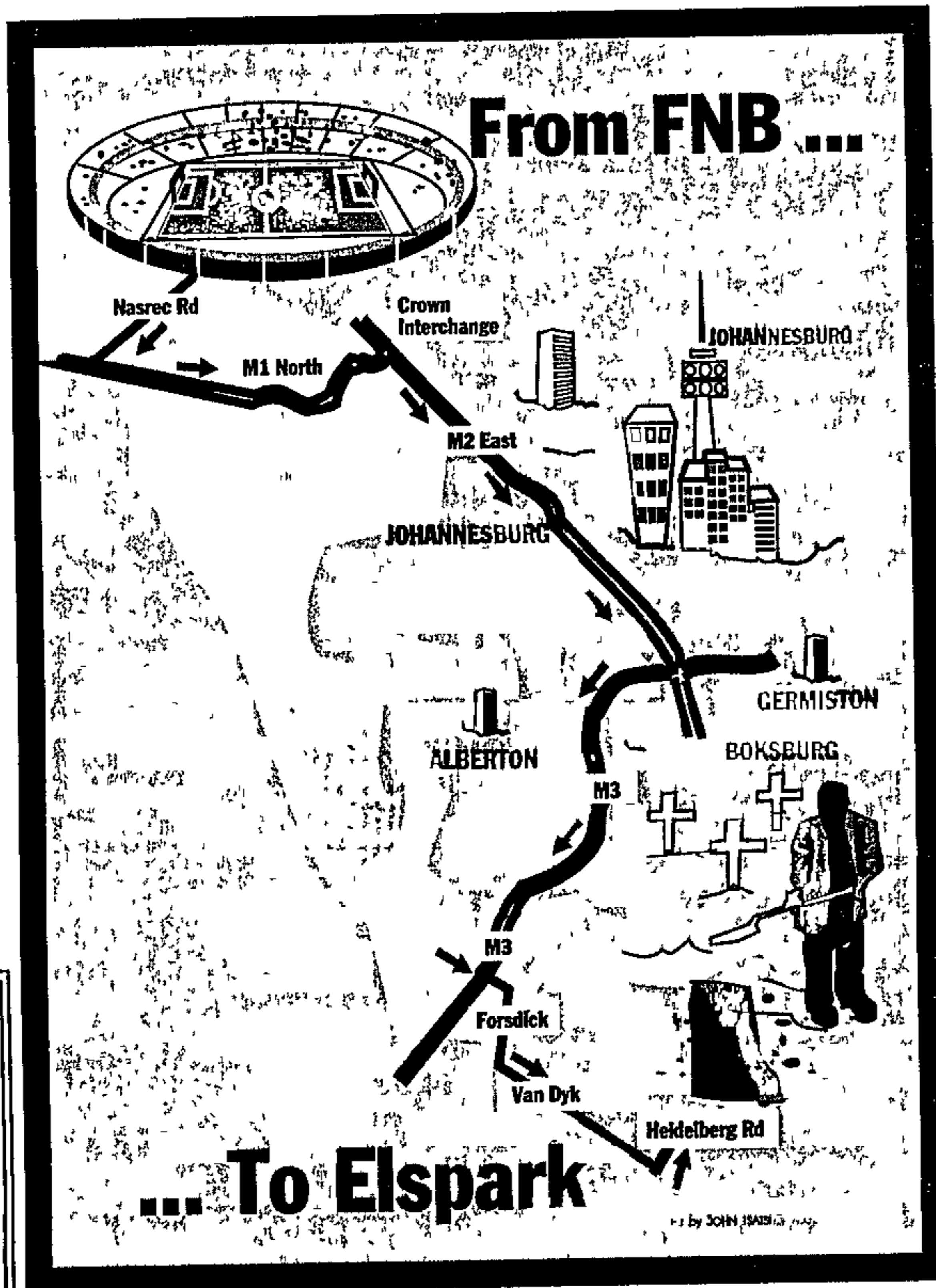
testers at the civic centre missed the meeting, which was held two hours before the scheduled time.

"The council must not think they have won the fight by doing that. An election must take place to avoid a possible disruption and a consumer boycott," James said.

Reiger Park management committee was appointed by the Administrator, Danie Hough, after the previous committee resigned.

National Party leader in the city council, Chris Smith, said he would propose at a council meeting on April 29 that Reiger Park be incorporated into Boksburg.

Crawford could not be reached for comment.



White residents shudder in fear

By Joshua Raboroko and Sapa

ANXIOUS WAIT Boksburg is on

tenterhooks on eve of Hani's burial:

THE REACTION OF Chris Hani's white neighbours to his funeral today are mixed - perhaps reflecting the overall anxieties of whites in this country

On the one side, there are those who are resigned to their fate, who will accept whatever happens today as par for the course in contemporary South Africa. On the other extreme, there are those who promise "rivers of blood" should there be any violence today.

School teacher Mrs Anneta Verster said that the mood in Dawn Park has been tense since the death of Hani.

She said "Many of us have been living in fear of our lives because we feared attacks and possible looting from some of the angry crowds that came to the bereaved Chris' family."

However, she said, "We have decided that the best way is to go away for the day and come back later. After all, we have been doing that in the past few days."

Verster said she understood the feeling of the people concerning the murder of Hani.

It was sad, she added, but the white community in Dawn Park did not cause his death, adding "we have a lot of blacks living with us."

"If my home is burgled or any property destroyed then I will report the matter to the police who will take appropriate action," she said.

She added "We have to love each other as neighbours."

On the other side some of the white residents of Hani's home town said they were heavily armed and ready to cause "a river of blood" if black mourners "run amok" at the funeral.

They have barricaded their homes with coils of razor wire, installed new burglar alarms and brought in fellow whites from far and wide to defend their homes in case trouble breaks out.

"I condemn the murder of Hani," said Afrikaner Gert Erasmus, tending his family's graves at Boksburg's Elspark cemetery where Hani will be buried.

"But the people who will march tomorrow are not grieving, they are out to make mischief," Erasmus said.

"If anyone tries to break into my property tomorrow, I will shoot him. Everyone in the neighbourhood agrees - if one person shoots, we all shoot, because we will all be in danger."

Erasmus' relatives live 200 metres from the grave where the slain SACP leader will be buried in what is likely to be the biggest funeral in South Africa's history.

Erasmus, who lives a block from the cemetery, said he and his neighbours feared attack by the mourners.

Several marches in major cities commemorating Hani's death have been marred by looting of shops by mobs defying calls for discipline from African National Congress leaders.

"People have come from all over to stay with us and help with protection," Erasmus said.

"If the marchers threaten our homes, we'll turn the little stream that runs through here into another Blood River," he added, referring to a 19th century battle in which Afrikaner pioneers inflicted a heavy defeat on Zulu warriors.

Sape fan 19/4/93

(27)

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Elspark residents' grave problem

127
Sowetan 21/4/93

By Mzimase Ngudle and Mathatha Tsedu

■ **DESECRATED** White residents are

angry over damaging of tombstones:

ANGRY ELSPARK RESIDENTS shook their heads in disbelief as they inspected the graves of dead relatives at South Park Cemetery in Germiston yesterday.

A man sobbed as he surveyed the damage to a relative's tombstone, broken down after a large crowd had gathered for the burial of slain South African Communist Party chief Chris Hanu on Monday.

Two elderly men and a woman looked at the desecrated graves, shook

their heads and walked to their car in a huff.

Damage was worse in the Greek Orthodox and Roman Catholic sections closest to the open space where Hanu was buried.

The ANC has expressed concern at the desecration and sent a delegation to the cemetery yesterday to assess the damage. The ANC would try to address not only the physical damage

but would also try to "make right the damage on emotional and other levels", ANC spokesman Mr Carl Niehaus said.

Three doves released in a symbolic gesture for peace at Hanu's burial could still be seen at his graveside at 9am yesterday.

Hanu's grave is decorated with flowers and messages from trade unions, organisations, friends and relatives

Negotiating forum meeting postponed

Star 21/4/93

(127)

By Cyril Madlala

As residents of Vaal Triangle townships counted the cost of the latest Sebokeng massacre, a meeting crucial to restoring effective government in these areas was delayed because of the death of SACP general-secretary Chris Han.

The Vaal Triangle Negotiating Forum — consisting of representatives of the Vereeniging, Meyerton and Randvaal city councils, the Vaal Civic Organisation, and observers from political, business, church and international organisations — was to have held its second meeting yesterday.

But, said interim chairman Andrew Feinstein, the forum postponed the meeting because the civic organisation had been involved in funeral arrange-

ments. A new date would be set within a month.

Wifs/Vaal Peace Secretariat director Peter Harris said that although peace structures in the Vaal were "fairly strong", it was almost impossible for them to prevent attacks such as those in Sebokeng.

In all, 19 people were killed in Sebokeng and 21 injured when four men, armed with handguns, went on a shooting spree on Sunday night.

The township has suffered a spate of such shootings in the past, and tensions ran high this week. Harris said he believed that the revival of the negotiating forum could reinforce efforts to sustain peace.

"Co-responsibility and commitment in relation to the community must have an effect on reducing levels of violence."

Jowetan 22/4/93

Grants coming

A R3 million grant for housing and a further R7 million for inner-city development is to be granted to the Johannesburg City Council, the Central Witwatersrand Regional Services Council announced yesterday.

The Golden Housing Development Project is east of Eldorado Park on the West Rand, the RSC said in a statement

The R7 million was for refurbishing buildings and providing financial assistance to groups of tenants, as Johannesburg's inner city was of economic importance and a decline in the central business district would undermine the city council's and CWRSC's tax base.

The decision to make the grants available came at a council meeting on Tuesday.

2577
(127)

Marshland' houses sinking, say residents

RESIDENTS of a new township outside Roodepoort say their houses are sinking and cracking because the town council built them on a marsh

Davidsenville residents' committee spokesman Mohseen Moosa yesterday accused the council of building houses on swampy land without conducting geological surveys. Shoddy workmanship and inferior building materials had aggravated the situation, he said, adding that the council was refusing to take responsibility.

GAVIN DU VENAGE

However, Roodepoort council secretary Eugene Albertse denied the houses had defects, or that the ground was soft. He said a recent council study had proved the ground to be stable.

The houses were financed by the House of Representatives and the council acted as developer. The asking price for the two-bedroomed houses and the adjoining land was between R34 000 and R36 000

They were built and occupied more than a year ago, but until now the tenants had not made any payments. Moosa said residents of the 28 affected houses could not afford the R20 000 needed to provide piling for each house and would not pay bond instalments or finally sign their purchase contracts until the council had repaired damage and provided a solution to the swampy ground. Albertse said residents were using claims of soft ground and bad workmanship to avoid payment, which Moosa denied.

Blom 26/4/92

(127)

Curbing corruption in the councils

Review (Law Suppl) to

Wkmail
23/4 - 29/4/93

MANY thousands of tenants of council houses in townships country-wide have been given new security of tenure, following a test case in the Rand Supreme Court

The judgment specifies the circumstances under which the lease of a council house can be cancelled, and will help curb the power of corrupt officials

The case involved Enoch Toho, who was allocated a house in Diepmeadow, Soweto, during 1978. In April 1989, the Diepmeadow Council cancelled his lease without warning. It allocated the house to his ex-wife who had left the family home some years earlier, and then sold it to her. Suddenly, after living in the same house for 11 years, Toho and his family were without a home

Enoch Toho's situation was far from unique. About half of the houses in Soweto — more than 60 000 — are owned by the local city council. Nationally, the figure is more than 300 000. In many cases, the people concerned have lived in the house for decades and regard the house as the family home

The regulations governing the townships were designed to give effect to

A court decision ensures that councils can no longer merely evict tenants — many of whom regard the building as the family home — and allocate the house to another person

By **GEOFF BUDLENDER**

apartheid policies. However, they had an important benefit for residents because they gave some security of tenure to tenants of council houses

In 1989 the regulations were repealed by a reform measure, the Conversion of Certain Rights to Leasehold Act. Many councils saw this as giving them the right to cancel tenancies, and allocate the houses to other people. They started doing just that, and soon allegations of corruption were widespread

The case of Toho was the first in which the supreme court has ruled on whether the councils are entitled to cancel these tenancies

Judge Michael Stegmann ruled that

A woman's place is in the home

THE case of Enoch Toho has had an unexpected but important side-effect: that will bring great benefits to women.

Under the old township regulations it was almost impossible for women to have a house allocated to them. Virtually all township houses were allocated to men. Their wives were recorded on the housing permits as their dependents.

The result was that women had no control at all over the family home. In the Toho case, Judge Michael Stegmann ruled that the tenancy of a council house is an asset in the joint

estate of a couple married in community of property. This means that on divorce, the wife is entitled to a share of this asset. The husband cannot simply dispose of the house.

As most black marriages have been in community of property, the judgment will affect most rented township housing. Similar regulations apply to housing in the rural townships, and also to the allocation of land in rural areas. The Toho judgment seems to apply to these situations as well.

The Toho case is therefore an unexpected but important victory for women's rights to housing.

the only grounds on which the council could cancel the tenancy is the tenant's failure to pay the rent. As the council had relied on other grounds in cancelling Toho's tenancy, the court ruled the council's actions were invalid

The consequences of the case are important to the Toho family and many others whose leases are cancelled by a council. But the case has another even more important long-term result.

In response to the widespread demand of civic associations for the transfer of rented houses to the tenants, the government has announced a "sales discount" scheme. In effect, the scheme will allow most tenants to obtain ownership of their homes for free

The result is the motive for corruption has grown. The allocation of a tenancy by the council amounts in practice to the transfer of a valuable asset, because in time the tenancy will be transformed into ownership of the house. If councils are able to cancel tenancies at will, one can expect this to take place on a large scale

The judgment in the Toho case makes it clear that councils cannot act in this way. In limiting the grounds on which leases can be cancelled, the judgment will mean security of tenure to the vast number of tenants of black councils

At the same time, work is proceeding on the "transfer of houses". This has been a central demand of the Soweto Civic Association. A sub-committee of the Central Witwatersrand Metropolitan Chamber has worked out proposals dealing with fair legal mechanisms for transfer of ownership of council houses

The Toho judgment will help ensure that when township houses are transferred to the tenants, it is to the people entitled to them, rather than to those who are in favour with the councils

Attorney Raymond Tucker and Legal Resources Centre staff appeared for Toho

● Geoff Budlender is the national deputy director of the LRC

metro

Council bows to residents

127

By Zingisa Mkhuma

A group of Davidsonville, West Rand, township residents were celebrating their victory yesterday after the local town council finally agreed to allocate them sites on which to build low-cost houses of their choice.

The group, living in 28 council-built houses, boycotted loan repayments when the

walls showed cracks a few months after they had moved in. The houses were completed in April last year.

An independent inspection of the soil, commissioned by the residents, showed that the structures were built on clay. Clay contracts and expands when temperatures rise and fall, causing the foundation to move, resulting in the cracks, they said.

The residents approached the council with these findings and demanded that the price

of the four-roomed houses be reduced from R35 000 to R25 000. The council refused to lower the prices and produced reports of its own investigation which showed there was nothing wrong with the soil.

Protracted negotiations between tenants and the council followed, and the parties failed to reach a settlement.

When Bassie Jeffries was evicted for falling into arrears with his repayments, residents last week marched to the Roodepoort Civic Centre and

staged a sit-in in the council offices, refusing to leave until all their demands were met.

Demands included the reinstatement of Jeffries and the dropping of all pending legal action against other tenants.

According to Mohseen Moosa, representing the tenants, the council agreed on Saturday to write off all the arrears, which amounted to about R4 600 per resident.

"The council offered a better piece of land in Davidson-

ville Extension 1 and agreed to give the residents R35 000 each to build houses of their choice. The money will come from the House of Representatives and must be utilised by March 1994," Moosa said.

In the interim, the occupants of the houses had agreed to pay R250 a month in rental to the council.

Roodepoort Town Council spokesman Eugene Albertse said the tenants had an option of buying the houses

Clashes

Star 26/4/93



Murray & Roberts plans worker 'village'

MURRAY & Roberts is to develop a multi-million-rand "town" to house its workers in Wadeville, south of Germiston

M & R Engineering commercial director Timothy Trollip said yesterday the Wadeville Model Village, to be launched next month, would consist of about 750 low-cost houses

There would be a community spine, a park, a church, community centre, education complex, clinic and sports facilities. Trollip said the project, in which several

81037 27/4/93
GAVIN DU VENAGE

other companies were participating, was being managed in close consultation with the company's workers. Architecture and the cost of houses would be based on employees' wishes, he said

A planning consideration was to make the project as labour intensive as possible, with retrenched employees from participating companies being given preference for jobs

He expected the one- to three-bedroomed houses to sell for between R35 000 and R60 000

Home-owners who left the company could keep their homes, or could sell them on the open market

Workshops would be held for buyers on such subjects as basic household budgeting and bond payment maintenance

Trollip said the spinoff for the company would emerge in higher productivity, because of employees' proximity to work, a stable community and adequate facilities

work of landscaped pedestrian paths and

lake and embankment will be R30m

many of the original offices in the building have been

four courtrooms, including the original three, will be

The building will have to be completely rewired

For more information

Garden city venture on cards for Rosslyn

NISSAN SA and Murray & Roberts have agreed to be partners in what they believe could be a first for Pretoria and SA

They have embarked on a joint venture to create Nissan/Rosslyn Garden City within easy access of Nissan's Rosslyn plant, northwest of Pretoria

The project will aim to create a quality living environment for 3 000 to 4 000 Rosslyn employees. However, the idea is not to create a Nissan-only village, which would not result in bond support from the financial institutions, says BDA Worker Housing and Development Consultants spokesman J Dunsfan

Planning

127

But Nissan will be the front-runner to the community development, with low-cost, fully serviced homes surrounded by parks, child care facilities and other amenities

The facilities will be built as the practical part of a job creation and training programme to be run by M & R Sunflower, which

will hold small business training and literacy courses

M & R Construction will be responsible for planning, community and worker liaison, training, costing and project management

The housing units will be priced to suit the pocket of every grade of worker at Nissan Houses are expected to cost about R23 000 each

Nissan's involvement will be participation in the planning of the environment as a corporate social investment project. Its involvement is likely to cost about R50m

Finance will be raised from the private sector and agencies like the IDT. An approach will be made to Nissan Japan

Nissan and M & R have already purchased 140ha of land at what they describe as the "amazingly low price of R2 100 per hectare"

Zoo animals to live in 'natural' surroundings

IN THE year 2000, all animals in the National Zoological Gardens will live in enclosures resembling their natural habitats as closely as possible.

This will be due to the Masterplan for the zoo, commissioned by the Public Works department and executed by Pretoria architectural firm Dry and Joubert at a cost of R250 000.

Expected to be implemented over just more than 10 years, it will cost more than R12m. With government subsidising R5m of that amount, the rest will be generated by the zoo itself and the public and private sectors will have to become actively involved to guarantee the plan's success.

Turnabout

The masterplan was designed to meet the major turnabout in philosophy towards total naturalism during the last 15 years, says Public Works director-general Theo van Robbroeck.

Zoo animals will be grouped according to the six continents. As the cause-effect relationship between climate and vegetation determines the type of animal found in an area, environmental aspects such as topography, slope, vegetation, soil and water at the zoo have been studied.

In the new zoo, natural barriers will separate visitors from animals and species from one another. Depending on the type of animal, separations will take the form of dry or water-filled moats, natural fences concealed by shrubbery or raised paths

KPMG Aiken & Peat audits council, gov

INTERNATIONAL auditing firm KPMG Aiken & Peat's involvement in Pretoria dates back to 1902 and since then the group has attracted major clients such as Telkom, Iscor, the SABC, Volkskas and the Pretoria City Council

Aiken & Peat's Pretoria office is the second largest KPMG office in SA, comprising 13 partners, under the leadership of senior partner Dawie Jordaan, and 104 staff members

A large division of the office specialises in the provision of internal audit services, mainly to municipalities and government entities - the primary client being the city council

The public sector group specialises in the audit of, assistance to and consultancy of government and quasi-government clients, including the Wheat, Maize, Citrus, Egg and Tobacco boards

The computer audit

Training

27/4/93

Internal and external training courses, workshops, technical updates, publications, technical bulletins, seminars and research projects are handled on behalf of clients by the professional practice and training department

Other services offered by KPMG Aiken & Peat include litigation support, fraud investigations, forensic accounts, executive search and staff support

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ANDREW KRUMM

SEVERAL pricy cluster home developments face an uncertain future as the luxury townhouse market — which developers have been busily trying to create — has evaporated in the tight economic climate, sources say

"There are seven or eight upmarket projects in Sandton and Johannesburg that are all struggling at the moment. Some developers have now begun implementing contingency plans," one source said

These "contingency plans" included refocusing developments on the construction of smaller, more affordable homes — as was now planned for the former Waldorf development in Morningside, Sandton

The incomplete Waldorf complex, the fruit of now liquidated Strathborne Investment's efforts, was one of the first to go. The site and one finished unit were auctioned off three weeks ago for R2,7m

The upmarket Eastside townhouse project, also in

Uncertain future for luxury clusters

Morningside and developed by the Levine brothers, would probably follow the Waldorf's route to affordable housing, he said

However, a spokesman for erstwhile Eastside marketers, Eskel Jawitz-JHI Real Estate, was unaware of what would happen to the development.

Only three units had been sold, two of them during Eskel Jawitz-JHI's tenure and another by Di Wright Estates. The Levine brothers then called it a day, sold the rest of the site and left for Australia

"The reasons for ailing sales at upmarket developments are simple. Firstly, too many expensive cluster homes came onto the market simultaneously, secondly, the buyers are not conditioned to accept cluster homes above the R1m price level," the source said

Aida Holdings chairman Aida Geffen and a Tiber Developments spokesman

disagreed with this view. Tiber Developments are behind the Westcliff Ridge project, where eight units are on the market for between R2,4m and R3,2m.

Geffen said design and security were all-important. Pointing to the recent sale of four cluster units in Inanda, priced between R1,4m and R1,8m, Geffen said there was no glut in the luxury market. She conceded, though, that at prices above R2m, developers could lose out

The Tiber Developments spokesman said research had indicated there was a market for secure luxury homes among wealthy elderly people and frequent travellers

"We felt the market we were going for was to a degree recession-proof. None of the units has been sold yet, primarily because people take longer to make up their minds about this type of investment."

Bifsa chief calls for tax break on inner city refurbishments

Star 28/4/93

(12)

(12)

(12)

Property Editor

There should be a tax allowance on the refurbishment or conversion of inner city residential buildings, says Robert Guiricich, president of the Building Industries Federation (Bifsa)

He reckons SA's major cities — Johannesburg in particular — should take note of the Italian experience 20 to 30 years ago.

Faced with mass migration to cities and the proliferation of slum areas, the Italian government instituted a substantial VAT reduction on inner city apartment renovations

Guiricich says such a move here would help stop the flight of business from the CBD to the suburbs — notwithstanding the decision by several large financial institutions and other big companies to stay.

The trend is most noticeable in Johannesburg, and is partly due to the

fact that inner-city residential areas such as Hillbrow increasingly encroach on the CBD, while being downgraded through an influx of poorly paid or unemployed people and experiencing a sharp increase in violence and crime.

An incentive is needed to overcome the tendency in such areas for landlords to let apartment blocks get run down in anticipation of overcrowding and difficult rent collection.

"Our experience is that when an apartment block is kept in good con-

dition it attracts a better type of person who is proud of his home and is, in the long run, a better tenant or buyer."

Guiricich believes upgrading blocks and conversion of other suitable buildings has greater potential than putting up new ones.

400 000 house sites backlog in PWV

B10M 29/4/73
GERALD REILLY

PRETORIA — The demand for black housing in all metropolitan areas was huge, but greatest in the PWV area with a backlog of site and service sites of more than 400 000.

Local government and national housing urban development director Francois Jacobs said yesterday the current backlog estimated by the provincial administration was 1 097 678 sites.

The emphasis was on the provision of subsidised rudimentary serviced sites because of the state's inability to meet the financial challenge of the backlog.

Jacobs said the amount available for housing development this financial year was R1,6bn. — more than

double the amount spent in the 1992/93 financial year.

There was a clear need for closer co-ordination in the efforts of autonomous bodies such as the IDT, the SA Housing Trust, utility companies, RSCs, non-governmental organisations and local authorities.

(127)
The total housing backlog was estimated at 1,4-million units and the estimated growth of new households in need of housing at 198 000 a year. Funds were being used mainly for serviced sites.

Provincial and local authorities were negotiating for more land for site and service developments.

Star 29/4/93

Low-cost houses loan for Riverlea

Municipal Reporter 127

The Johannesburg City Council yesterday accepted an offer by the House of Representatives for a loan of R375 000 to build 21 low-cost houses in Riverlea Extension One

Loans will be granted to people who earn less than R1 200 per month, and each loan is limited to a maximum of R35 000 to cover both the cost of the land and construction of the unit

The sale of the houses will be based on full cost-recovery, and will be subject to the prospective buyer taking transfer of the unit.

The city council will administer the loans and control all payments to contractors.

Plans of basic homes, ranging in size from 37 sq m to 68 sq m, have been supplied by the House of Representatives, and if the buyer wishes to spend more on his home the difference must be paid in cash to the city council or to the builder

There are already enough applicants on the waiting list who qualify for state housing loans.

Official

moves on Star 29/4/93 local govt attacked

By Jo-Anne Collinge

The South African National Civic Organisation (Sanco), the ANC and Cosatu have warned the Government against treating the Local Government Negotiating Forum (LGNF) as "its advisory committee"

The three organisations issued a joint statement yesterday in response to the budget speech given by Minister of Local Government Tertius Delport last week.

They took particular exception to the Minister's references to the fact that the LGNF was not fully representative and that it would not have a final say on local government policy issues.

"We accept that the forum does not represent all interests and parties in South Africa," said the ANC's Thozamile Botha, speaking for the three organisations. "But the Minister is aware that the forum has an inclusive policy and that criteria for participation by different interest groups (are) being worked out."

Furthermore, said Botha, the founding agreement of the LGNF made it clear that decisions taken and guidelines set by the forum were binding on all participating bodies.

He remarked that Sanco, the ANC and Cosatu found it unacceptable that the Government should contain its proposals for local government reform in a parliamentary Bill. Any such Bill should be the result of negotiations in the LGNF, not the exclusive product of the National Party, he said.

The LGNF, formed a little over a month ago, consists of a "two-sided table" — that is half its members come from statutory organisations, such as central government, the provinces, the major municipalities and local government umbrella bodies, and half come from non-statutory organisations, primarily the civic movement.

Botha said it was already clear that some of the statutory participants in the forum would refuse to be associated with the central government's proposal.

HOUSING & HOSTELS — T.V.L.

MAY — JULY



THE MEANING OF LIFE ... This child looks out of an apartment window in Joubert Park.



TOP The paint is peeling off in this flat. When white people occupied these places, landlords maintained them
BELOW: Tshiawelo flats provide shelter for thousands of township residents.

Johannesburg - a city that needs rebuilding

Sowetan 21/5/93

By Musa Zondi

SITUATION VACANT *The heart of South Africa's economy desperately needs people with vision to stop the decay:*

JOHANNESBURG is a city that desperately needs rebuilding. There are at least 2.5 million people in and around the city who do not have a place to live. Thousands more do not have jobs.

Squatter camps encircle the city like a web. The city centre is decaying. The flats, while charging exorbitant fees, are rundown.

In many flats, electricity has been cut off as residents refuse to pay for neglected apartments.

Most of these areas are infested with cockroaches, roofs are leaking and refuse greets you as you enter.

In some blocks of flats, more than five families share one apartment. The roofs are leaking. Conditions are, in fact, worse than in some squatter camps in the black townships.

This is despite the fact that Johannesburg is the heart of South Africa's economy — up to 60 percent of the country's economy is generated in or around the city.

Violence and crime that have made this city one of the most dangerous in the world are the direct result of this decay.

What is being done about this? Who is to blame?

These are the questions posed in today's TSS programme called *People*

While looking at the problem, the programme also looks at the solutions and what has been done or is being done to improve the conditions.

The decay is the result of apartheid laws which decreed that black people were just temporary sojourners in the cities of this country.

Influx laws

What has since happened is that people have flocked to the city after the influx laws were repealed and settled anywhere as long as they could raise a shelter. A number of people do not have any shelter at all.

Various groups realise the need to address the problem. One of these groups is the Central Johannesburg Partnership.

The group is made up of the city council, the business community and other communities who live in the flats in the city centre.

CJP raises money from the business community with the aim of rebuilding the dilapidated flats.

This is done with the residents who

eventually buy the flats. One of the shining examples of this project is Navarone Court, which has been repainted and made into healthy living quarters.

Mr Cas Coovadia, publicity secretary of Actstop, says landlords should bear the biggest blame for the decay in the city centre.

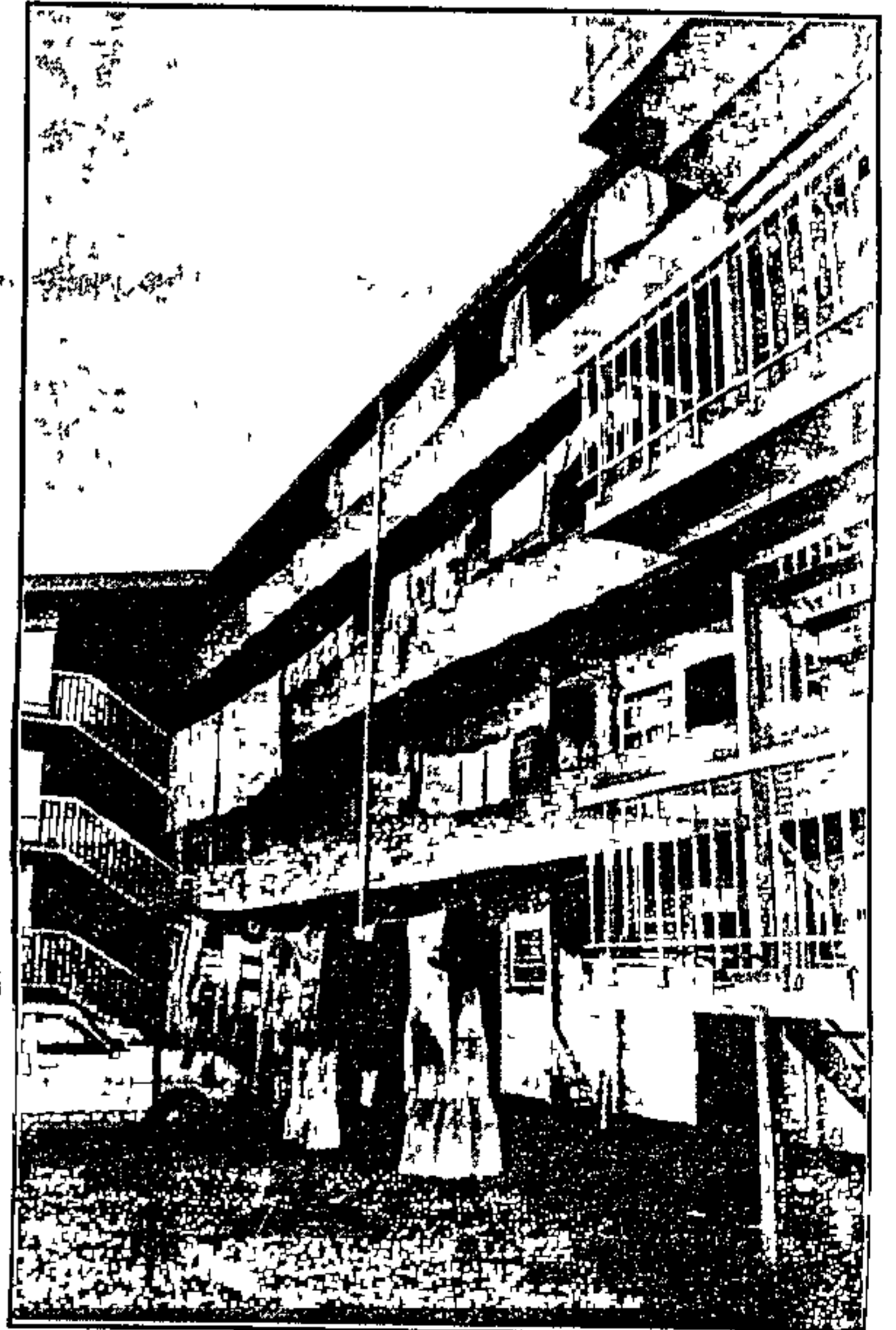
"Apartheid created conditions for unscrupulous landlords to exploit people who needed accommodation," he says.

The programme tonight also looks at the Usindiso Christian Centre, a "stop-over point for people who want to get on their feet again and get on with life."

The home provides a hot meal, a shower and a bed for the city's unemployed.

By providing a shower for these people, organisers say they want to give them a chance to be presentable when they go out looking for jobs.

Thousands of unemployed people of all colours and persuasions start queuing for a meal that is served at 5:30pm. It may not be much, but it is a godsend for the destitute.



Council's *Star 3/15/93* decision

'terrific'

Staff Reporter

Members of the Seven Buildings Residents' Association are congratulating themselves first and the Johannesburg City Council second for the council's decision to introduce differential property rates to relieve flat dwellers in the CBD.

"We in the Seven Buildings Project were the first to realise the impact of rates on the cost of living in flats. In fact, we even picketed the City Council last year about it," said Presage Nkosi, chairman of the association.

Previously residents in buildings that also had business tenants had to pay rates and electricity on the higher business scale. Last week the council announced a new, differentiated, scale would be in operation soon.

The Seven Buildings Project is a pioneering venture to enable low-income tenants in Hillbrow and Joubert Park to buy their flats. Not least of the problems faced by the project is the ability of prospective buyers to afford the crippling service tariffs and rates as well as mortgage bond repayments.

"Relief on rates is going to make a terrific difference," said Nkosi, citing a case where R300 of the R450 flat rental went straight to the municipality.

Self-help is the name of this game

By Shirley Woodgate

A grand plan has taken root in the middle of the drought-stunted mealie fields linking the power stations of the south-eastern Transvaal.

The modest creche taking shape for the 5 500 black inhabitants of Sivukile is nothing short of a miracle come true.

Self-help is the name of the game.

Behind the project stand east German immigrant Norbert Bleckert and his wife Eve, who launched their own business in Randburg with R750 and a lot of chutzpah.

Detour

Seven months ago, equipped with a R2 050 brick-making machine and a dream of ploughing their self-taught know-how into a poor community in the townships along the road where they conducted their steel business, they detoured into Sivukile

Into the picture came George Makanya (29), a polio victim who had also served a brief political jail sentence

He listened, then called the people to decide on a project

He lined up some unskilled workers, who set about learning the tricks of the trade from brickmaking at 15-a-time to digging foundations for a 200-sq-m building, then laying the bricks

Today, they are up to roof level, the bulk of the advice and materials provided by the Bleckerts, who also helped Juliet Radebe to organise a backyard candle-making business and a knitting school to augment minimum wages.

Sivukile is alongside Morgenzenon which, 10 years ago, attained worldwide notoriety when Oranjewerkers targeted it as the heart of their since-aborted all-white Afrikaner homeland.

The rightwingers are now gingerly rewarding their black neighbours' ingenuity

A hardware shop throws in a little for free and sometimes the locals hand out food for the workers.

But the first prize is a grant of R25 000 from the Independent Development Trust and the promise of help from the United States embassy.

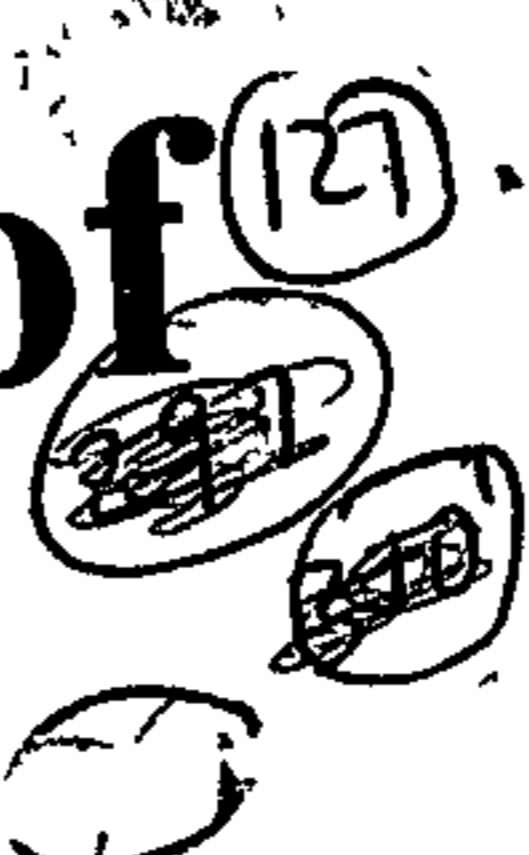
"This is the best creche in the whole of the eastern Transvaal," said Makanya, who has developed into a top community leader.

"When we have looked after our children who are our future, the people want an old age home to care for our past," he said.

Township administrator and mayor of Morgenzenon Rudi van Dyk said the people's effort had earned them respect

"The country is violence-torn but we are at peace. If Sivukile prospers, Morgenzenon will be proud"

Star 315193



Agreement on mortgage arrears and repossessions

Star 6/5/93

By Cyril Madlala

Banks and building societies, owed millions of rands in unpaid bonds, have reached an agreement with the SA National Civic Organisation (Sanco) on procedures for handling arrears, defaults and repossessed properties.

Details of the arrangement, first alluded to in a Sunday newspaper report, were announced yesterday at a press conference by the Association of Mortgage Lenders (AML) and Sanco.

The agreement was signed after about nine months of intensive negotiations between the two bodies.

It is hoped it will contribute towards the creation of a "normal" property market in problem areas.

AML president Mike de Blanche and Sanco president Moses Mayekiso hailed the agreement as "historic", saying it "affords new hope for borrowers of home finance who are having difficulty repaying their home loans".

The agreement is aimed at economically active existing and potential home owners within these communi-



Mayekiso ... against culture of non-payment.

ties who can afford to own homes.

It does not prejudice any rights available under such schemes as the Government's first-time home buyer subsidy and the home loan guarantee fund.

An extensive programme of information and education within disadvantaged communities is to be facilitated by the AML in conjunction with Sanco.

This includes an undertaking by the AML to pursue the creation of unemployment insurance facilities for home owners within these communities.

"We are not encouraging a culture of non-payment," said Mayekiso.

He added that it was the first time community organisations and

lenders came together to identify problems and find ways to solve them together.

The parties have agreed that problems should initially be resolved through negotiations instead of "disruptive actions".

Among principles outlined in the agreement are:

- Shareholders and providers of capital require a fair share of return on their investments and banks which fail to provide this will be unable to raise funds for home lending.

- Community empowerment, education and participation are vital to the process of creating a normal property market, and other financial mechanisms relevant to disadvantaged communities have to be approved by banks concerned.

- The concept of home ownership should be encouraged among people who have the desire and financial ability to own their own homes, and the prospect of repossession should be avoided whenever possible.

A pilot project to see if the agreement works on the ground will be implemented, probably on the Reef, it was announced yesterday.

Still 'no' to blacks as tenants

Star 7/5/93

By Jacqueline Myburgh

Johannesburg landlords and their tenants are still discriminating against blacks seeking accommodation in previously white areas — almost two years after the abolition of the Group Areas Act.

This is according to rental companies who act on behalf of property owners and those looking for accommodation.

In most cases, tenants put pressure on their landlords not to allow any blacks in the building, Manny Berimbau of Multihomes said

"The landlords don't mind as long as they have credit references

"It makes my life very difficult because most of my clients looking for flats are black," he said.

Berimbau said Bellevue was 90 percent "whites only", Yeoville was "50-50", and 10 percent of landlords in Berea still demanded white tenants.

As a result of the discrimi-

nation, there were many empty flats in the city, particularly in the southern suburbs, the agents said.

Elise Saffy — who did not want her company identified — said: "It's very frustrating. Whites don't want to go to Joubert Park and Hillbrow but those people only want to let to whites, so the flats stay empty."

She told The Star that 70 percent of the accommodation on her books was "strictly for whites only", on instruction from the owners

Blacks often paid high prices for "grotty" accommodation because they were desperate

Saffy said that owners did not want black tenants because they believed that neighbours would complain, and they were afraid of harassment if the tenant was evicted

Lee Gravet of Computehomes said most of these companies kept lists of "multiracial" and "non-multiracial" accommodation, in order to spare their clients the embarrassment of being turned away.

NO waste dump in our

IT SMACKED of the heated rhetoric of the past few weeks. With hundreds of eyes intently focused on him, the ANC official warned: "We are prepared to mobilise thousands of our people. We will fight!"

And before his last syllable had died away, there was a wave of thunderous applause — only this time from an audience of hundreds of whites!

They weren't from trendy Left Yeoville, modestly Marxist Melville or even diffidently Democratic Dunkeld. They were from middle-class Birch Acres in Kempton Park, within mass marching distance of sprawling, often neglected, Tembisa

Message

ANC official Bengeza Mthombeni blinked in surprise at the enthusiasm. And he couldn't suppress a grin when a voice boomed out from somewhere in the middle of the hall "Can we come and toy-toyi with you?"

The township dwellers and suburbanites sit on different sides of the political and social divide, but they do have one thing in common: they share the same backyard. The message that went out clearly on Tuesday night at a protest meeting at the Birch Acres Primary School was "Not in our backyard!"

That backyard is a wide-open space at Chloorkop, which is about to be turned into a hazardous waste dump (a development they were not aware of until a few months ago, and about which the first "consultative meetings" took place only five weeks ago)

Threat unites most

unlikely bedfellows

STAFF REPORTER

What the good burghers of Kempton Park may have previously lacked in environmental awareness, they certainly made up for in enthusiasm, clustering around Mthombeni after the meeting, shaking his hand and planning to get down to the nitty-gritty. There was heady talk in the air of "mass action" — marches on the Kempton Park Civic Centre, picketing of the dump site operator Waste-Tech, even consumer boycotts.

But the newly formed "rain-bow coalition" may not have much time. Acting Kempton Park town clerk Jan Malan, who attended the meeting, spoke ominously about "certain rights" already having been granted to Waste-Tech to operate the dump. He was plainly uncomfortable as he tried to explain how difficult it would be to undo what has already been done in terms of granting permission.

Also at the meeting was Waste-Tech managing director Ken Bromfield, who received a roasting from an angry heckler virtually every time he tried to speak. Throughout it all he remained pleasant but firm. Waste-Tech had the right to go ahead and the site would be operational "about the middle of the year". "That's June — only a month away!" shouted a woman before

her protests were swamped by other shouts of derision at the discomfited Bromfield.

Department of Water Affairs deputy director Leon Bredenhahn, whose department carried out environmental impact assessment studies on the dump site over a four-year period from 1985 and later granted an operator's permit to Waste-Tech, took his fair share of slings and barbs from the angry homeowners.

He tried to reassure those present that their fears about pollution were unfounded (greeted with hoots and jeers) but told people that if they felt aggrieved they could approach the Minister with an official objection.

Bromfield battled through continuous verbal flak as he tried to give the Kempton Parkers the big picture. Waste, he said, was an unavoidable by-product of our society and our lifestyle. It has to go somewhere. If left where it lay, an environmental disaster would be the result. Better to manage it in a controlled way.

Environmental activist Peter Lukey, of Earthlife Africa, didn't have to try hard to win his audience over when he sketched for them his version of the big picture. In Britain, laws were much stricter than here, yet one of Britain's biggest waste-management companies had been accused of a host of crimes. Midrand management committee member Alan Dawson was

one of the star turns. His council, he said, was never consulted about the project, even though it was close to the Midrand border. Midrand would oppose it because it was "environmental madness", because Waste-Tech had a bad record with a similar site at Clayville, and because the Chloorkop site contravened basic community health rules which said such sites should not be closer than 800 m to existing or planned housing. Chloorkop would be only 400 m away.

"We will fight in court if necessary and we will use our money — our ratepayers' money — to fight this!" vowed Dawson in a stirring conclusion which brought the hall to its feet in a standing ovation.

The combined soothing words and assurances of Malan, Bromfield and Bredenhahn did nothing to calm the troubled waters.

Demands

In a resolution passed to unanimous cheering and clapping at the end of the meeting, the people demanded that construction on the site cease immediately, that permission for the site to be used as a dump be withdrawn by the Kempton Park council and that Waste-Tech be barred from operating any waste-management facility in an urban area.

It won't be an easy fight, but the combined communities of Tembisa and Kempton Park — with a little help from their friends in Midrand — will be formidable foes when their mass action gets rolling.

Perhaps there's a lesson somewhere in there for the rest of the country.

backyard!
STAR 8/5/93

Northern bodies join up to boost say in local govt

129
STAR 6/5/93
LOUISE MARSLAND

LANDOWNERS and residents' associations of Randburg, Sandton and the north-western green-belt have decided to form a power bloc to protect their interests

The 18 largely white organisations met last week to consider forming a northern consultative forum to present a united front capable of "protecting the interests and aspirations of ordinary citizens".

Lobby

The Randburg Action Committee (RAC) said the meeting was prompted by the absence of meaningful community participation in local government affairs. Spokesman Alicia Steiner said the first meeting was called at short notice. Community, business and civic associations from Randburg, Sandton and Alexandra would be invited to meet on May 22 to formalise the establishment of the forum.

The 18 organisations said they intended to lobby for a voice on the northern joint and local government negotiating forums and to debate a strategy to gain a say in local government restructuring.

"It was noted that the proposed incorporation of rural land into Randburg, Sandton and Midrand and various amalgamation proposals symbolised the attempt by political parties and groups to contrive solutions for their own narrow gain and without meaningful participation by affected communities," the RAC said.

Alexandra Civic Organisation (ACO) secretary-general Richard Mdakane said his association had not been invited to join the grouping.

"They are trying to oppose the inevitable. We encourage community participation in local government, and ACO has criticised Sandton and Randburg town councils for their unilateral restructuring and for not consulting communities — but to form such a power bloc is not the option."

"The northern joint negotiating forum is the vehicle for negotiation on these issues, and all those organisations are welcome to apply to join."

"The Randburg and Sandton ratepayers' federations are members," Mdakane said.

Sanco lashes at camp raids

THE South African National Civics Organisation yesterday criticised joint raids by the SA Defence Force and the police on two squatter camps near Klipspruit, Soweto, at the weekend

Police spokesman Major Piet van Deventer said about 200 security force members had searched the Gumba-

Gumba squatter camp at Power Park on Saturday and yesterday (127)

He said this was part of a crime prevention exercises in the area. He said police and the SADF had acted on information that there may be weapons there. However, no weapons were found.

Sanco official Mr Khabisi Mosunkutu

criticised the raids

"In the past such raids preceded vigilante attacks in our townships and we believe there is something going on. We believe the raids are also meant to harass our people and the only way to have a security force which is not biased is to have joint control over such a force."

Midrand residents flee crime wave

By Cyril Madala and Jacqueline Myburgh

121

STARZ 10/5/93

For Sale Luxury double-storey home ideally situated between Johannesburg and Pretoria. Four bedrooms, double garage on two acres.

Price ONLY R15 000!

Welcome to the soon-to-be ghost suburb President Park, on the edge of Midrand between Johannesburg and Pretoria. Homeowners are fleeing their homes in the face of seemingly unstoppable crime which has left their properties worthless.

Dudley Davies (45) of Republic Road says he is one of the only homeowners still living in his house, about 100 m from Ivory Park — a formal squatter settlement.

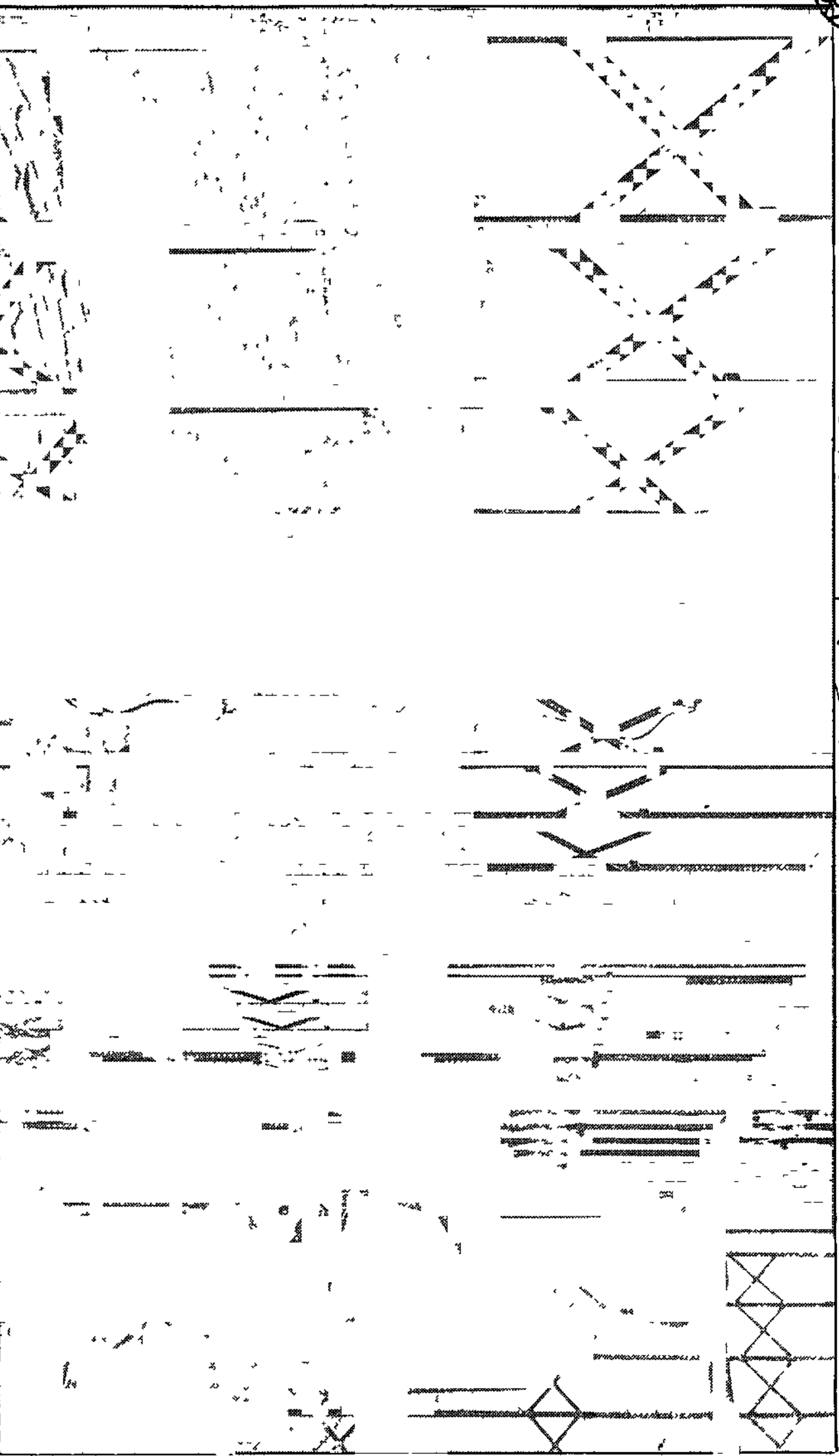
But this isn't your stereotypical story of black township residents allegedly harassing nearby white suburbs, Ivory Park itself is faced with the same phenomenon of rising crime.

Street committees are addressing the situation, says community leader Herman Kgaratsi, chairman of both the Ivory Park Residents' Committee and the management committee.

Irrepressibly cheerful, Davies relates the recent history of his neighbourhood.

Almost every house has been broken into, repeatedly, driving people out of their homes with no hope of ever selling them.

Davies says a house in the neighbourhood which had been valued at R400 000 could not be sold because auction bids did not go higher than R30 000. "I have been offered R15 000 for a house worth R180 000."



Four burglaries in a week... President Park resident Dudley Davies in the deserted house belonging to his neighbour, who fled after her house was "cleaned out" by robbers. Picture Gary Bernard

At the same time, Davies describes President Park as a wonderful area.

His immediate neighbour abandoned her house two weeks ago after four burglaries "cleaned her out".

Arnolne Tauter now lives with her sister, Estelle Dicks, who told The Star "She won't live there again. They stole everything from the baby's clothes to the pot

filled with porridge that had been standing on the stove."

Dicks says Midrand agents are not interested in trying to sell her sister's house.

Davies tells of a black neighbour who put her foot down after being "cleaned out", and approached community leaders in Ivory Park for help.

Street committees stepped in, and after investigation,

all her belongings were recovered. However, Davies adds, two weeks later everything was stolen again.

The Ivory Park community are unhappy that there is no police station in their town, and have dealt with crime in their own way.

After three burglaries at the local school, a parents' meeting was called two weeks ago. Straight after the

meeting, angry women went out to find the stolen goods, and so far several school chairs have been retrieved.

A man allegedly responsible for stealing the chairs was apprehended and handed to the police. According to Kgaratsi this kind of co-operation from the community can be extended to car thefts, rapes, burglaries and other serious offences.

The Ivory Park community is willing and ready to help its neighbours to bring the culprits to book.

"We would like to extend our friendship to the Midrand community. We want to live in peace with our neighbours," says Kgaratsi. He believes the solution to the high crime level lies in a visible police presence.

It's a top priority:

Jo'burg wrestles with homes backlog

Star 10/16/93

By Cyril Madlala

121

Providing housing in a post-apartheid city is one of the most daunting tasks facing the Johannesburg City Council, reckons housing director Ian Taitz.

Not only has housing become a sensitive, politicised issue — as the council is very much aware — it is complicated by financial institutions shunning the financing of purchases in "red-lined" areas close to the CBD.

Taitz agrees that housing is widely perceived to be "number one" priority at city and national level. Alleviation of the housing backlog, the council believes, will contribute to social stability.

Although Johannesburg's focus is on inner city housing, there is the understanding that the need is much broader and the council has some involvement in other housing projects in Greater Johannesburg.

Unlike many development initiatives, providing inner city housing is not a neatly contained, finite activity.

"Inner city housing is more of a process than a project," says Taitz.

Drastic changes in legislation, particularly the removal of the Group Areas and Influx Control Acts, have had a big impact on decision-making about housing.

"The abolition of this legislation has given people freedom of choice to live in the inner city. We have to create a stable environment for them to live in, and balance economic ventures with the residential component," says Taitz.

Previously, the city

centre never allowed high population of residential accommodation. By popular demand, we are reversing that now," says Taitz, who explains that this may entail converting commercial buildings to residential.

To house more people, the council is investigating using vacant plots.

"We are also looking at gearing private enterprise into the process. We would like to assist building societies in alleviating red lining because it is a big problem. We don't have a solution, but we can sit down with them and discuss it," Taitz says.

Excited

Red lining is the bank and building society practice of drawing a "red line" around certain areas, particularly the impoverished inner city areas, to signify that mortgage bonds will not be granted there.

Taitz is excited about the council's involvement with private enterprise in the Central Johannesburg Partnership (CJP) which recently formed the Inner City Housing Upgrading Trust, which will, among other things, tackle red lining.

"The long-term objective is to supply sustainable housing and security of tenure to people who live in the inner city, and make it possible for them to purchase their places," says Taitz.

Chief among council-linked housing projects is the Golden Highway Development Trust, which is developing a site east of Eldorado Park, between the Golden Highway and the Moroka bypass.

Benoni's low-cost housing plan has residents seething

Star 10/5/93

By Anna Louw
East Rand Bureau

127

The proposed development of a low-cost housing project, comprising houses in the R40 000 to R80 000 bracket, has sparked feverish opposition from residents in the neighbouring Benoni suburb of Crystal Park

A maize field adjacent to Longmore Drive has been earmarked for the development. Crystal Park residents believe that the values of their "up-market" homes will nose-dive if the plan goes ahead.

Some 400 residents recently packed a primary school hall to

thrash out the problem with the councillors representing two wards affected by the development

Benoni town clerk Hennie Botha said the South African Housing Trust, as developer of the scheme, was "workshopping" in the community to find out how residents felt and had not yet made a formal application to the council for the development

"When the application is lodged the council will listen to all parties concerned before applying its mind"

A spokesman for the Housing Trust said his organisation had

acquired the land adjacent to existing extensions of Crystal Park for the development of low-cost housing

The Trust had held an initial meeting last week with the residents of Crystal Park, Putfontein and Cloverdene. It was hoped that a forum would be formed to allow all players and stakeholders to participate in the process of developing the area. This way, the project could achieve viability

He said that it had been accepted in principle that the development would be formal, with a full service infrastructure

Services 'threatened by boycotts'

GAVIN DUVENAGE

ONLY 35% of service charges levied in the Transvaal were being paid and services would eventually have to be narrowed down to basic necessities like water purification, TPA MEC André Cornelissen said yesterday. Speaking at a Sandton conference on local government reforms, he said it was "urgent" that rent and service boycotts were ended soon, before township administrations collapsed. The shortfall on service charges meant existing services could hardly be maintained, let alone improved. Cornelissen said while black local authorities had the statutory power to perform many functions, the civics had shown their power to block them

He called on all parties to co-operate to end the deadlock.

Sapa reports Cornelissen said that on the West Rand, including Soweto and the Vaal Triangle, only 15% of payments had been received, and on the East Rand only 27%.

On the lack of funds for additional assistance, he said the amount budgeted for the 1993/94 financial year for intergovernmental grants was R793m. Of this R472m had been allocated by government to the TPA to keep services going in black townships and to service external loans

(12)

Aid 'crucial to housing policy'

CAPE TOWN — The involvement of foreign donor agencies was crucial to solving SA's housing problems, Housing Advisory Council chairman Joop de Loor told the World Housing Congress yesterday.

De Loor said the World Bank would allocate about R2,9bn annually for housing loans. But in an interview after his speech he said the bank would not be prepared to advance loans until SA had a coherent housing policy. He stressed the need for role players in SA to reach some kind of accord in order to address the housing problem and to secure financial sector investments.

"No one can expect financial institutions to pull their full weight again when unstable political situations, and more often ignorance rather than deliberate malice, moves many thousands of households to renege on their monthly debt and service payments."

He said the major role players would have to communicate an understanding of the process of housing delivery to the potential beneficiaries, something they had failed to do

in the past.

The national housing goal should be spelled out in quantifiable terms and monitored by the proposed National Housing Department. Government should therefore assume responsibility for achieving the housing goal," De Loor said.

Planact's Tony Wolfson told the congress that Rand Mines Properties would have to play a key role in developing vacant mining land separating Soweto and Johannesburg.

He said the development of the areas was crucial to the future of the region and the integration of the two cities. Physical and functional linkages had to be established to assist Sowetans to gain access to the economy and facilities available in greater Johannesburg.

RMP was the main freehold landowner in the buffer strip and Wolfson proposed that it engage in land swaps and adopt a cross-subsidisation policy to overcome the financial constraints involved in developing its land.

LINDA ENSOR

127



Using fair play to build bridges between hostels

Star 12/15/93



Mvume Dandala an honourable calling

A year ago, Johannesburg hostels were "no go" zones — places where death was common place and life was an infernal battle to survive in squalor.

This was the hostile landscape in which Methodist minister the Rev Mvume Dandala found himself last November appointed in a daunting task of mediating in a fragile peace effort between hostel dwellers.

In the wake of the political upheavals of the post-February 1990 South Africa, the hostels were divided along ethnic lines — a predominantly Zulu hostel pitted against a mainly Xhosa one.

The initiative began with Zulu-speaking Jeppie hostel dweller Jacob Diamo, who risked his life last August to deliver personally a letter of reconciliation to a rival Xhosa-

dominated municipal workers' hostel in Selby.

Says Dandala, "Diamo's suggestion to physically deliver the letter was considered by the other Jeppie residents to be madness. But he went and came back from Selby hostel unscathed. After that, the hostel leaders met informally, sometimes under bridges.

"Then, in November, they wanted to formalise their meetings and that was when I was drawn in as a chairman."

Dandala's chairmanship was by no means accepted unconditionally. "I had to ask for permission to chair the first meeting. Afterwards, the delegates asked if I would chair the next few meetings for them. I agreed."

Diamo's courageous journey to Selby hostel resulted, after eight months, in the signing by

Methodist minister the Rev Mvume Dandala is a tried and tested peace broker with a winning charm in the first of a series on South Africans working to rebuild our traumatised society. Mvume talks about his latest calling — to facilitate a peace initiative between Johannesburg hostel dwellers

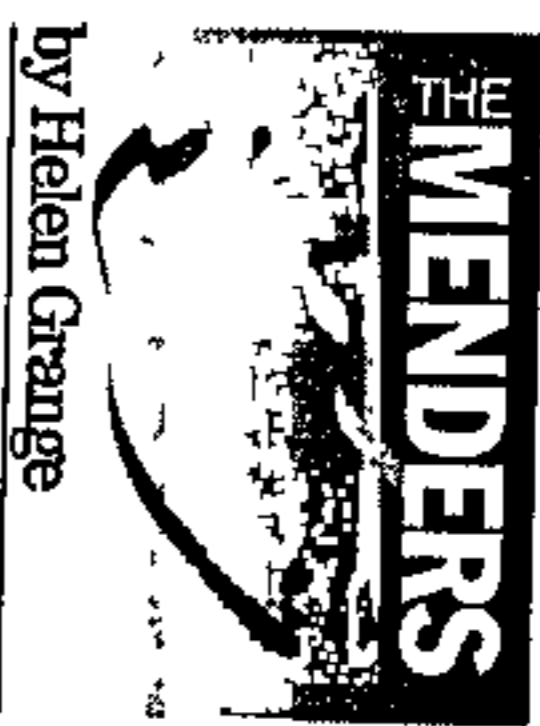


residents of 32 Reef hostels of a pledge to peace. Meetings are held regularly between hostel delegations to maintain the momentum.

Dandala, acutely aware of the sensitivities involved in bringing antagonists to the point of mutual acceptance, insists that his role in the initiative is only one of a facilitator. "As a churchman, it is im-

portant that I act only as a servant whose duty is to guide people, but the incentive must be left in their hands at all times," he says.

Progress in grassroots initiatives is traditionally slow, with setbacks peppered along the way, but Dandala has learnt with experience that reconciliation drives must involve extensive consultation on the ground



by Helen Grange

to bear real fruit.

It took the hostel leaders of Jeppie and Selby five months before their delegates displayed any sign of mutual trust.

Dandala remembers the first time the "ice really broke" between them.

"It was during a prayer meeting last Christmas in Jeppie hostel. The Selby guys couldn't believe they were ac-

tually in Jeppie hostel and were amazed at the prospect that they could come and drink beer there again."

To watch Dandala in action with the hostel delegates is to watch a man with a well-trained sense of fair play. Invisibly, he creates an atmosphere of dignity, and his contribution at meetings is a healthy mixture of devil's advocate and passive observer.

"The hostel delegations want to speak at their own level. They specifically want to avoid high-powered, confusing theories of peace. What I do is I keep asking questions, but ultimately they articulate their own understanding of peace."

What the hostel dwellers have realised in the process is that overcoming differences and striking compromises is not an easy task without mediation

skills and for this reason, training programmes have been launched to better equip them. Dandala has played a key role in this.

Dandala has a tried and tested track record in peace brokering. From 1977 to 1982, he developed a number of grassroots community programmes in the rural areas of Zululand.

During the turbulent early 1980s, he applied his peace-making skills to the bitter Azapo/UDF conflict in the eastern Cape. Later, he brokered peace with a breakaway Methodist congregation in Transkei.

Two years ago, he came to the Central Methodist Church in Johannesburg, where he continues to spearhead peace initiatives. "It's an honourable calling and I'm proud to be doing it," he says. □

13/10/77 13/5/79

Bekkersdal electricity

ESKOM is to take over the electricity supply to the Bekkersdal township on the West Rand. This has been made possible by an agreement which the utility has reached with the Bekkersdal town committee and the local civic organisation.

(127)

[Handwritten signature]

Offices proposed as housing

8/10/91 13/5/92
CAPE TOWN - Proposals to convert commercial buildings in the Johannesburg CBD into residential accommodation were made yesterday by Hill Kaplan Scott's Dick Vago.

Speaking at the World Housing Congress, Vago said Johannesburg's CBD was becoming underpopulated and underutilised as a result of relocation of offices to suburban areas, the decline of labour-intensive light industry and the decay of residential and boarding house buildings.

He said the Johannesburg municipality was contemplating spending between R40m and R50m on eight to 10 projects to provide public facilities such as open spaces, schools and clinics in the CBD area.

New Housing Company subsidiary FHA Homes had conducted feasibility studies on 15 buildings. These could provide a minimum of 750 dwelling units for about 1 725 people.

Vago said the units would have to be sold to ensure that the project was

LINDA ENSOR (27)

viable for developers, noting that the majority of purchasers would be first-time buyers who would qualify for government subsidies.

Buildings not readily convertible could be used to provide community facilities such as schools and clinics.

Johannesburg City Council housing director Ian Taitz stressed the importance of maximising the opportunities offered by the inner city to avoid the continued deterioration in the housing stock and living conditions.

"The underlying cause of most problems is the inadequate supply of affordable housing within the inner city or other suitable locations, together with problems such as unemployment and a depressed economy."

New Housing Company's Taffy Adler emphasised the need for a more appropriate rates policy which took into account different income levels and made provision for a subsidy.

INDOMITABLE SPIRIT is everywhere evident, with flowers and paint brightening the humble homes

Working for a better future

■ **New town, new dawn:**
And there is provision for Doornkop to develop into a more formal settlement

DOORNKOP is a new town where poor people are building a better future

A settlement of dusty roads and mostly makeshift dwellings of wood and corrugated iron, it sprawls across the landscape between rows of neat homes in Dobsonville, Soweto and more distant Roodepoort

Not yet two years old, Doornkop was developed by the TPA with the help of the National Housing Commission and other organisations. Sites were made available to people with monthly incomes of less than R600, and residents can erect any type of dwelling they can afford

Here, on more than 7 000 stands averaging 200 sq m and costing occupants just under R65 a month, 30 000 people are hard at work improving their lot. It isn't easy in a community where perhaps only 30 percent of men and women have formal employment

Each site has its own chemical toilet and metal dustbin

But there's only one tap for every 20 stands, and in most cases water has to be carried to the humble homes in buckets. Nevertheless, Doornkop has been planned in such a way that, in due course, the infrastructure and services can be upgraded to the standards of a formal town

Everywhere in Doornkop there is evidence of the indomitable spirit of the people. On one property a young girl waters a patch of mealies with a little plastic watering can. In front of a tiny corrugated iron dwelling a man is building a rockery beside a patch of green lawn

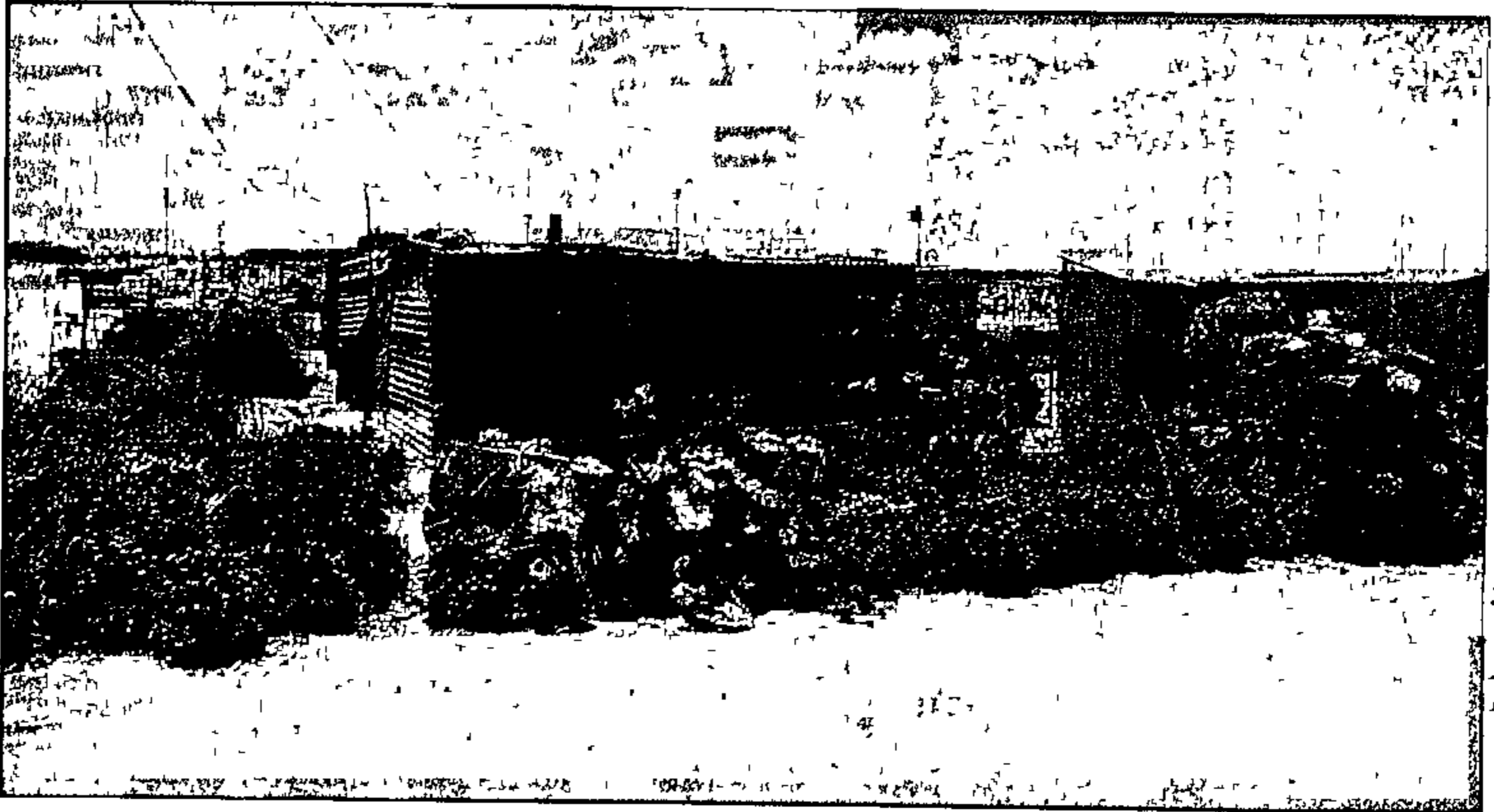
Around the corner two boys are helping their father paint the front of the shack that is their home. The colour is a sunny light blue

In another postage stamp garden a patch of marigolds glows golden in the morning light

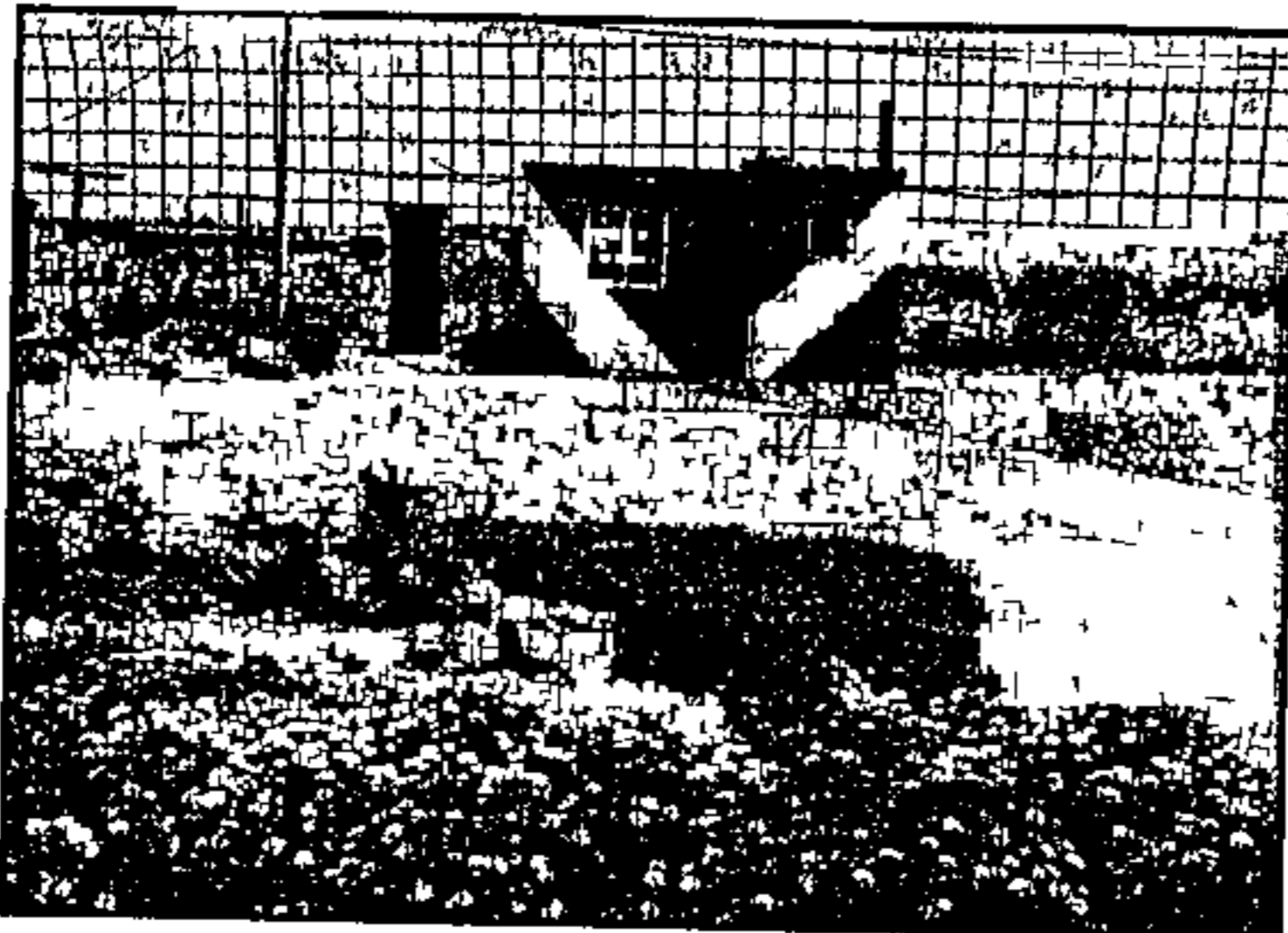
One of the most vivid impressions of first time visitors is one of cleanliness

Outside one shack a woman hoists a black plastic bag bulging with refuse on to her shoulder and heads for a nearby collection point. She calls a cheery greeting to a neighbour who is also gathering up scraps of paper and plastic and stuffing them into a bag

Residents have been encouraged to clean up their environment by a scheme that provides food stamps



Growing brighter a patch of land, a coat of paint and a little garden make a picture of pride and hope



Colour them proud thousands are showing that, with a piece of land, they can work wonders

for refuse

When they've collected 40 stamps they get a food parcel from the Department of Health

One food pack can feed a household for a month

At a creche built by local women, children laugh and chatter as they romp on brightly coloured swings after breakfast. Behind the con-

struction of the creche was Joyce Mako, leader of the Doornkop Women's Club. "One of our objectives," she says, "is to stimulate self-employment"

So the club's 70 members are busily training members of the community in activities like vegetable gardening, tree-planting, sewing and hairdressing

Joyce Mako has now been employed as a community development officer by Urcon, the Regional Development Management firm that helps to manage Doornkop's affairs on behalf of the TPA

But Urcon cannot act unilaterally. Before any major town development can take place, it must have the approval of the community, as well as the TPA

The people of Doornkop are not only improving their properties every time they have a few rands to spare; they are also building a close community spirit. At the Town Office where the TPA, Urcon, Eskom and other agencies have their offices, inhabitants queue to use public phones. Stuck to one red phone booth is a notice inviting any one who may be interested in acting to help form a Doornkop Dramatic Society

The title of the play on offer is a reminder of a bitter past. "Forgive But Never Forget"

But when Eskom began providing pre-payment power to the settlement late last year, more fortunate Doornkopppers put away their candles and sang, danced and braaied into the night and into a new dawn

Wealth of experience

ANY new government will have "a great asset" in the expertise and experience of Transvaal Provincial Administration officials, says TPA director-general Len Dekker

The TPA may not survive the new era in its present form, he acknowledges, but the scope of responsibilities it fulfills with a current budget of R7 billion and a payroll of 70 000 will not diminish

In meeting the challenges of the new South Africa, continuity will be essential. He draws on an analogy: "When I became director-general of this administration, I found it of immense value to have a secretary who had worked with my predecessor, and knew the ropes so well."

"Just imagine the value of our top structure, and the lower echelons, to a new government."

Star 13/5/93

'No more funds for Soweto services'

By Jo-Anne Collinge (121)

With only 5 percent of Soweto householders paying for municipal services, Transvaal MEC Burger Lategan has urged parties with a stake in the township to sacrifice party-political gains for the sake of residents

"Even when inter-governmental grants are taken into account, it is no longer possible to finance the already very low standard of existing services," said Lategan. "There are also no other funds available from elsewhere to meet the shortfall."

The starkness of the Sowe-

to situation was underscored last night by Central Wits Metropolitan Chamber chairman Dr Van Zyl Slabbert, who disclosed that talks had been in progress with the ANC and IFP in a bid to find an "inclusive" solution

All eyes are now fixed on a special meeting of the

Ad Hoc Committee on the Greater Soweto Crisis which will be held on Wednesday and attended by local authorities, civic structures and political parties

The committee — a sub-committee of the chamber — devised a plan early this year for Johannesburg to provide services in Soweto

TPA SUPPLEMENT Stereotypes give way to flexible ways of thinking and planning

Looking beyond the talkings

Sowetan 13/5/93

NEGOTIATIONS UNDERWAY in the National Housing Forum and the Central Witwaterstrand Metropolitan Chamber are likely to chart the course of urbanisation in the Witwatersrand for the next 20 years, says Transvaal Provincial Administration director-general Len Dekker

Just as the Metropolitan Chamber is the negotiating forum for the Witwatersrand, so other negotiating bodies are at work in surrounding urban areas, and in other parts of the Transvaal

Dekker foresees national housing falling under a central government ministry concerned essentially with policy.

Provision of affordable housing will continue to be primarily the responsibility of local authorities — "produced on and assisted by regional governments"

He envisages that the TPA, whatever its future name, will form part of non-racial regional government also responsible for existing self-governing territories

Adds Paul Waanders, TPA director, town and regional planning, Witwaterstrand "It's an exciting time from a planning point of view. Previous policies left little flexibility. Now interested parties are looking at the whole ques-

tion of urbanisation and debating options
"They are also looking at the relationship between housing and transport, and the relationship between housing and the economic development of a region"

After the scrapping of the Group Areas Act and other apartheid laws the onus is on local authorities to provide housing in their areas of jurisdiction

The Physical Planning Act provides for different levels of planning and development of urbanisation

In the wake of this legislation, the Department of Regional and Land Affairs is busy preparing a final report spelling out Government's strategy for regional development. This document will deal with all aspects, including infrastructure, economic development, housing and recreation. It is expected to form the government's basis for ongoing negotiations on regional development, says

EXCITING TIMES Men of vision can visualise the new course of urbanisation for the next 20 years:

Waanders Into the negotiation melting pot have also gone the De Loor Report on Housing Policy and the President Council's second report on urbanisation.

Although the Central Witwaterstrand Regional Services Council is an implementing body, it is in many cases not representative of the population, notes Waanders, and relevant issues have to go before the formal negotiating body, the Metropolitan Chamber

The TPA, as part of the Metropolitan Chamber's Physical Planning Development Working Group, is helping to thrash out proposals for the entire RSC area. This includes Johannesburg, Soweto, Diepsmeadow, Dobsonville, Roodepoort, Randburg, Sandton, Alexandra, Bedfordview and Alberton.

Similar exercises have been undertaken by the East and West Rand, Vaal Triangle and Pretoria RSCs.

Soweto is 'heading for a collapse of services'

B/DAM 13/5/93
SOWETO was heading for a "catastrophic" collapse of services which could send shockwaves throughout the Reef, Central Witwatersrand Metropolitan Chamber CE Vic Milne said yesterday

Milne said unless agreement was reached soon on tariffs for services, the township would begin a final slide from which it might not recover.

He said if services continued to deteriorate it would spark off labour unrest which would spill over to other Reef townships

He added the collapse of services would have "catastrophic" results on health, politics, and the economy, he said.

Payment levels were around 5%, and despite inter-governmental grants, even the most basic of services would soon come to halt if civic employees were not paid and contractors pulled out.

A meeting had been arranged by the Soweto Crisis Committee for next Wednesday, at which all parties concerned would try and thrash out a final agreement on a package of proposals that would lead to the resumption of services provision and tariff payments

~~127~~ 127
GAVIN DU VENAGE

The major political organisations, the civics and other parties to the chamber were expected to attend the meeting.

Milne said that the package had been ready for some time, but a few outstanding issues had consistently held it up.

One of the sticking points had been the rate of tariffs. It was expected that a tariff structure would be fixed soon.

TPA MEC Burger Lategan said in a statement yesterday that it was no longer possible to finance the already very low standard of existing services, as there were no funds available to meet the deficit.

"Everyone realises the seriousness of the situation and I am optimistic that a solution will be found, especially to prevent a collapse of services," he said

Chamber chairman Van Zyl Slabbert appealed to chamber members last night to apply pressure on political parties to hasten a solution to the crisis. He said that Soweto was facing a tragedy, unless political parties such as Inkatha and the ANC took the issue more seriously.



As Provincial Government the Transvaal Provincial Administration (TPA) has a comprehensive responsibility towards the residents of the Transvaal. It renders services in fields such as health services, roads, nature conservation and community development.

It is therefore interesting to know that:

- * More than one million patients are annually admitted to Provincial hospitals and almost seven million out-patients are treated at hospitals and community health centres.
- * Community nursing services annually visit 15 000 service points on a regular basis and treat approximately 1,3 million patients.
- * A total of 1,6 million family planning clients receive guidance per annum. At the 2 800 schools visited regularly, 260 000 scholars are examined.
- * Provincial ambulances annually transport approximately half a million patients over 150 000 kilometres.
- * The complete network of numbered roads in the Transvaal, extends over close to 50 000 kilometres. The replacement value of the existing network of public roads is estimated at more than R21 billion.
- * Approximately three million vehicles are registered on the computerized system of the Province.
- * The TPA manages 69 nature areas in the

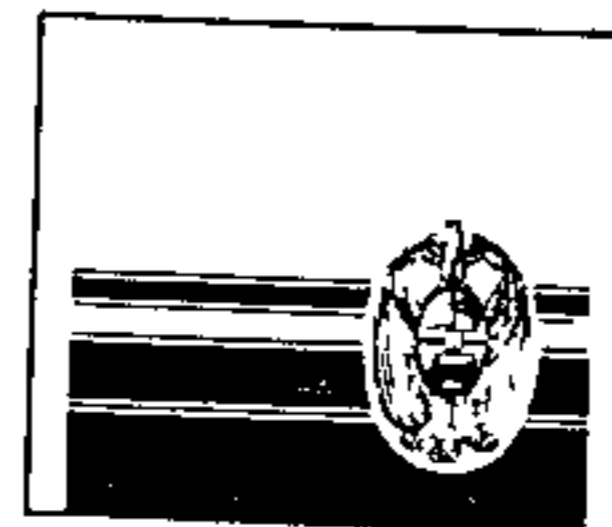
Sweeten 13/5/93

Transvaal and more than 1,3 million people visit these reserves per annum.

- * The TPA renders a service to more than 600 000 library-users.
- * Social pensions and grants are annually paid to 294 000 people.
- * Due to rapid urbanisation, approximately 485 000 homeless people in the Transvaal are in need of serviced premises.
- * During the past year approximately 43 000 serviced erven were made available to lower-income groups in the Transvaal and 2 000 hectares of land was purchased for the development of erven.
- * The development of more than 100 000 erven and the planning of another 237 000 are underway.
- * The cause of physical planning and development is furthered by means of a comprehensive urbanisation strategy.

This includes:

- # the timely identification, obtaining and development of land for urbanisation
- # the provision of serviced erven to encourage orderly urbanisation
- # the prevention of extensive settlement at undesirable locations
- # the channeling of urban settlement to areas where the necessary urban facilities and job opportunities exist.



ISSUED BY THE
DIRECTORATE OF COMMUNICATION SERVICES, TPA

Home
Sweeten
sweet
13/5/93
home

■ Doornkop offers new hope for the homeless.

DOORKOP is a new town where poor people are building a better future.

A settlement of dusty roads and makeshift dwellings of wood and corrugated iron, it sprawls across the landscape between rows of neat homes in Dobsonville, Soweto, and distant Roodepoort.

Not yet two years old, Doornkop was developed by the TPA with the help of the National Housing Commission and other organisations. Sites were made available to people with monthly incomes of less than R600.

Here, on more than 7 000 stands averaging 200sqm and costing occupants just under R65 a month, 30 000 people are hard at work improving their lot. It isn't easy in a community where perhaps only 30 men and women have formal employment.

Each site has its own chemical toilet and metal dustbin. But there's only one tap for every 20 stands.

Everywhere there is evidence of the indomitable spirit of the people. On one property a young girl waters a patch of meales. In front of an iron dwelling a man is building a rockery beside a patch of green lawn.

Around the corner two boys are helping their father paint the front of their shack.

In another tiny garden a patch of marigolds glows golden in the morning light.

One of the most vivid impressions of first-time visitors is one of cleanliness.

Residents have been encouraged to clean up by a scheme that provides food stamps for refuse.

When they've collected 40 stamps they get a food parcel from the Department of Health.

At a crèche built by local women children laugh and chatter as they romp on brightly coloured swings. Behind its construction was Joyce Mako, leader of the Doornkop Women's Club.

The club's 70 members train the community in vegetable gardening, tree planting, sewing and hard dressing.

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TRANSVAAL PROVINCIAL ADMINISTRATION

A Star and Sowetan corporate survey

Give and take -

Sowetan 13/5/93

TPA's new policy

About 60 percent of the Transvaal's black households have a monthly earning of R600 or less. Providing stands for them with basic services is the main challenge for the province.

"The need in this category," says John Mavuso Transvaal MEC for Physical Planning and Development, "is estimated at more than 483 700 stands."

The backlog in the PWV area alone is around 400 000 stands says TPA director-general Len Dekker.

The central government's current policy, based on what the State can afford, is that homeless people should be provided not with a house but with a stand and "appropriate and affordable" services. Occupants should be able to afford not only the capital cost of the services but the cost of maintaining them as well.

Housing policy

But, says Dekker, the question of housing policy at all levels is being debated in a spirit of compromise within the National Housing Forum, where negotiators from across the spectrum are airing their views. "It is going to be give-and-take until we reach agreement."

As an example, Dekker cites the TPA's decision not to apply its "priority list" to R128 million in housing development funds allocated by the National Housing Commission for new projects this year. "We agreed to allocate the funds only through consensus in the National Housing Forum."

The NHP is considering whether the present site-and-service policy should be maintained, or whether more of the national budget should be allocated to housing.

And if the housing budget is to be increased, what are the options? One idea being mooted is to provide one "anchor wall" with a stand-pipe and ablution facilities on site.

Another is to provide a core house with four walls and a roof.

As the second tier of government, the TPA

BASIC NEEDS Putting a roof over the heads of low-income group is crucial.

needs to implement national housing policy and, in certain circumstances, to assist local authorities. The administrator for instance acts as local authority in peri-urban areas that do not fall under an established local authority.

The TPA will also help a local authority which because of past policies has a serious "backyard squatter" problem.

Dekker stresses that third tier governments (local authorities) are directly responsible for the planning and development of sites for the underprivileged within their own areas of jurisdiction. He draws support from a report of the Demarcation Board that recently made recommendations on municipal boundary extensions to the north and west of Johannesburg, which said: "Of the greatest importance is the role played by local authorities in urbanisation."

"Without the total involvement of the local authority any housing scheme undertaken by higher authority is doomed to fail."

The responsibilities of so-called white local authorities for the accommodation of needy people in their areas was given a boost last year when legislation for the first time gave them access to National Housing Commission funds.

Local authority

Where occupied land does not fall within the jurisdiction of a local authority, the administrator must still act as local authority. In this way overcrowding and backyard squatting in neighbouring areas can be relieved through development by the TPA of informal towns like Orange Farm, Ivory Park, Doornkop and Zonkcozwe.

Because of limited funds and low levels of affordability, says Mavuso, only basic services can be provided for people in the lower income group — such as graded roads, high-mast lighting, a toilet on each site and one tap for every 20



Len Dekker

Should higher standards be provided fewer people could be assisted.

Money allocated to the TPA from the National Housing Fund for existing and new projects has been limited in the 1992/93 financial year to R400.2 million. Another R67.8 million was channelled to the TPA from the Strategic Energy Fund last October for infrastructure sports and community facilities.

Mavuso reports that progress in 1992 included making available 43 000 serviced stands to the lower income group, developing more than 100 000 stands, and making a start on the planning of another 237 58, buying another 2 000 hectares for R10.5 million.

Furthermore, the National Housing Commission approved R116.5 million worth of tenders for the installation of conventional and basic services.

Without the total involvement of the local authority any housing scheme undertaken by higher authority is doomed to fail.

S & R VALENTE (PTY) LTD
AND
ROBERT VALENTE
PLANT HIRE (PTY) LTD
Our business association with TPA for the past 25 years has been a central one which we hope to perpetuate in the future.

HSRC research assists TPA in undertaking effective development

The Human Sciences Research Council (HSRC) undertook extensive grassroots research over the past five years on health, education, community empowerment and development in townships around Pretoria and elsewhere in the country. This enabled them to advise clients, including government, developers and the Transvaal Provincial Administration (TPA) on various development matters.

Their approach has already resulted in development for, by and through the communities concerned. The HSRC's research in the Pretoria area increased significantly as a result of a new approach to development management consortiums were invited to submit tenders for development programmes to accommodate urbanisation. The HSRC joined such a consortium, DEMACON, which was appointed for the greater Pretoria area.

The HSRC's first job as a member of DEMACON was to research and compile status quo reports on aspects of community liaison and involvement in nine townships in and around Pretoria. This information has already proved invaluable in facilitating community participation/involvement in development.

Community liaison and needs assessments were also undertaken as part of a programme aimed at the upgrading or conversion of hostels into acceptable accommodation, according to the so-called Short-term Guidelines of the National Housing Forum.

HSRC researchers investigated living conditions in the hostels, interviewed the occupants, surveyed township facilities, created close working relations with civic associations and other community structures, and provided support with the setting up of internal hostel management committees and community hostel development forums.

Together they discussed various ways in which develop-



John Mavuso

They don't care!

WHEN we discuss development with the councils of the northern suburbs, says Mr John Mavuso, Transvaal MEC for Physical Planning and Development, "I ask the question: 'Do you ever wonder what distance and how long people who work in your suburbs have to travel to report in time to make your tea or coffee in the morning?'"

Men and women get up at 3am to be at work four hours later. People living in Hammanskraal have to travel more than 100km each way to their jobs in Johannesburg. Yet when new towns are established closer to work, opportunities are frequently complaints, notes TPA chief director, physical planning and development, Bokke van der Hoven.

When there is talk of phasing out bus subsidies, adds Mavuso, the consequences have to be borne in mind. "You have to choose between affordable commuter transport and an influx of squatters. Many local authorities have totally failed to plan for the settlement of low-income people in their jurisdiction."

As far as they were concerned, that was something to be done by central government, which was ultimately responsible for apartheid. But things have changed. The law now says the formerly fly-white local authorities are responsible for balanced development in their areas.

TPA's choice was clear

Saunders 13/5/93

(127)

(28) (28)

NEW HOPE The private sector called in to provide adequate homes for needy:

THE TPA HAD A choice when developing new towns where there was no local authority — either local or call in the private sector

The challenge was formidable. In the PWV alone there were 400 000 families — about 2,5 million people — without properly serviced sites

The TPA opted for help from the private sector — through a system of Regional Development Managers. The RDM's are professional firms with multi-disciplinary skills

They would be employed at statutory rates to undertake the administrative, financial and social aspects of developing and running informal new settlements like Orange Farm, Ivory Park, Doornkop, Swanleville, Finetown and Poortje

They also had to be able to help the negotiating process, discussing problems with community leaders and reaching consensus on priorities

Another important function would be to train and employ local people to

run their own towns

Eight RDM organisations were appointed, each with its own regional responsibility. It ensures essential continuity, reasons Jeff Wilkins, the TPA's chief director, physical planning and development, Witwatersrand

"As far as we are concerned it's the most effective and cost-efficient way to tackle this mammoth task. The motto is 'Partners in Progress' "

Explains Wilkins "The National Housing Commission makes the funds available to the town, not the TPA "

One of the appointed firms, Urcron, is responsible for the northern and western PWV, where six new towns have already been developed

In every town, representatives of the TPA, RDM and residents meet regularly to discuss problems and objectives. Budgets are formulated mutually on the basis of priorities and affordability. So far about 70 local people have been employed in Urcron's town administrations

There's a particular need for people with financial and clerical skills, builders, carpenters, drain-layers and other craftsmen

Urcron helps upgrade skills through on-the-job training and bursaries

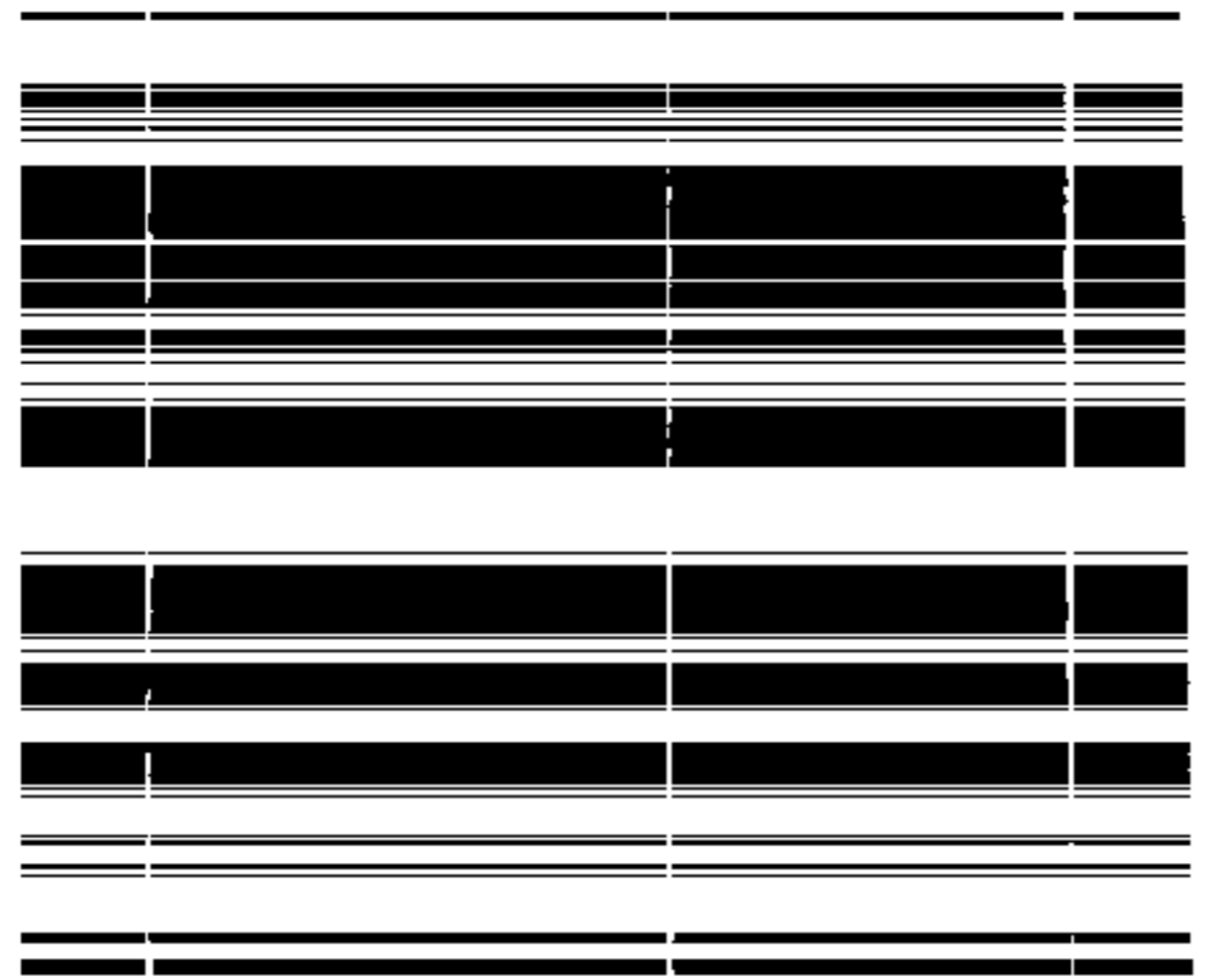
In many respects, says Paul Wanders, TPA director, physical planning and development, Witwatersrand, the new town administrations are functioning "very well"

Site development is financed by the National Housing Commission

A 200sq metre stand costs R5 000 to develop. Before a new town is proclaimed, residents rent their stands. After proclamation, stands can be bought

Standholders pay about R30 a month towards the cost of their sites. Another R30 goes towards town management and development and services such as roads, water and sanitation. Where possible, Eskom electricity is available

At present virtually all money received is allocated to town administration and development



res quickly, efficiently ● Planning and building homes in existing towns



GROWING BRIGHTER ... A patch of land, a coat of paint and a little garden make a picture of pride and hope in a new town.

News in

Sawefam 14/5/93
Boycott is called off (127)

THE boycott of electricity and basic services in Tembisa on the East Rand has been called off, the township's administrator, Mr Han Eybers, said yesterday.

He said the township's residents had generated 65 percent payment on a recently agreed flat rate of basic services and electricity supply. He described the current payment rate by residents as excellent, saying he hoped this would contribute towards stabilising the area.

Star 14/5/93
Electricity boycott dropped

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(127)

CITY SPECIAL

City Press 16/5/93

DAWN PARK CHICKEN RUN

By MOSIS MAMAILA

WHITES are fleeing Dawn Park in great numbers because the previously whites-only suburb is fast becoming a "grey" area.

When City Press visited the East Rand suburb this week virtually one in every three houses had a "for sale" sign outside and most of those intending to leave the area complained of the influx of blacks into the former CP stronghold.

Whites put up 'for sale' signs as blacks move in

"I want to move from this area because it is now grey," said Janet Carter adding that in her vicinity there were only two white families left.

"The worst thing is to have thousands of people marching next to your house. You never know what they will do to your property. It is not safe any more to stay here," Carter said.

She and her husband moved into the area five years ago. They bought their house for R75 000 and are selling it for R89 000.

"It is difficult to sell a house here. We put our house on the market four months ago but nobody wants to stay in this place," Carter added.

Although she admitted that there was no place where whites could stay on their own, she said in Dawn Park her family was surrounded by blacks and she felt it was unsafe.

Rita Swanepoel, who moved into the area three years ago, said she and her family intended to leave for a safer place. "We are staying near the veld and there are a lot of thieves from the nearby township," said Swanepoel. But she said she had had only one attempted burglary since she moved

into the area.

Swanepoel said during the funeral of slain SACP chief Chris Hani she and her family had moved out for more than a week to safer nearby suburb Leonardo because they were too scared of the mob.

"We have been trying to sell our house for R75 000 since November last year but nobody seems to be interested. We might be forced to sell it at a lower price because we have to leave this area," she said.

Although her husband Dannie works in nearby Alrode, she said they wanted to move to Brakpan because she considered it safer.

However she maintained that she would not leave the country, despite political developments which were not so positive for the Afrikaner people. She said blacks should not blame Afrikaners for the assassination of Hani as he was allegedly killed by a Polish immigrant.

Garnet Amos, who moved into the area in 1981 said he placed his house on sale in November last year but to date there was no indication that it would be bought.

"I have lost hope and I think I will stay here because there is nothing I can do," said the former CP member who was among the first people to move into Dawn Park.

However Shane Dolman said he found nothing wrong in staying with blacks but wanted to move out because the house was "too small".

Blacks do not really matter to me. The reality is where can you go where they will not follow you? They can follow everywhere because they have the money and can afford it," Dolman explained.

He said their house was being sold at R130 000 and had been placed on the market four months ago.

Mark Smith and his wife, Elnel, said they were moving out of the area because "it was time to move". "This notion that whites and blacks cannot stay together is simply not true. I can tell you that these blacks living here are educated and some of them behave better than a lot of whites living in this place," Smith said.

Some whites interviewed said they feared that the area might be turned into another township if blacks moved in the way they did and this could lead to their properties depreciating in value.

1271

BATTION

FUR SALE

SOLE AGENTS

907-1549

AFTER HOURS **680-8222**

SELLING UP... Rita Swanepoel, above, reckons Dawn Park is now unsafe. From left, Mark and Elnel Smith reckon it's time to move; Garnet Amos reports that he's struggling to sell his house; and Shane Dolman reckons that his house is "too small", and in any case there is no place whites can move to where blacks cannot follow. **Press: ANDRIES MCINREKA**



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Balloon

FUR SALE

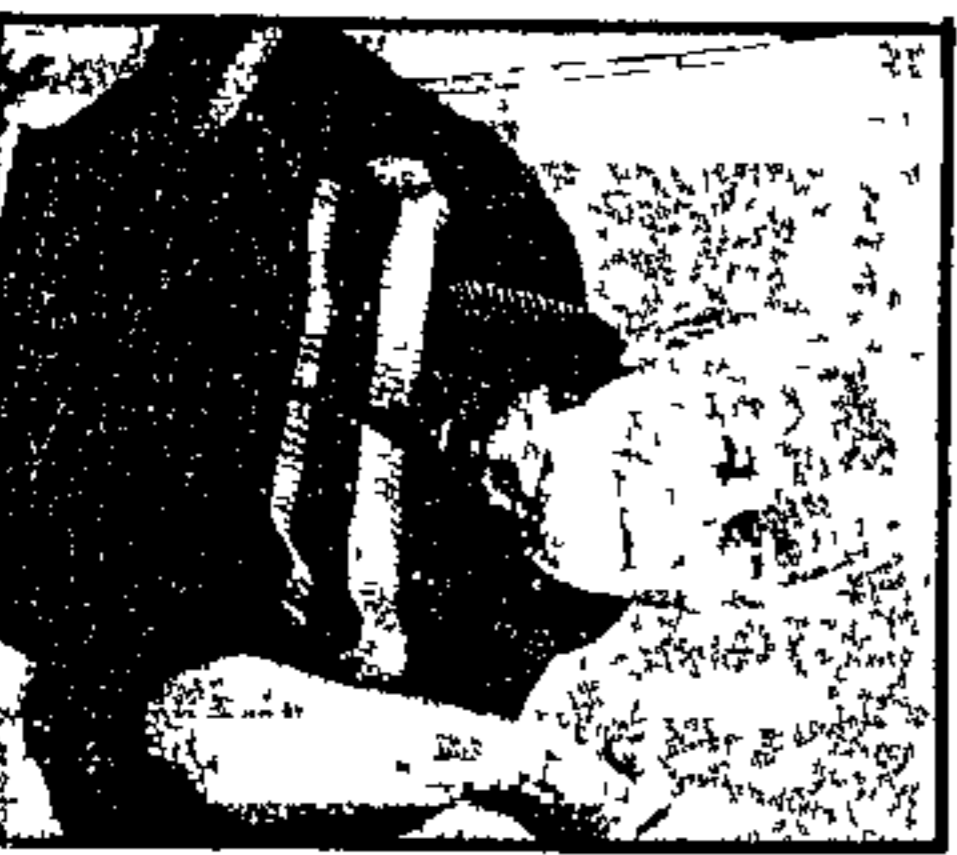
SOLE AGENTS

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SELLING UP - Rita Swanepoel, above, reckons Dawn Park is now unsafe. From left, Mark and Elanel Smith reckon it's time to move; Garret Amos reports that he's struggling to sell his house; and Shane Dolman reckons that his house is "too small", and in any case there is no place whites can move to where blacks cannot follow. **ANDRIS MOINEMA**



Star 17/5/93

Tembisa residents

rise to occasion (27)

Payment for basic services in Tembisa was 65 percent of the total billed amount in April, according to the township's administrator Han Eybers.

He rated this as an "excellent" response in the first month after agreement on flat-rate payments was reached.

In terms of the agreement, standard houses were charged R30 a month, two-bedroomed houses R15, shacks R14 and businesses R90.

Eybers said that, after the assassination of Chris Hani, Tembisa officials had reconciled themselves to realising only 30 percent of the billed amount.

He thanked civic structures for their co-operation — Staff Reporter.

Black and white fight rubbish issue together

By Anna Cox

Black and white residents have joined hands in the fight over an illegal rubbish dump situated between Tembisa and Kempton Park.

The dump is on Tembisa land and is used to dump daily refuse from the township. It has been operating illegally for over a year.

Both North and Tembisa residents claim their properties are infested with flies and rats.

They fear that rubbish from the dump will be washed into the water which flows through the two neighbourhoods.

The Kempton Park Town Council says because the dump is not within its municipal border, it can do nothing.

The Department of Water Affairs recently conducted a

ground water study and found there could be ground and water pollution and has ordered Tembisa to stop dumping on the site.

The ANC has stepped into the fray on behalf of township residents.

Residents have never been consulted about the dumping of rubbish on the site, which is right on the doorstep of many residents. Children play and scavenge in the dumps. It is dangerous because no one knows what is being dumped, said Tembisa ANC deputy chairman Timothy Mafeni.

Kempton Park Ratepayers' Committee spokesman Ian Oldfield said: "The dump has to be closed. There is no policing and we have seen semi-hazardous materials dumped. If these get into the water system many people will become ill."

Sanco offers a housing policy

18/5/93
 PRESENT housing policy should be jettisoned as it is orientated towards housing "within a racially defined framework", says the SA National Civic Organisation. Sanco has produced a blueprint for an alternative housing policy, which it says will alleviate the country's housing crisis.

In its proposals, which were endorsed unanimously by its national executive committee at a workshop in Johannesburg at the weekend, the organisation says government's role in the housing delivery process has to be redefined to ensure efficiency, accountability and transparency.

It says a workable housing policy should be underpinned by a housing delivery process, which is responsive to community needs.

Such a process involves — among other things — appropriate land allocation, streamlined legal and administrative procedures, affordable housing construction, accessible mortgage finance and the equitable granting of government subsidies.

The organisation says land for residential development should be located close to transport infrastructure and employment opportunities. "Land speculation should be discouraged in order to ensure the cost of land is kept low."

WILSON ZWANE

Sanco says access to land should be facilitated through a variety of mechanisms, including the breaking up of "land monopolies" through expropriation and punitive taxation.

The organisation says housing construction should be undertaken by labour-intensive methods and should focus primarily on low-income rental accommodation.

The organisation also proposes establishment of community-controlled financing institutions. These institutions, says the organisation, will ensure that mortgage-lenders are responsive to community needs.

Sanco says it will present its blueprint to the National Housing Forum for discussion. The organisation will also seek meetings with government to discuss its proposals with a view to having them incorporated into future housing policy.

In another development, Sanco has drafted a preamble to its proposed legislation, which will seek to subject banks to a greater public scrutiny.

In this preamble, the organisation says efforts should be made to restore banks' credibility, which has been eroded by their reluctance to give credit to the "disadvantaged" communities.

Caxton-Argus case resumes

SUSAN RUSSELL

AN APPLICATION by CTP Ltd (Caxton) for an order restraining Argus Holdings from publishing a series of publications resumed for argument in the Rand Supreme Court yesterday.

Caxton alleges the publications breach restraint agreements concluded between the two companies.

It is seeking an order interdicting Argus from publishing free "knock and drop" or local newspapers in SA and Namibia.

The company also wants Argus interdicted from publishing a series of Focus publications aimed at particular areas of the Witwatersrand and distributed as inserts in The Star.

Caxton alleges that the Focus publications are an attempt by Argus to poach a share of its own free and local newspaper market, in breach of two restraint agreements concluded in 1980 and 1985.

Argus denies that the disputed publications are newspapers.

The company contends that they are supplements and are not free because they have to be purchased with The Star.

Argus also contends it would never have renounced the right to publish these supplements under the restraint agreements.

Argument continues before Judge E Goldstein today.

Drive to combat pollution

GERALD REILLY

PRETORIA — A major effort has been launched by the Environmental Affairs Department to integrate business, industry, local authorities and other organisations in a national campaign to fight pollution.

Business and industry were yesterday asked to give the highest priority to taking part in the rationalisation of laws governing environmental control.

Department director-general Colin Cameron said one of the country's most pressing issues was existing and threatened pollution.

Whatever was ultimately decided would have to be acceptable and implementable.

A department spokesman said there were currently 47 pieces of legislation dealing with environmental control and protection. These would have to be rationalised.

The aim was "integrated environmental

management".

Discussions were taking place with political parties and trade unions.

All were invited to take part in the consultative process. Local authorities had a vital role to play.

A forum representative of the private sector would be held in Pretoria on June 2.

This would mark the end of the first phase of the project being undertaken for the department by the company L&W Environmental.

The goal of the forum would be to develop a national holistic integrated anti-pollution policy.

Parties involved in or affected by any control legislation would be identified and all matters related to air, waste and soil pollution would be thoroughly investigated and explained.

Kempton Park thinks again on toxic dump

MARIANNE MERTEN

KEMPTON Park Town Council is to reconsider its position on the establishment of the Chloorkop toxic dump, after recent public protests by the Kempton Park Ratepayers' Association, the ANC Tembisa branch and Earthlife Africa.

Kempton Park town clerk Hans Müller said yesterday a final decision on the Chloorkop toxic dump would be taken only after the results of a second commission of

inquiry were known.

The council had appointed the commission — it included a town planner, an environmentalist and a senior legal counsel — to establish whether the 1991 probe had been misled, he said.

The council had reconsidered its position after receiving a petition.

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(127)
WILSON ZWANE

Sanco says access to land should be facilitated through a variety of mechanisms, including the breaking up of "land monopolies" through expropriation and punitive taxation

The organisation says housing construction should be undertaken by labour-intensive methods and should focus primarily on low-income rental accommodation

The organisation also proposes establishment of community-controlled financing institutions. These institutions, says the organisation, will ensure that mortgage-lenders are responsive to community needs.

Sanco says it will present its blueprint to the National Housing Forum for discussion. The organisation will also seek meetings with government to discuss its proposals with a view to having them incorporated into future housing policy.

In another development, Sanco has drafted a preamble to its proposed legislation, which will seek to subject banks to a greater public scrutiny

In this preamble, the organisation says efforts should be made to restore banks' credibility, which has been eroded by their reluctance to give credit to the "disadvantaged" communities

Caxton-Argus case resumes

SUSAN RUSSELL

AN APPLICATION by CTP Ltd (Caxton) for an order restraining Argus Holdings from publishing a series of publications resumed for argument in the Rand Supreme Court yesterday.

Caxton alleges the publications breach restraint agreements concluded between the two companies. BIOMY 18/5/93

It is seeking an order interdicting Argus from publishing free "knock and drop" or local newspapers in SA and Namibia.

The company also wants Argus interdicted from publishing a series of Focus publications aimed at particular areas of the Witwatersrand and distributed as inserts in The Star.

Caxton alleges that the Focus publications are an attempt by Argus to poach a share of its own free and local newspaper market, in breach of two restraint agreements concluded in 1980 and 1985

Argus denies that the disputed publications are newspapers.

The company contends that they are supplements and are not free because they have to be purchased with The Star.

Argus also contends it would never have renounced the right to publish these supplements under the restraint agreements.

Argument continues before Judge E Goldstein today.

Drive to combat pollution

GERALD REILLY

PRETORIA — A major effort has been launched by the Environmental Affairs Department to integrate business, industry, local authorities and other organisations in a national campaign to fight pollution

Business and industry were yesterday asked to give the highest priority to taking part in the rationalisation of laws governing environmental control

Department director-general Colin Cameron said one of the country's most pressing issues was existing and threatened pollution

Whatever was ultimately decided would have to be acceptable and implementable

A department spokesman said there were currently 47 pieces of legislation dealing with environmental control and protection. These would have to be rationalised

The aim was "integrated environmental

management".

Discussions were taking place with political parties and trade unions

All were invited to take part in the consultative process. Local authorities had a vital role to play

A forum representative of the private sector would be held in Pretoria on June 2.

This would mark the end of the first phase of the project being undertaken for the department by the company L&W Environmental

The goal of the forum would be to develop a national holistic integrated anti-pollution policy

Parties involved in or affected by any control legislation would be identified and all matters related to air, waste and soil pollution would be thoroughly investigated and explained

Kempton Park thinks again on toxic dump

MARIANNE MERTEN

KEMPTON Park Town Council is to reconsider its position on the establishment of the Chloorkop toxic dump, after recent public protests by the Kempton Park Ratepayers' Association, the ANC Tembisa branch and Earthlife Africa.

Kempton Park town clerk Hans Müller said yesterday a final decision on the Chloorkop toxic dump would be taken only after the results of a second commission of

inquiry were known

The council had appointed the commission — it included a town planner, an environmentalist and a senior legal counsel — to establish whether the 1991 probe had been misled, he said.

The council had reconsidered its position after receiving a petition

metro

Soshanguve development to go ahead

Star 18/5/93

By Meg Wilson
Property Editor

121

A huge development intended to house 370 000 people is to go ahead near Soshanguve, northwest of Pretoria, following successful negotiations with local communities and landowners.

More than 3 500 ha of land is to be made available in the Klipfontein/Kruisfontein areas, and the intention is to provide 65 000 residential stands of an average 200 sq/m.

A development plan also makes provision for 136 primary school stands, 46 for secondary schools, and primary health care and community centres, as well as commercial and industrial development and sports grounds and open spaces.

This plan, however, was only drawn up after the Klipfontein and Kruisfontein

communities had objected to the applications for township development in their areas, approved late last year by the Transvaal Administrator.

This is the first time a Transvaal community has reacted positively to the demands of urbanisation, according to John Mavuso, MEC for physical planning and development in the Transvaal Provincial Administration.

Quoted in the latest edition of *Housing in Southern Africa*, Mavuso notes that almost 40 parties were involved in the formulation of the plan, which lays down minimum development guidelines.

Although the intention is to settle middle to low-income groups in the areas, the framework allows for more upmarket development where this is appropriate, and emphasises that no future development will be linked to ethnicity.

Star 18/5/93

Power charges despite write-off

By Jo-Anne Collinge

The Soweto City Council is continuing to charge residents for arrears electricity payments despite the fact that Eskom wrote off millions of rands owed to it by the council (127)

Prior to Eskom taking over the supply of electricity in the township a year ago, it reached an out-of-court settlement with the Soweto Council in terms of which the council's debt was written off.

In return Eskom gained the right to use the local authority's electrical infrastructure in Soweto

The benefits of this agreement have not been passed on to individual electricity consumers, who have accumulated considerable debts

As a result, homeowners wishing to sell their homes find that they cannot obtain clearance certificates from the council without settling outstanding electricity payments, which often run to thousands of rands. (128)

The Star spoke to an official in the council treasury department, who said there was no council resolution empowering the treasury to write off arrears electricity charges to individuals

Since the council was sacked earlier this year, Soweto administrator Zakkie Lombard has the power to make policy decisions. The Star asked him whether he intended to write off the electricity arrears or to pursue their recovery.

Lombard, who is also a Transvaal Provincial Administration official, referred The Star's query to Soweto town clerk Elizabeth Sithole, who said: "Soweto City Council can only write off electricity arrears if the TPA so approves."

● Eskom's shining light
— Page 13

Fearful repairmen won't fix burst Soweto sewers

Star 18/5/93

By Cyril Madlala

(121)

Human excrement from burst sewerage pipes flows freely in some Soweto streets, causing a daily health hazard as the supply of services in the area nears collapse.

Helpless residents told The Star during an inspection yesterday that they had given up all hope of having the pipes repaired as maintenance personnel were being intimidated and feared for their lives.

Payments for rates and service charges in the township have reached a record low of 5 percent as a result of a crippling rent boycott that has landed residents with a collective debt of R800 million.

Despite problems with burst sewerage pipes, several refuse collectors were seen around the township doing their job.

In Soweto's Dlamini area, residents say a sewerage pipe near a large shopping complex has been spilling

over for two weeks but there is still no sign of workmen to repair it.

A stream carrying human excrement and stench runs in front of Madondo General Dealers, one of the shops in the complex, forcing customers to high-jump their way into the store.

A fruit and vegetable hawker outside the shop, Isaac Saukazi, complained about "germs" flowing in front of his wares. "It is unhealthy," he said, adding that the situation was harming his business.

In Mcweba Street, Phiri, Jack Zuma's family were cleaning the yard yesterday after sewage from a blocked pipe backed up and overflowed in their toilet.

"Such things do not happen in white areas. This will make us sick," he said.

His sentiments were echoed by his neighbour, Petros Kunene, who said that in the past he had prodded the burst pipe with an iron rod as he had seen workmen do — but to little avail.

Zuma and Kunene said service personnel in Nancefield had been notified about the problem. "They said they were scared of children who stone them," said Kunene.

Doors closed

He added that even after the burst pipe was fixed, the stench would linger on.

"We have to keep our doors closed because of the awful odour."

Along the fence around Dlamulo Higher Primary School in White City, filthy water runs from a burst sewer pipe.

Principal P Mabusela said workmen attended to a sewerage problem at the school yesterday, but could do nothing about the pipe outside the school that sometimes flooded the school yard.

"It is a health hazard to the children," said Mabusela.

Some residents felt service staff should still try to do their job, in spite of dangers involved. They could, however, offer solutions to the crippling payments boycott.

Soweto 'spilling with sewage' (127)

AKG 18/5/93

The Argus Correspondent

JOHANNESBURG — Human excrement from burst sewerage pipes flows freely in some Soweto streets, causing a daily health hazard as the supply of services in the sprawling complex of townships south-west of Johannesburg nears collapse

Helpless residents said during an inspection yesterday that they had given up all hope of having the pipes repaired as maintenance personnel were being intimidated, and feared for their lives

Payments for rates and service charges in the township have reached an all-time low of five per cent as a result of a crippling rent boycott that has landed residents

with a collective debt of R800 million

Despite problems with burst sewerage pipes, several refuse collectors were seen at work in the township

In Soweto's Dlamini area, residents say a sewerage pipe near a large shopping complex has been spilling over for two weeks. But there is no sign of workmen to repair it.

A stream carrying human excrement and stench runs in front of one of the shops in the complex, forcing customers to high-jump their way into the shop

A fruit and vegetable hawker out-

side the shop, Isaac Saukazi, complained about "germs" flowing in front of his wares

In Phiri, Jack Zuma's family was cleaning the yard yesterday after sewage from a blocked pipe backed up and overflowed in their toilet

Along the fence around Dlamulo Higher Primary School in White City, filthy water runs from a burst sewerage pipe

Principal Mr P Mabusela said workmen from the Department of Education and Training attended to a sewerage problem in the school yesterday, but could do nothing about the pipe outside the school that sometimes flooded the yard

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Crucial meeting for Soweto today

GAVIN DU VENAGE

THE ending of longstanding rent and service boycotts in SA's largest township hinges on today's meeting of the Soweto Crisis Committee in Johannesburg.

The committee is expected to review new proposals put forward by Soweto's civics, as well as suggestions by the major political organisations.

Payment levels in Soweto are less than 5% and residents owe R800m in arrears. Last week the TPA and Metropolitan Chamber issued warnings that unless the issue was cleared up soon, Soweto would not survive the transition to democracy.

Soweto stands poised on the edge of a "catastrophic" plunge into unrest and disease as services collapse.

TPA MEC Burger Lategan said last week that even the most basic of services would come to a standstill because of the financial deficit.

The Soweto civics held a meeting at the weekend, and sources indicate that they have reached agreement on tariffs and interim arrangements for the overseeing of the township during the transition to new municipal structures.

Although the civics have remained silent about their proposals, sources said these would be put forward today, and would probably determine the outcome of the meeting. Also expected to attend today are the major political parties, the TPA and the city councils of Johannesburg and Roodepoort.

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Quatro deaths 'in main from disease'

BIDAM 19/5/93

DIRK VAN EEDEN

MOST of the people who died in the ANC's notorious Quatro "rehabilitation camp" died of malaria and a lack of medical treatment, not torture, said former ANC security chief Joe Nhlanhla.

Testifying before the Motsuenyane commission into alleged human rights abuses in ANC camps yesterday, Nhlanhla said he only took over the security desk on the condition that Quatro and some other camps were to be upgraded.

Quatro had been primitive and too small. Inmates had to remain locked up for too long. Ordinary criminals, such as rapists, were kept in the same cells as security suspects.

He said the ANC's national executive committee decided to overhaul the camp and plans had been drawn up for a modern camp, at which inmates could be separated according to alleged crimes.

However, these plans were never carried out because the ANC did not have the funds to build the new camp.

"In that light one cannot say that the delay in overhauling the camp was undue. But, it is true that many things would not have happened if we could build the new camp."

He said that immediately after he took charge in 1987, criminals were separated from political prisoners and the criminals were removed from Quatro.

Any death in the camps had to be reported to the ANC's secretary-general. If someone had died unnaturally, his death had been regarded as a criminal case, until proven otherwise.

If it was proven that any person was responsible for an unnatural death, the case had been handed over to the authorities of the local government.

"It was an iron rule that the ANC would not protect its members if they committed crimes."

He said the treatment of detainees had been a constant point of discussion within the ANC leadership.

Sewage works blamed for polluting river

MARIANNE MERTEN

GOVERNMENT is considering legal action against Johannesburg City Council's Northern Sewage Works for discharging high levels of chlorine into the Jukskei River.

The chemical — used in sewage purification plants as a disinfectant — was possibly related to the recent deaths of fish in the river, a Water Affairs Department statement said yesterday.

Water Affairs director of water quality management Sakkie van der Westhuizen said chlorine tests conducted on Friday had showed levels in excess of the Water Act standards which applied to the Jukskei River. The test results would be sufficient scientific proof in court, if legal proceedings were initiated.

There was no direct link to the purification plant as the chlorine had been discharged over a sustained period.

Johannesburg City Council's deputy director water reclamation Tony Pitman said yesterday he was not convinced that the Northern Sewage Works' effluent had caused the deaths.

Little progress on Soweto crisis

By Jo-Anne Collinge

127

Last night's meeting of the Ad Hoc Committee on the Soweto Crisis failed to produce bold action to prevent disintegration and administrative collapse in the bankrupt township.

Central Wits Metropolitan Chamber chairman Dr Van Zyl Slabbert emerged from the three-hour meeting saying merely that good progress had been made.

The ANC was not present at the meeting, although spokesman Mathole Motshekga indicated a week ago that the organisation would be there.

According to Slabbert, the meeting resolved to set up a working group to expedite negotiations on ending the rent boycott and setting in place ef-

fective service provision and government in Greater Soweto for the period before interim government.

Slabbert said all parties present last night would be part of the working group. The date of its first meeting would be set at a workshop on May 27.

Until last night, the civic associations of Johannesburg and Soweto were the only non-governmental participants in the Ad Hoc Committee, a sub-structure of the Met Chamber.

Yesterday saw the addition of several political organisations, including the NP, the IFP, the Azanian People's Organisation, Sefasonke and the little-known South African Residents' Association.

Slabbert said the ANC had tendered apologies, indicating it

was not hostile to participation, it was simply not yet ready to join. The Pan Africanist Congress did not attend.

It was apparent that many long-standing members of the Ad Hoc Committee felt real frustration at the limited progress made yesterday.

Earlier this year, the committee stood on the brink of agreement on a plan for Johannesburg to assume direct service delivery in Soweto and Diepmeadow, and for Roodepoort to do likewise in Dobsonville. A multiparty Greater Soweto Forum would have directed the process.

In the interests of boosting the legitimacy of the plan, its finalisation was delayed and various political groups pulled into the talks.

Civic crisis in Soweto (127)

Own Correspondent

JOHANNESBURG — Civic affairs in Soweto are on the brink of total collapse following the failure of parties to reach an agreement on a package covering tariffs and service delivery

The Soweto Crisis Committee met on Wednesday to discuss what has been called an "impending catastrophe" Tariff payment levels have dropped to 5%, and services are grinding to a halt

In a terse statement yesterday, Central Witwatersrand Metropolitan Chamber chief executive Mr Vic Milne said no agreement had been reached

CT 21/5/93

'Catastrophe' looms in Soweto as talks falter

BIDAM 21/5/93

(121)

(121)

GAVIN DU VENAGE

CIVIC affairs and essential services in Soweto are on the brink of total collapse after the failure this week of principal parties to reach an agreement on a package covering tariffs and service delivery.

The Soweto Crisis Committee met on Wednesday to discuss what has been called an "impending catastrophe". Tariff payments have dropped to 5% — the lowest level yet — and services are slowly grinding to a halt in the township.

The committee consists of the Johannesburg and Roodepoort city councils, the TPA, the Central Witwatersrand RSC and political parties such as the ANC, Inkatha, Azapo, the NP and DP.

In a terse statement yesterday, Central Witwatersrand Metropolitan Chamber CE Vic Milne said negotiations had reached a "sensitive stage" after "full and frank discussions". No agreement had, however, been reached on the package.

Milne said it was hoped that a solution would be found in the near future.

Sources said yesterday that while most parties on the committee were ready to implement the package, "certain" political parties were holding up the process.

These organisations wanted more time to study the package and to consult members.

Last week, sources warned that if there was no money to bridge Soweto's growing R800m deficit provision of basic services would soon stall and salaries of employees in essential services would not be paid.

Milne has said Soweto might not survive the next few months. Labour unrest, sparked by non-payment of salaries, would lead to an escalation of violence that would eventually spill over into Johannesburg. Health and sanitation services would come to a halt.

TPA MEC Burger Lategan said that unless the situation was resolved urgently, the consequences would be "tragic".

NEWS FEATURE Problems aggravated by refusal to grant bonds for properties in the townships

by Joshua Raboroko

EXPENSIVE HOMES IN Soweto's elite "suburbs" are proving to be a burden for their owners who cannot unload them as they try to escape to the safety of Johannesburg's

other suburbs. They cannot find buyers who can afford to pay the price it cost them to build the houses.

Their problem is further aggravated by the fact that home loan institutions are unwilling to grant financing for properties in the townships.

Building societies and banks cite boycotts and the recession for their refusal to grant bonds.

The asking price for elite Soweto homes is around R200 000 and this puts them out of reach of first-time home buyers, while the middle income bracket also want to move elsewhere. They have a wide choice of homes for sale all over the PWV.

Closeness to schools and established amenities, such as tarred roads, uninterrupted water and power supplies and safety, are reasons given for moving to the white suburbs.

Soweto suburbs affected by the exodus include Diepkloof Extension, Protea and the popular Selection Park, which was established on the site of the old Pimville town area.

Upper income bracket

Many blacks in the upper income bracket have moved to suburbs after selling their homes. "For a song because I had no option," says one homeowner.

Unisa lecturer Mr Phil Mtshkulu, who lives in Diepkloof Extension, said his house is worth more than R180 000 but he cannot get a buyer because "buyers believe the price is too high".

He said most people wanting to sell their property in Diepkloof faced the same problem. "People think we are expensive. The houses are costly," he said.

Most of the houses in Diepkloof sell for between R180 000 and R300 000 and this makes it difficult for new home buyers to venture into up-market home-ownership, estate agents say.

Afri Home's Mr Pitso Mabena said. The truth of the matter is that financial institutions do not lend money to blacks, especially to high-profile blacks, in the

Homes become a burden

Sowetan 21/5/93

PRICE BARRIER Owners who want to move from Soweto can't find buyers:

townships because of violence and the soaring crime rate.

Most blacks save their money in white-owned institutions but when they ask for housing loans, they are often refused, he said.

"Black estate agents have serious problems with getting bonds for their clients. Many have burnt their fingers in this industry," Mabena said.

Selling price reduced

"Financial institutions often have quantity surveyors who tend to reduce the price a seller demands and this is causing problems," Mabena said.

Estate agents say it is becoming difficult for them to sell houses in Diepkloof — the situation is equally bad in the other two areas — because financial institutions fear bond boycotts.

Up to a third of black home loans are in arrears, with financial institutions facing potential problems on mortgage-based loans worth R3 billion, an international conference was told in Cape Town last week.

The conference also heard from lenders that increasing risks meant mortgage loans to low-income people were "not prudent", while the ANC said financial institutions would have to be restructured to meet the needs of the majority.

Metropolitan Housing Finance Co-operative Ltd managing director Mr Ben Pieters estimated that slightly more than 200 000 bonds had been granted for houses to blacks over the past seven years.

The loans totalled R9 billion and about a third of them were in arrears, he said. The economy had moved deeper into recession and more black households were becoming poorer and moving down the scale.

Mabena said "The situation of black housing is in chaos because of the red-lining in some areas."

Another estate agent, Mr Joe Mohale,

white suburbs

"It is true that some houses seem to be overpriced but it is only because the owners have spent thousands of rands improving them."

"One problem seems to be that the yards are small compared to those in white suburbs," he said.

Camdon managing director Mr Scott MaRae said some areas were fashionable and more expensive.

The truth of the matter is that financial institutions do not loan money even to high-profile blacks.

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SOH slams council for the setback

■ Trucks fail to remove rubbish:

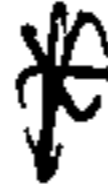
THE Sizanani Organisation for the Homeless yesterday castigated the Soweto council for failing to remove rubbish collected by residents of the Kliptown squatter area during a clean up campaign 10 days ago *Soweto*

SOH spokesman Mr Adolphus Masithi said the council had promised to send in two refuse removal trucks during the cleanup campaign but this had not happened *24/5/93*

"People were out in their hundreds but the trucks were not there. The plastics full of rubbish were piled along streets in the hope that the trucks would at least appear on Monday, but to date nothing has happened *(12)*

The council, which is faced with a crippling rent boycott, was yesterday unavailable for comment

(See page 14) *(12)*



metro

By Meg Wilson
Property Editor

Hundreds of millions of
rands are being poured
into capital projects in
central Johannesburg as
the city gets to grips with
its crime, congestion and
housing problems

Obviously many institu-
tional and private investors
are of the same opinion as a
panel of international busi-
ness consultants, which re-
cently placed Johannesburg
fourth among 10 cities
worldwide poised for most
future growth and offering
good investment opportuni-
ties

Millions for CBD projects

Star 24/5/93

According to Ian David-
son, chairman of the city
council's management com-
mittee, the value of major
CBD building projects sub-
mitted to the council and
now being built totals
R382,5 million

And last month, he an-
nounced that the council
alone would spend R45 mil-
lion in the current financial
year on 10 projects to boost
the local economy and pro-
mote inner-city growth.

These included increasing
housing in the inner city, set-
ting up informal trading
sites, a light rail system for
the CBD and a trade and
tourism centre. Funds would
also be allocated to the New-
town cultural precinct.

Private sector projects re-
cently completed or still un-
der way include:

- The last section of Bank City, First National Bank's new headquarters.
- A R36 million new block in the Standard Bank complex on Summards Street.
- ABSA Towers East.
- R9,3 million worth of alterations to an Investec Bank building in Commis-sioner Street.
- The new Reserve Bank regional headquarters
- Genmin's R138 million new headquarters.
- R16 million worth of new parking at Sanlam Centre.
- The R39 million Bridge shopping centre.
- The multimillion-rand East India centre, to be built in the old power station buildings behind the JSE.

Other plans on the drawing board include a R175 million Metro Mall which will transform the Newtown and Kasernie bus and taxi ranks into a retail cum transport centre, and the rest of a R1,2 billion trade and tourism centre in atrispace above the railways from the Queen Elizabeth Bridge to End Street.

In addition, Johannesburg Consolidated Investment is planning a CBD "office park" called Main Place on a site bounded by Fox, Marshall, Alexander and Bezuidenhout streets.

And Sanlam has plans to redevelop both the Anstey's site — the block bounded by Joubert, Kerk, Rissik and Jeppe streets — and the Forum 66 site at the corner of Commissioner and Sauer streets.

Several prominent people have recently expressed their confidence in the future of the CBD, among them Clem Sunter, renowned for his scenario presentations. He believes the odds of the high-road scenario which CBD business benefits

from massive growth in black incomes) becoming a reality are much greater as the country completes its transition to democracy and renewed economic growth.

The CBD, he says, will be the "centre of gravity" for business transactions between the various communities that make up the densely populated PWV area.

A proper political settlement will encourage world-class companies to invest in South Africa and most of these, says Sunter, will regard Johannesburg's CBD as the ideal base from which to expand operations and open relations with the rest of southern Africa.

B/DM 25/5/93

Evictions moratorium (2)

THE TPA has agreed to a moratorium on evictions in areas north-west of Johannesburg until permanent land can be found for affected communities, ANC deputy head of local government Mathole Motsekga said yesterday. He said the TPA would ask landowners not to evict people until alternative land was found.

R300-m Star 25/5/93 budget for Randburg

By Anna Cox

Randburg residents will pay 9,93 percent more for household rates and services charges from June 1.

Residents living on 1 000 sq m stands will pay on average R30,75 more a month

Announcing the town's R300 million 1993/94 budget last night, Randburg management committee chairman Gary Cooney said that, despite financial pressures, the council had managed to keep the increases to "a low" 9,93 percent.

An amount of R2 million derived from non-residential areas will be given to underprivileged communities and black local authorities. It is the first such allocation and was made because of the imminent amalgamation of Randburg, Sandton, Alexandra and Marlboro Gardens.

Cooney said part of the R2 million would be used on an affirmative action programme with a view to providing competent and skilled staff for local government in a new dispensation.

Security in Randburg also received a boost with the allocation of R650 000 for 60 additional policemen, which the council will finance.

A further R250 000 was donated to the Police Reservist Association for six equipped patrol vehicles and R345 000 will be spent on linking Randburg to the Sandton Crisis Control Centre by June 1.

Pelindaba Road will be upgraded at a cost of R3,3 million.

A total of R9,5 million will be spent on upgrading and expanding the town's electricity reticulation infrastructure

Cooney also announced that low-cost housing and informal settlements would be established in the Nietgedacht area.

R3-m grant sets new housing project rolling

Staff Reporter

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Development of a low-income housing estate between Johannesburg and Eldorado Park is set to begin within the next seven months, following the city council's approval yesterday of a R3 million grant from the Central Witwatersrand RSC

The Goldev development — on a 88 ha estate, southwest of the city, with 500 serviced stands — is the first stage of a council project to address the city's backlog of 50 000 housing units.

The development of Goldev emerged from a low-

cost housing forum, consisting of community bodies, developers, financial institutions, the landowners, the TPA and council officials.

Health, housing and urbanisation committee chairman Marietta Marx said the development was aimed at households earning less than R1 000 a month

"Given the enormous backlog in housing — the council's own waiting list has more than 50 000 families needing accommodation — the council has decided to play a much more active role in developing housing," she said.

more for a plot than their houses are going to be worth. It is a crying shame.

*Mr M A HENDRICKSE Why do you not go to Belhar?

*Mr S SIMMONS I repeat that it is a crying shame and the hon member for Panel, who unfortunately is not here today, should hang his head in shame at the terrible decision he took during his term of office as Minister of Housing [Interjections] After all, he was the man who said that the country's housing problems were going to be solved within three years. I want to ask him how many more mountains he is going to buy [Interjections] Less than 2 km away from the mountain is an empty town of the Department of Water Affairs. The hon members for Panel and Addo refused to purchase it, and the question arises what their share in the purchase of this mountain was? [Interjections]

*Mr CINASSON Mr Chairman, the people of Kirkwood are today paying the price for the Group Areas Act which was introduced and maintained by the NP Government [Interjections] This was the act which made it impossible for more suitable land to be obtained for the people of Kirkwood [Interjections] The department wanted to purchase more suitable land, but the farmers in the vicinity refused [Interjections]

In terms of the implementation of the Group Areas Act of the NP Government the portion of land under discussion here was the first that was available [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon members for Rietvier and Border must behave themselves. There are other hon members who would like to hear what the hon member for Bokkeveld has to say. The hon member for Bokkeveld may proceed.

*Mr C I NASSON Mr Chairman, may I be given injury time? [Interjections]

The hon member for Bishop Lavis and the NP are making a mountain out of a molehill here today [Interjections] It is not a mountain that was bought. I have established that it is a hill, and on top of the hill is a plateau which is so large and so flat that one can build approximately 200 houses on it [Time expired]

*Mr N M ISAACS Mr Chairman, I want to ask the hon member for Schauderville something.

HOUSE OF REPRESENTATIVES

+Does Strathsomers ring a bell?

Mr M A HENDRICKSE [Inaudible]

Mr N M ISAACS Bravo! That is exactly what I wanted him to do. He put his foot into it. Strathsomers rings a bell.

Mr M A HENDRICKSE Bullshit!

*The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member for Schauderville must withdraw that word.

*Mr M A HENDRICKSE Mr Chairman, what did I say?

*The DEPUTY CHAIRMAN OF COMMITTEES "Bullshit"

Mr M A HENDRICKSE. I withdraw it, Sir.

*Mr N M ISAACS Thank you, Mr Chairman. I hope I am given some injury time.

Strathsomers rings a bell! Who had an interest in Strathsomers? Who asked for an eye to be kept on the development at Strathsomers? [Interjections] I shall say nothing further about it [Interjections] Leave the NP alone! Look at that hon member waving his hands around! He is guilty! [Interjections] Why does he want to know nothing about Strathsomers? [Interjections]

*The DEPUTY CHAIRMAN OF COMMITTEES Order! Does the hon member for Schauderville want to ask a question?

*Mr M A HENDRICKSE Mr Chairman, I am not afraid of anyone, except of [Interjections] Mr Chairman, on a point of order. The hon member is misleading this House.

*The DEPUTY CHAIRMAN OF COMMITTEES Order! That is not a point of order. The hon member for Bishop Lavis may proceed.

*Mr N M ISAACS Mr Chairman, that hon member can shout as loudly as he likes, but this afternoon I say that we are hanging Strathsomers around the necks of those hon members. Why was an objection lodged against the group areas? It was because they had their eye on another place and did not want to buy the land which those hon members wanted [Interjections] [Time expired]

The MINISTER OF HOUSING Mr Chairman, the name Strathsomers does ring a bell [Interjections] The hon member for Schauderville

should listen to what I have to say. I quote from the memorandum that was supplied by my department.

Mr P A C Hendrickse, MP, was not in favour of development of the land in question and proposed the acquisition of a portion abutting the town, namely portion 42/53 Strathsomers Estate. This proposal was not acceptable for the municipality as it is expensive and highly potential agricultural land which is used for the production of citrus. It is also doubtful whether the necessary approval in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) would have been obtained.

I would just like to say that the hon member for Bokkeveld should make sure he has the correct information [Interjections] The department was never in the market to buy the land. The Development Board, House of Representatives, was engaged in that [Interjections]

The memorandum goes on to say

Consultant Engineers of the Municipality indicated that the land in question offers limited development possibilities but was the most suitable land available for the extension of the area. It is still the intention to utilise the land for housing purposes.

Regional Town Planners of the Municipality supported the proposed extensions.

The Bergsig Management Committee accepted and agreed to the proposed township development of the land in question.

The Kirkwood Municipality also supported and accepted the proposed development.

That is what the hon member for Schauderville did not say [Interjections]

The DEPUTY CHAIRMAN OF COMMITTEES Order!

The MINISTER OF HOUSING Mr Chairman, with regard to the question of what is to be done with the expensive land, I believe that the previous Minister erred, in that he delegated all his powers to the Development Board, which did not have to report back to the Ministers' Council [Time expired]

Debate concluded

QUESTIONS

Indicates translated version

For oral reply

Own Affairs

Donation received by former Department

*1 Mr A E REEVES asked the Minister of Housing

- (1) Whether the former Department of Local Government, Housing and Agriculture received in or about 1989 a donation of approximately R800 000,00 for the benefit of the Ennerdale community from a certain service station, the name of which has been furnished to the Minister's Department for the purpose of his reply, if so, what is the name of the service station concerned;
- (2) whether this donation was utilized for the purpose for which it was donated, if so, how was it utilized, if not, why not;
- (3) whether the said donation was deposited by the Department's regional office in Johannesburg into a banking account, if not, what is the position in this regard, if so, (a) in whose name and (b) at what interest rate?

The MINISTER OF HOUSING

- (1) Yes, Scotts Garage R275 000 was received and R250 000 is still owing.
- (2) No, specific projects have not yet been identified.
- (3) No, the amount received was deposited in the Development Fund. Interest at the Treasury rate of interest is applicable.

Mr A E REEVES Mr Chairman, arising out of the hon the Minister's reply, has that money been transferred to Ennerdale? The donation was given to the Ennerdale Town Council, and I would like to know whether that money has in fact been transferred to them.

HOUSE OF REPRESENTATIVES

The MINISTER Mr Chairman, I think it is important to set the record straight at this stage. In 1989 a donation was promised to these people, if they negotiated to buy the land at a price of R550 000. That is the price that was negotiated at the time.

There was a written agreement that part of that money, which was an amount of R275 000, would be given to the community of Ennedale. The reply to that hon member's question is yes, that money has been handed over. In addition to the R550 000 which had been negotiated, they also promised to give a further R250 000. As I said, this happened in 1989. They have not yet handed over the additional R250 000 because they are still negotiating a loan with the Development Bank. As soon as that money has been received, the local authority and the Ennedale community will get together to identify the projects on which that money will be utilised.

Retirement and/or phasing out of security personnel

*2 Mr S S OOSTHUIZEN asked the Minister of the Budget †

- (1) Whether his Department and/or the Ministers' Council of the House of Representatives took any decisions in regard to the retirement and/or phasing out of security personnel, if so, when,
- (2) whether it is the intention to retire and/or phase out such personnel, if so, (a) why and (b) from what date,
- (3) whether all the parties concerned were consulted on this matter, if not, why not; if so, what are the relevant details;
- (4) whether he will make a statement on the matter? C105E

THE MINISTER OF THE BUDGET

- (1) No
- (2) Falls away
- (3) Falls away
- (4) Falls away

HOUSE OF REPRESENTATIVES

†Mr S S OOSTHUIZEN. Mr Chairman, arising out of the hon the Minister's reply, I want to say that he is misleading the House shockingly. I am sitting here with a fax of the Department of Budgetary and Auxiliary Services in Cape Town addressed to the regional office of the same Department in Bellville. It reads as follows.

Sekuriteitsdienste Uitfasering

Die aandag word daarop gevestig dat die Ministerstraat van die Administrasie Raad van Verteenwoordigers op 2 Maart 1993 besluit het om die sekuriteitsdienste binne hierdie administrasie by wyse van die volgende stappe uit te faseer

- (a) Geen indiensneming, werwing en uitbreiding van dienstate van sekuriteitspersoneel nie,
- (b) afskaffing van poste wanneer vakatures ontstaan;
- (c) uitdienstelling van sekuriteitspersoneel ingevolge artikel 16 (2) (b) van die Staatsdienswet, 1984; en
- (d) plasing van beamptes in ander poste binne die administrasie of 'n ander staatsdepartement

I have a fax here for the hon the Minister from his Department to the regional office in Bellville.

†THE LEADER OF THE OFFICIAL OPPOSITION Who is now lying?

The MINISTER Mr Chairman, I take exception to what the hon the Leader of the Official Opposition has just said, namely, "Wie het nou gelieg?"

†It is not I. If the hon member Mr S S Oosthuizen will just read the fax again, he will see that it refers to security services. What was the question that he asked me? [Interjections.] What is security staff and what are services?

†Mr S S OOSTHUIZEN Mr Chairman, further arising out of the hon the Minister's reply, I want to ask him what security services are who in the security services are affected? Is it not the staff? I should also like to inquire of the hon the Minister whether it is in any way en-

saged to make retirements applicable to officials, as for instance to his son who is in the employ of his Department, or whether it only applies to security staff

†The MINISTER. Mr Chairman, hon members heard in my reply to the debate on the Housing Vote that I said if the hon member could ask a decent question he would get a decent reply. I replied to his question. Had he asked me whether services would be phased out, I would have given him another reply. I have a reply in front of me, but he did not ask the correct question. He knows full well that one cannot phase out staff. One should phase out services.

†Mr S S OOSTHUIZEN Mr Chairman, further arising out of the hon the Minister's reply, will he please explain to me what he understands under security services and what the difference between security services and security staff is. [Interjections.]

†The MINISTER Mr Chairman, I need not reply to such a question, because it does not make sense. If a correct question had been asked.

†Mr S S OOSTHUIZEN. But you are lying.

†Mr T R GEORGE Mr Chairman, on a point of order. May an hon member say "you are lying"? [Interjections.] He is rude.

†The DEPUTY CHAIRMAN OF COMMITTEES Order! Which hon member said that? [Interjections.] Order.

†Mr S S OOSTHUIZEN Mr Chairman, the hon the Minister was replying in such a way

†The DEPUTY CHAIRMAN OF COMMITTEES Order! Did the hon member say the hon the Minister was lying?

†Mr S S OOSTHUIZEN Yes, Sir, I did say that because he is evading the reply.

†The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member may not say that. He must withdraw it.

†Mr S S OOSTHUIZEN I am not going to withdraw it, Sir, because the hon the Minister is misleading. . . [Interjections.]

†The DEPUTY CHAIRMAN OF COMMITTEES Order! Then the hon member must immediately leave the Chamber.

[Whereupon the member withdrew.]

†Mr J C OOSTHUIZEN Mr Chairman, on a point of order. Is the hon member for Bosmont allowed to tell another hon member he is rude?

†The DEPUTY CHAIRMAN OF COMMITTEES Order! Did the hon member for Bosmont tell an hon member that he was rude?

†Mr T R GEORGE I did say that, Sir.

†The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member may not say that, and he must immediately withdraw those words.

†Mr T R GEORGE I withdraw them, Sir.

†The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon the Minister may continue.

The MINISTER Mr Chairman, the question asks whether his Department and/or the Ministers' Council of the House of Representatives took any decisions in regard to the retirement and/or phasing out of security personnel. It does not refer to security services. [Interjections.] I am trying to say that that is technically wrong.

Mr M A HENDRICKSE [Inaudible.]

The MINISTER I know what I am talking about.

The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon member for Schauderville must contain himself. [Interjections.]

The MINISTER If the question referred to services and not to personnel, I would have been prepared to answer it. [Interjections.]

†The DEPUTY CHAIRMAN OF COMMITTEES Order! The hon members for Bosmont and Swartland must contain themselves.

The MINISTER. With regard to the first part of the question, I want to say yes, the Ministers' Council decided on 2 March 1993 to phase out security services.

HOUSE OF REPRESENTATIVES

The answer to the second part of the question is no, at this stage the dismissal of personnel in service is not at issue. The phasing out of the service will take place gradually by means of natural erosion, that is voluntary resignation, death, abscondment, transfers to other posts and requests for early retirement. [Interjections]

Mr M A HENDRICKSE You don't know anything. The MINISTER That hon member has been here for 10 years and he does not know anything either. That is why he finds himself in the position in which he is at the moment. In 10 years he has not learnt how to answer questions properly. [Interjections]

The answer to the third part of the question is no, personnel in service are not affected by the decision. The answer to the fourth part is yes, the Ministers' Council did not take a decision on the phasing out of staff. Actually it is impossible to phase out staff. Possibly the hon member can explain to me how this can be done. It is the security service that is being phased out because research has shown the service not to be cost-effective any more. [Interjections.]

The DEPUTY CHAIRMAN OF COMMITTEES: Order! I want to request the Whips to please control their members. They make it very difficult for the Chair.

HOUSE OF DELEGATES
INTERPELLATION
The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.
General Affairs

*1 Mr A RAJBANSI — Regional and Land Affairs. [Withdrawn]
QUESTIONS
†Indicates translated version.
For oral reply
General Affairs
State President
Investigation by Ombudsman: land allocation matters
*1 Mr A RAJBANSI asked the State President

(1) Whether he has requested the Ombudsman to investigate a certain complaint (file reference 7/2-37/93) relating to land allocation matters concerning the Administration House of Delegates, if so, what are the relevant details,
(2) whether he has received any response to this request from the Ombudsman; if so, when,
(3) whether he will make a statement on the matter? D275E

The MINISTER OF TRANSPORT AND OF POSTS AND TELECOMMUNICATIONS (for the State President)
(1) Yes. On 12 January 1993 the Ombudsman was requested to investigate, *inter alia*, alleged excessive influence on the Housing Development Board by the then Chairman of the Ministers' Council in the House of Delegates concerning certain land allocations, and related matters. The Government spokesman issued a statement in this regard on 11 January 1993.
(2) No. The hon member is referred to section (5) (1) of the Ombudsman Act, 1979, which prescribes that the Ombudsman shall report to the Speaker of Parliament.
(3) No.

Mr A RAJBANSI. Mr Chairman, a further question
The CHAIRMAN OF THE HOUSE. Order! The hon member cannot ask a further question. The hon member must ask a question arising out of the reply.
Mr A RAJBANSI. Mr Chairman, arising out of the hon the Minister's reply, is he prepared to convey a request to the hon the State President? The delay in finalising this matter is having a very serious effect on the Administration's programme to assist victims of the Group Areas Act and my request is that this matter be expedited.
The MINISTER. Mr Chairman, nobody can ask the Ombudsman to speed up his investigations in this regard. As I have said, the hon the State President referred the matter to the Ombudsman who must then report back to Parliament through Mr Speaker. That is what I would like to convey to the hon member.

Ministers
VIP lounges at airports: Ministers
*1 Mr M F CASSIM asked the Minister of Transport
Whether a charge is levied in respect of Ministers making use of VIP lounges at South African airports under the control of his Department; if not, what is the position in this regard, if so, (a) why, (b) to whom is this charge debited, (c) what total amount did his Department collect in terms of this charge during the latest specified 12-month period.

Council lowers tariffs for inner-city residents

Staff Reporter

26/5/93

paying business rates

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In another bid to rejuvenate inner-city housing in Johannesburg, the city council yesterday announced the implementation of differential rates for flat dwellers and landlords in the CBD

The new tariffs will cost the council R10 million in lost income.

The new rating system will reduce assessment rates and water and electricity tariffs in "mixed use" buildings in Hillbrow, Joubert Park, Newtown and large parts of the CBD, where residents have up to now been

"We are tackling structural inequities that for decades unjustly burdened people who have directly and indirectly been paying rates and tariffs on the same scale as profit-making businesses," management committee chairman Ian Davidson told the council.

Yesterday's rates and tariffs relief package follows implementation last month of the council's decision to stop charging the commercial sewerage rate for flats, townhouses and cluster homes. New refuse removal charges will be investigated.

Differential rates to be applied

Blomay 26/5/93
JOHANNESBURG's City Council last night voted to introduce a differential rating system that would cut costs for occupants of flats and inner city landlords.

The move would benefit people, mostly low-income earners, living in mixed-use buildings subject to business rates, which were generally higher than those levied in residential areas

Rates assessments and water and electricity tariffs would be cut for buildings in Hillbrow, Joubert Park, Newtown and large parts of the CBD.

More than R10m was set aside to offset the loss of rates revenue. Management committee chairman Ian Davidson said the move would remove structural inequi-

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GAVIN DU VENAGE

ties that had burdened those living in mixed-use property

The council would ask the Transvaal administrator to implement a rates remission for mixed-use properties

As valuations and rates levied were determined by the class of property, and because differential rates were not allowed to be applied selectively, the administrator had to classify areas where targeted mixed-use buildings were located as special development or housing enterprise zones

It would also mean altering electricity meters so consumers were billed independently.

The short-term cost would be

offset by long-term savings, Davidson said

The council also approved a R3m grant from the Witwatersrand Regional Services Council for development of land for low-cost housing

The money would be used for drainage work southwest of the city on an 88ha site

More than 500 serviced stands would be developed

Several thousand more were planned on an adjacent property, Davidson said

The project would be managed by Newco, an Urban Foundation housing company, and Golden Highway Development Trust, a Section 21 company that included civics

Sowetan 27/6/93

House plan set to start

DEVELOPMENT of low-income houses between Johannesburg and Eldorado Park is set to begin after the approval on Tuesday of a R3 million grant by the Central Witwatersrand Regional Services Council for infrastructural work on the site

The Johannesburg City Council said yesterday Goldev Housing Development would service 500 stands — on portions of the farms Misgund and Olifantsvlei southwest of the city — planned for the 88ha site owned by the council (127)

Star 27/5/93
Call to discuss Randburg post for Alex man
property values

By Buntj West

Randburg Town Council has invited residents of Chartwell Agricultural Holdings and Lanseria — the areas which were granted to the town by the Demarcation Board — to discuss their problems with the council

According to management committee chairman Gary Cooney, property values was the issue. People had said they could not sell properties because of incorporation.
— Staff Reporter

Randburg Town Council has initiated its affirmative action policy taking on Wilhe Khumalo, Alexandra's town clerk, as Randburg's assistant town secretary (general)

His salary, that of an assistant head of department, will be R82 308 a year

His appointment dates from June 1, and besides his normal duties, he will attend council meetings Alexandra civic organi-

sations have been notified of the appointment

Randburg set aside an additional R800 000 in its recent annual budget so that affirmative action could be implemented

Council management committee chairman Gary Cooney explained "Randburg should be proud of its foresight in implementing this strategy"

Councillor Andre Jacobs said "By next year the face of Randburg will have changed dramatically."

Planning rules relaxed

(127)

GAVIN DU VENAGE

THE Johannesburg City Council has relaxed town planning regulations to allow property developers to exclude residential units from maximum permissible floor area calculations

BIOM 27/5/93
This means developers will no longer be penalised for including living units in buildings zoned for business.

The Town Planning Scheme has also been amended to exempt cinemas and theatres in Newtown from floor area calculations

Council planning and development chairman Eddy Magid said yesterday that the amendment would help preserve existing residential accommodation and stimulate the building of more living space

The amendment would bring people back to the inner city, he said

"Downtown business development no longer has to be at the expense of living space," Magid said. "Owners and developers who want to realise the full potential of their properties can simply apply for the residential floor area to be excluded from the maximum floor area allowed"

Squatters in the cold

■ **NO HOPE** New cash plan does not look as though it will provide any real help:

By Joshua Raboroko

MOST blacks living in informal settlements have little chance of benefiting from the housing subsidy announced by the Government recently

According to a survey conducted in most of the squatter camps in the PWV area, *Sowetan* established that most squatters were either unemployed or had earnings below the Household Subsistence Level of R1 000

Those who were employed earned an average of R800 or less. On this basis they may be disqualified from taking advantage of the 33,3 percent Government subsidy announced last month.

The new Government subsidy has been extended to cover a wider section of the black population. R99,3 million has been allocated for the 1993-94 Budget to carry out the scheme.

The subsidy is based on 33,3 percent of the interest payable over the initial five years of the loan period. The maximum loan of R40 000 is payable in monthly instalments over seven years.

The value of the property the homebuyer intends buying should not exceed R65 000.

To qualify for the interest subsidy the homeowner must earn less than R3 500 a

month and have owned a house or flat. The owner must not receive any subsidy from any other source.

A general qualifying criterion for bond repayment is that it must not exceed 25 percent of the income of the applicant.

The amount of subsidy may be added to this figure, thus increasing the affordable amount. A squatter at Mandela Park on the East Rand, Mr Boy Baduza Dlamini (41), said he was unemployed for two years and could not afford to pay a bond.

He has never owned a house. He stayed in backyard rooms and shacks in Vosloorus on the East Rand. He came to Mandela Park last year after he could no longer afford to pay rent. "I will be unable to buy a house worth R65 000 or less. I will probably stay here for the rest of my life. But I would be happy if the Government could help."

Destitute Dlamini operates a shebeen to earn a living and to support his wife, Maria, and their three school-going children. Another squatter, Mrs Letta Mahlangu, said her chances of owning a house were nil.

She said, "My husband is in jail and I have been left to look after our five children. My parents send me food and my brother-in-law buys clothes and helps me to bring up the children. I can definitely not afford to buy a house."

Sowetan 28/5/93

(127)

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AMPROS TOWNSHIPS

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FM 28/5/93

Move over Raymond Ackerman

Unless there's a quick turnaround of stock, township development is unprofitable. That's the conclusion Ampros has drawn after 20 years in the business of developing townships and selling serviced residential, commercial or industrial stands. It now plans to accelerate the rate of disposal of its developed land and has taken a strategic decision not to invest further in township development.

"We have not had a bad experience in township development," says sales & marketing director Grahame Lindop. "In the residential market we have set industry standards and introduced walled, secure estates as well as user-friendly environments by establishing pony trails, lakes for windsurfing and nature trails, in various estates. We have also been a leader in environmentally friendly office and industrial parks."

"What we have failed to achieve, which is not uncommon to developers, is the pace of disposal needed to make it profitable. It's a capital-intensive business and we adopt a conservative financial treatment of unsold stock. We apply memorandum interest to unsold stock and bring term sales to account only when cash is received, which is conservative but realistic. This all highlights the need for fast turnover."

With R205m of developed land nationwide on its books — R150m residential, R50m commercial and industrial, and the balance virgin land — Ampros is now gearing up to become to potential stand owners what Pick 'n Pay is to housewives.

In essence, this means accelerating the rate of land disposal to unlock cash, using aggressive retailing tactics. "I have the greatest respect for Raymond Ackerman's marketing techniques," says Lindop.

More flexible pricing is being applied to commercial and industrial land, as well as to the residential portfolio. There's unsold commercial and industrial stock at Waltloo Extension 1, east of Pretoria (roughly 13 ha of unsold serviced industrial land), Kyalami Business Park (33 ha unsold for offices, light industrial and distribution), Waterfall Park, Midrand (17 ha for offices and distribution) and in Powerville near Vereeniging (90 ha of partly serviced industrial land).

Ampros has already cut the price of some residential stands by up to 15% and started making term buying more attractive. Its recent absorption of the four-percentage-point increase in Vat for 100 days on land sales is an example.

Other incentives include cutting the deposit, subsidising the rate of interest, and giving discounts to term buyers if they convert to cash. "The main objective is to hook buyers, if necessary on terms, and then try to



Ampros' Grahame Lindop the stand buyers' friend

turn those sales into cash," says Lindop.

Ampros is planning a national advertising campaign — as high profile as its nine-month, rent-free offer in office leasing. "Our free rent advertising caused a lot of unhappiness among competing landlords," Lindop admits, "but we conceived it before tenants demanded it and when the market was price-sensitive. Other landlords have now followed suit. It's that kind of aggression we want to bring to land disposal."

Lindop plans to exploit the referral aspect in land sales — which he says is strong — on a national basis. Selecting the right agent or agents is one way and Ampros is evaluating several with offices around SA.

Lindop has no reservations about exploiting Anglo American's name to back up sales. "In a recent survey of buyers of stands in Silver Lakes in eastern Pretoria to ascertain why they bought, 98% of the sample did so because Anglo was the developer. In the wake of the Masterbond and other debacles, knowing that the developer is not about to go bust offers valuable security."

Ampros, which never had a marketing department *per se*, acquired one in February by changing Lindop's title from national leasing director to sales & marketing director. This followed the retirement of ex-estates development director Peter Gardiner. Lindop has since been charged with both the disposal of land and buildings, and the leasing of commercial and industrial space.

Lindop says all selling activities, previously divided, have been placed under one person. The rationale is to attain more of a marketing focus and become more aggressive.

Ampros has 1 300 residential stands to sell spread among 10 estates, notably in

- Silverlakes golf estate, Pretoria, R85 000-R140 000 (stands vary from 1 000 m²-1 200 m² in size), where 220 stands have been sold out of 808 developed,

- Welgedacht, Bellville, R90 000-R145 000, 61 of a total of 407 stands (in all phases) sold,

- Kyalami Estate, average price R65 000 for 1 000 m² stands — 124 stands sold out of 270,

- Fairfield, Sandton (next to the new Fourways Mall), averaging "a bargain" R39 000 for just under 1 000 m² — 55 stands left out of 209), and

- Dovehouse Dale, Gillitts, north of Durban, where 4 000 m² stands are selling at R38 000. Only nine are left out of 90 developed.

Ampros also has 86,5 ha of agricultural land near Vereeniging on the Suikerbos River, a tributary of the Vaal, with potential for 410 stands. It wants to sell outright for R1,5m-R2m. It's also contemplating selling Kyalami Estate Extension outright — land adjoining the proclaimed township that has not yet been serviced. ■

TIMESHARE

Bids and counterbids

Shareholders in the liquidated Natal South Coast Cabanas del Mar and Cabanas del Sol timeshare resorts at Winkelspruit, near Amanzimtoti, should soon know whether they have a realistic hope of salvaging their investments. There's a deadline of noon today for offers to buy the properties.

Liquidators Coopers Theron Du Toit (Ca-

REBATE INCREASED

Cape Town's residential property owners will be spared the full impact of rates increases averaging 80%. Though initially blocked by the city council, the residential rates rebate will now be increased from 26% to 35% (*Property* May 21).

This month councillors voted 14-13 to increase the residential rebate from 26% to 35% but later supported a move by councillor Leon Markowitz to rescind the decision. Markowitz later withdrew his notice of intention to have the decision rescinded and paved the way for the higher rebate.

Councillor's shock at flats' squalor

Star 28/5/93

Staff Reporter

A Johannesburg councillor this week came face to face with the squalid conditions in some of the city's flats occupied by desperate blacks who are exploited by unscrupulous landlords. Jack Bloom was shocked.

"It's appalling," he said after visiting Goldway Mansions, a block of flats in Jeppe Street.

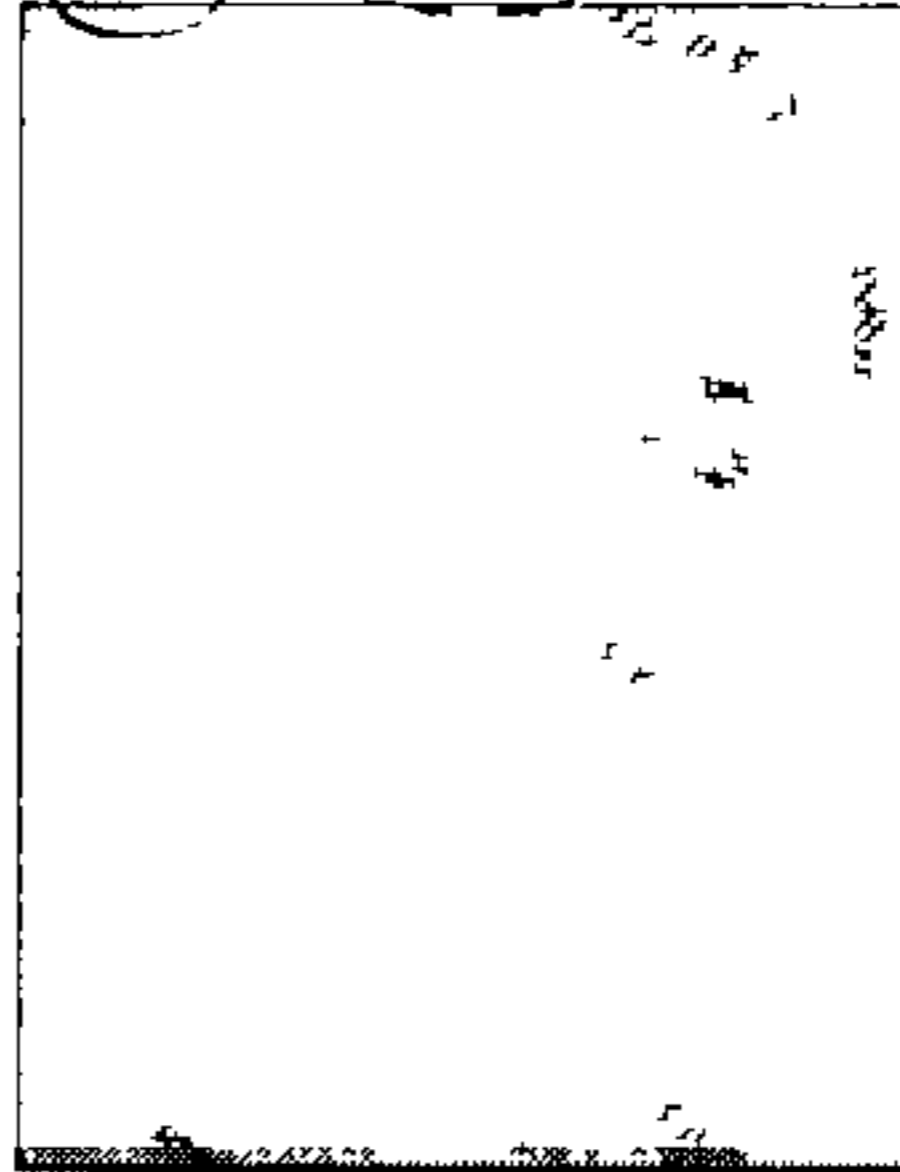
He was there at the invitation of the newly formed Johannesburg Democratic Residents' Association (Jodra), which has vowed to fight for the rights of inner city residents by working hand-in-hand with the authorities and landlords.

No residents could remember when last the lift worked, or when there was electricity. Bloom had to feel his way up to the fifth floor.

The rent is R300 a month, some flats do not even have doors.

Children ran along the passages. The fire escape had as many as six stairs missing. A foot wrong could have sent them crashing to the ground floor.

Most residents said they had



It is all irregular . . . said Councillor Bloom after his visit.

never met the landlord, but deposited their rents in a bank account.

"I am not an inner-city councillor and it is the first time I have visited a place like this. It is all irregular," said Bloom, who is taking the matter up with the municipality.

None of the residents knew where the owner of the flats could be contacted, and Jodra said the electricity department had told it the flats owed R24 000 for electricity.

Star 28/5/93

By Cyril Madlala

Bid to free R200-m for hostels

A hostels forum to unlock R200 million allocated by the Government to the Transvaal Provincial Administration for upgrading projects is to be launched next month.

The Wits-Vaal Hostels Forum will play a crucial role as a facilitating body that will involve all stakeholders in the hostels crisis.

Among urgent matters on its agenda is how the R200 million — part of the Government's hostels initiative last year which included setting aside R326 million for upgrading projects across SA — is to be spent.

Last year, TPA chief director of physical planning

and development in the Witwatersrand region, Jeff Wilkins, announced that agreement had been reached with a wide range of interested parties before a decision was taken to upgrade 35 hostels in the province.

However, this money was

not spent after the ANC's PWV region and the Transvaal Hostel Residents' Association objected to using black local authorities to upgrade and maintain hostels, and said the TPA had not consulted widely enough.

The two parties wanted the initiatives suspended and

transferred to the National Housing Forum.

The problem of not having an organisation to facilitate discussions was keenly felt last year, when the ANC's PWV leaders and the Transvaal Hostel Residents' Association signed a bilateral agreement to fence certain hostels. But the IFP rejected this and threatened to tear down the fences.

Jo'burg ratepayers to pay 11,66 pc more

Star 11/6/93

(125)

By Jacqueline Myburgh

Johannesburg ratepayers will pay an average of 11,66 percent more on their rates and municipal service bill in the coming year, and some increases are effective from today and not on July 1 as in the past.

Presenting the city's R3 billion budget to council today, Management Committee chairman Ian Davidson said "fiscal restraint" had been the keynote in drawing it up.

However, "existing and planned strategic development initiatives were aimed at uplifting Greater Johannesburg and stimulating economic development of the central Witwatersrand metropolitan area and the PWV region," he said.

He called for Johannesburg to emerge as rapidly as possible as a world-class city. This required a firm focus on "growing" Johannesburg's economy to meet the socio-political needs of the post-apartheid era.

Davidson said the city's revenue base had to be firmly entrenched, developed and expanded.

Total expenditure in what Davidson called "the good news budget" is 8,9 percent higher than last year.

The city has budgeted for a deficit of R14,5 million this year, bringing the accumulated deficit to R60,5 million.

By increasing tariff charges on June 1 and not on the traditional date of July 1, as well as reducing spending, the council reduced last year's budget gap significantly — from an expected R45 million to R11,3 million. The effect on the accumulated deficit was a reduction from an expected R81,4 million to R46 million.

'Topping up'

According to council sources, the early tariff increases saved the council R13 million. Had this not occurred tariff increases would have been 0,75 percent higher.

Davidson said at a briefing yesterday that the council would probably enter the capital market to raise funds for "routine topping up" to the tune of about R100 million.

This would be facilitated by the "Double A" credit rating awarded to the council

by Republic Ratings, the highest yet accorded to a local authority.

As far as the ratepayer's bill is concerned, for domestic properties, average rates and tariffs are up 11,27 percent and for all other properties by 11,83 percent.

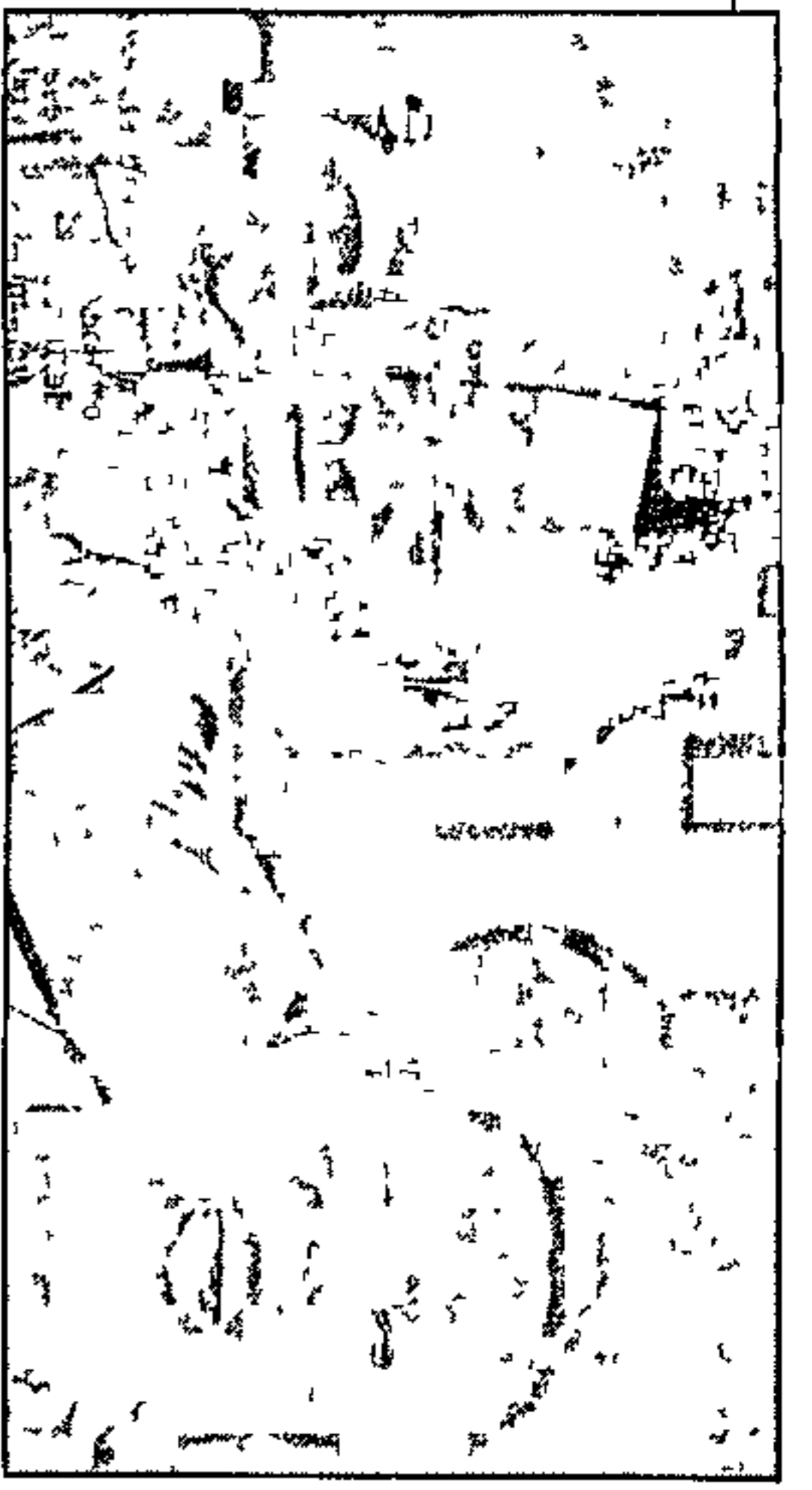
The operating budget for the coming year has been estimated at just under R2 437 million — an increase of 7,4 percent. This is the lowest budgeted increase in 15 years.

Davidson said the council had managed to curb its operating budget despite salary increases, inflation, VAT increases, recent fuel increases, Rand Water Board increases and rate relief for inner city dwellers.

"Reductions were achieved through reprioritisation of services and expected improvements in cost-efficiency," he said.

The capital budget, including projects done for and financed by the Regional Services Council, totals R614,2 million, representing an increase of 16,4 percent.

● Budget at a glance
- Page 2



Young firebrand "a wild-haired Moses Mayekiso (left) at the time of the 'stayaway committees' in the early '80s

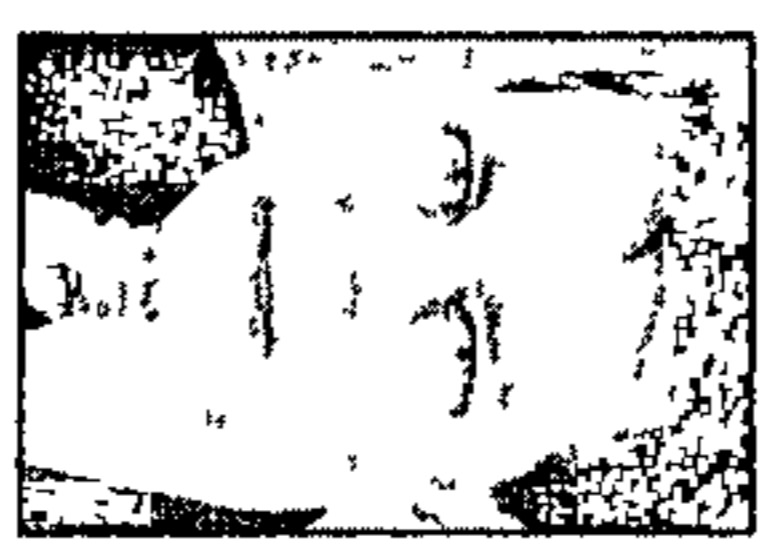


Hero of the hour In 1989 Mayekiso was acquitted of treason

Unbowed, Moses sets sights on promised land

Profile

In recent months Moses Mayekiso's name has become synonymous with the township rent and bond boycott. But, as PAUL BELL reports, there is more to the bête noire of the moneylenders than meets the eye



ly rose to prominence. He became a shop steward, was fired as a result of a wage strike, then taken up by the union as an organiser in 1980. A year later, as a rash of strikes broke out across the Reef, Mayekiso was handling up to five a day. He ate up

work. In 1985 and 1986 Mayekiso, already coping with the appalling housing conditions in which union members lived, became involved in the co-ordination of resident opposition to the local authority and the security management system which propped it up.

Alexandra blew in February 1986, culminating in a six-day war between residents, vigilantes and the police. In June Mayekiso was detained charged with

listing popular resistance in Alexandra — "a place for apartheid — against its government-appointed local authority.

Charged with trying to usurp the authority of the state by setting up "organs of people's power," including the controversial people's courts, Mayekiso offered a working man's defence of socialism and a warning to the State that no political solution was possible without the ANC. His acquittal in 1989 was one point in the dawn sky of the negotiations era.

Two years later he was convicted — along with Cosatu's Jay Naidoo and Sydney Mtshanda — of kidnapping a security policeman for which

are deeply interested by the experience of organised labour — for which he is better known. The year-old bond boycott was an especially tense spanner that Sanco threw into the housing works as its particular contribution to mass action. Mayekiso became the bête noire of the moneylenders. They accused him of single-handedly screwing up the housing delivery system for his own people.

But with resistance giving way to reconstruction, Mayekiso has agreed on terms with the Association of Mortgage Lenders for how banks and building societies will exact payment from defaulters. Remarkably, Mayekiso's opposite numbers in this saga appear to accept, albeit with a hint of patrony, that the content and tone of his demands were the product of his experience. Which doesn't mean to say they wouldn't like to see him cut down to size a bit. They call him ambitious, a shrewd operator, a communist (this emanated with a tremor of disapproval), but also — increasingly — a realist.

As for the democracy to come, Mayekiso places his faith in the independence of the civics and the unions — neither should be regarded by the politicians as "conveyor belts." Even the SACP of

as economic kick-starters (a la the Old Mutual/Nedcor scenario).

Does he want to go to Parliament on the "ANC list", currently the subject of so much intrigue? "There is pressure, that has to be expected," says Mayekiso. "But this is not a matter that has been concluded. I don't want to be categorical but at this stage I don't foresee it.

"I belong to the civics and the unions — it would create a vacuum there. We lack human resources. Now the new government is going to take out the cream. We must be careful not to exhaust our structures."

All things considered, Moss Mayekiso would seem an ever-incongruous sight on a government bench. Like Chris Han, who did not live to fulfil his promise, Mayekiso, the urban everyman, has become accustomed to life on the outside, fiercely staring in. □



Still a man of the people Moses Mayekiso today

MOSSES Mayekiso — scourge of the moneylenders, saviour of the working class — wears so many hats, one can but doff one's own to him.

As a leading unionist, in his capacity as general secretary of the metalworkers union, Numsa, and as the country's foremost civic activist, as president of the SA National Civic Organisation (Sanco), as well as chairman of its Southern Transvaal and Alexandra associates, Mayekiso is a very busy man — keeping a lot of other people, on the other side of the table, very busy too.

Indeed, and in contrast to the apparent mid-manneredness of the man, Mayekiso (44) has loomed large in the life and imaginations of white power in the past 10 years.

He is, after all, a pioneer of two of the most savagely effective strategies of resistance to apartheid in the 1980s — township ungovernability and the rent/bond boycott. The first smashed the structures of black local government, the second did in its finances.

No wonder "Moss" Mayekiso — communist, firebrand, man of the people — makes the other side tremble with antipathy when, in the 1990s, he engages them on the terms of "reconstruction" and "community reinvestment".

As titles and strategies change, so does appearance. Mayekiso, who 10 years ago sported a corduroy Lenin cap over a wild head of hair and beard, is today more conventionally barbered and looks comfortable in a well-cut suit.

But he remains a plain speaker, a man of the shop floor and the town square, who states his case in the argot of his constituents and resists the temptation to which many of his peers fall prey — to pursue the otiated

ROLL ON WITH GARDEN & HOME

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But he remains a plain speaker, a man of the shop floor and the town square, who states his case in the argot of his constituents and resists the temptation to which many of his peers fall prey — to pursue negotiated settlements too far in advance of the main body of opinion they represent.

This, in the polite society of negotiators, is bloody maddening. If they regard Mayekiso as hamstringing by accountability, then he secures himself in the belief that when he goes forward, he does so with a mandate. "If people are not commit-

tance from the powers-to-be. He came to Johannesburg as a migrant goldminer in the late 1960s. Later he found accommodation at a single-sex hostel and his then-wife snuck in illegally from Transkei to join him.

Life in Alex was the usual round of corruption, harassment, gangs, vigilantes, and all the terrors of such nights and days that burden its squalor.

"It was difficult to live in Alexandra if your documents were not in order," Mayekiso told the judge who, 20 years later, was trying him for treason. "We would have to wake up at midnight and go to sleep in the veld so the police who raided two or three times a week would not arrest us."

Mayekiso was in his late 20s, a "picker" identifying and selecting motor parts at Toyota in Wendywood when Metal and Allied Workers' Union stalwart Bernie Fanaroff recruited him. With his mental acuity and his quick-tongued man's tongue, he quick-

strike, then taken up by the union as an organiser in 1980. A year later, as a rash of strikes broke out across the Reef, Mayekiso was handling up to five a day. He ate up work.

In 1985 and 1986 Mayekiso, already coping with the appalling housing conditions in which union members lived, became involved in the co-ordination of resident opposition to the local authority and the security management system which propped it up.

Alexandra blew in February 1986, culminating in a six-day war between residents, vigilantes and the police. In June Mayekiso was detained, charged with treason a year later, and held for 900 days until December 1988, when he was released on R10 000 bail during the closing months of a lengthy trial.

The trial was to the politics of the 1980s what Nelson Mandela's trial had been to the 1960s. Under the intense scrutiny of international opinion, Mayekiso and four others were accused of mobi-

scribed this town ruined by apartheid — against its government-appointed local authority.

Charged with trying to usurp the authority of the state by setting up "organs of people's power," including the controversial people's courts, Mayekiso offered a working man's defence of socialism and a warning to the State that no political solution was possible without the ANC. His acquittal in 1989 was one point in the dawn sky of the negotiations era.

Two years later he was convicted — along with Cosatu's Jay Naidoo and Sydney Mufamadi — of kidnapping a security policeman, for which he was fined R2 000. And he is still waiting to hear if police intend to carry through their prosecution of him for illegally possessing a 9 mm Makarov pistol.

Today, although Numsa pays Mayekiso's salary and provides his office, it is his work at Sanco — whose structures, operations and conflict resolution practices

opposite numbers in this saga appear to accept, albeit with a hint of patrony, that the content and tone of his demands were the product of his experience. Which doesn't mean to say they wouldn't like to see him cut down to size a bit. They call him ambitious, a shrewd operator, a communist (thus enunciated with a tremor of disapproval), but also — increasingly — a realist.

As for the democracy to come, Mayekiso places his faith in the independence of the civics and the unions — neither should be regarded by the politicians as "conveyor belts". Even the SACP, of which he is a central committee member, must "fish for support" in these waters.

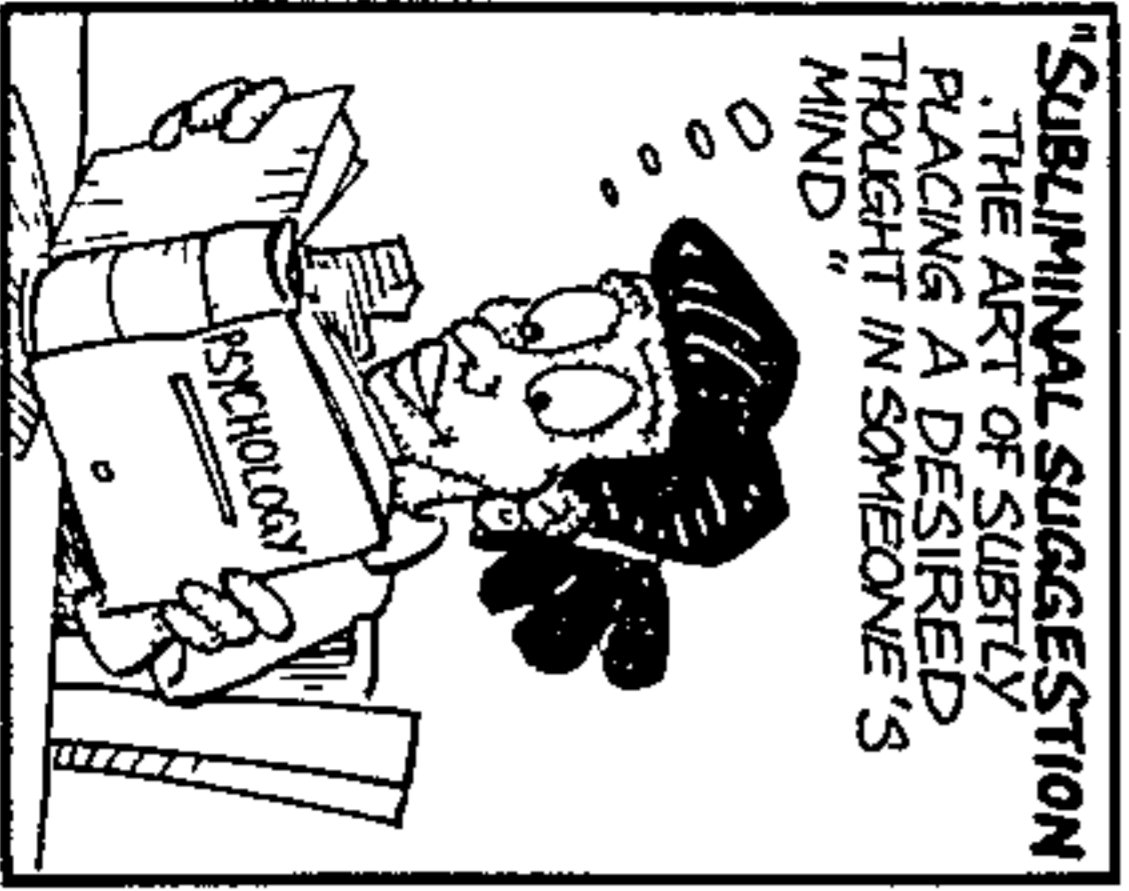
For their part, the unions and the civics will insist that political parties offer a clear programme and timetable to voters. No one's going to sign a blank cheque.

He doesn't entirely buy the "don't raise expectations" argument. "The parties may inherit a ruin but if, because of that, they are not squeezed, they are being encouraged not to be accountable."

His politics for tomorrow — the way the civics will exert their influence on government — will follow the tried patterns of the labour experience. "People must be involved in the process. There must be mandates and report-backs. If we want to build the ANC we must have strict engagement. We are preparing to help them build the timetable for delivery."

And for delivery he focuses heavily on education — "It is the youth who are disillusioned, who have fought the struggle for so long" — and on housing and electrification

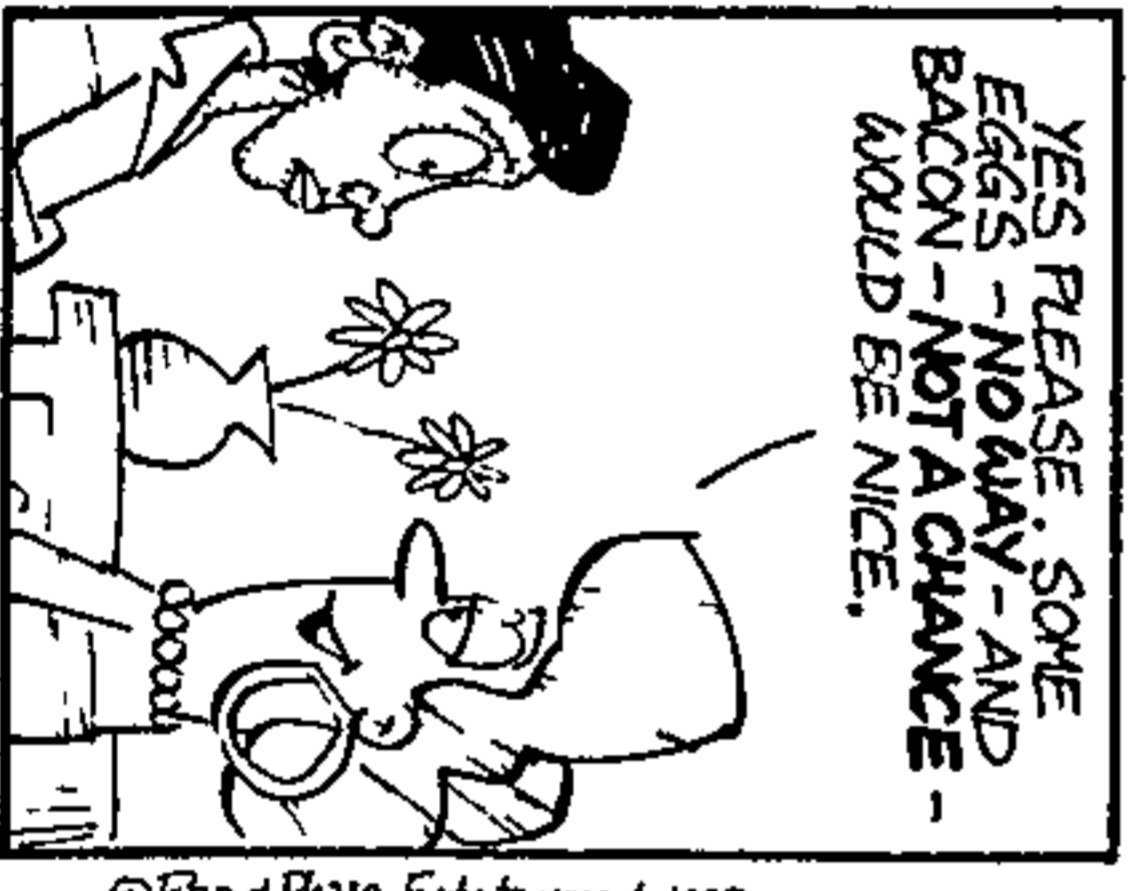
MADAM & EVE



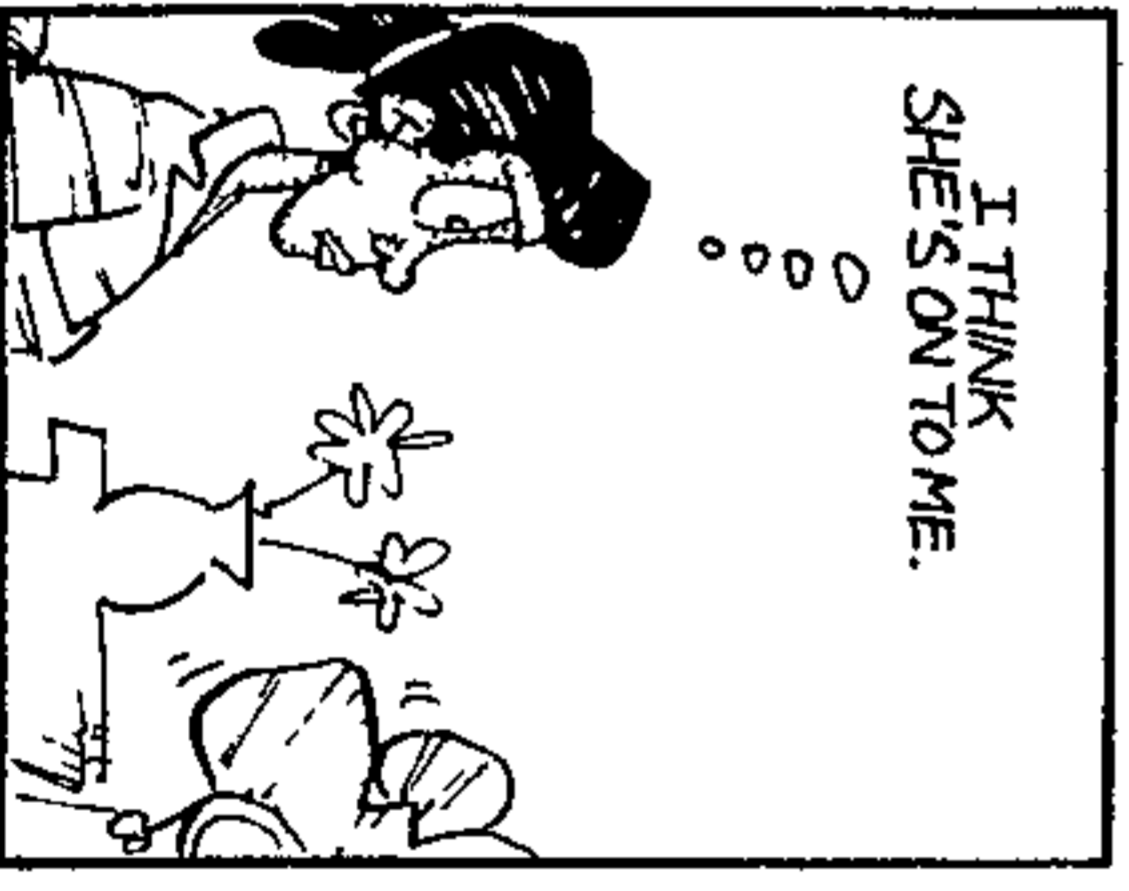
"SUBLIMINAL SUGGESTION
THE ART OF SUBTLY
PLACING A DESIRED
THOUGHT IN SOMEONE'S
MIND"



GOOD MORNING, MADAM -
RAISE - CAN I - RAISE -
MAKE YOU - PAY EVE
MORE MONEY SOME -
RAISE - BREAKFAST.



YES PLEASE, SOME
EGGS - NO WAY - AND
BACON - NOT A CHANCE -
WOULD BE NICE.



I THINK
SHE'S ON TO ME.

By S Francis, H Dugmore & Rico

80330 ADACTIVE

SOUTH AFRICAN
GART & CHO
THE MID
UP-TQ
* Architects
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HOW TO BO
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urban everyman, has become accustomed to life on the out side, fiercely staring in □

metro

Call for drastic restructuring of local authorities

Star 11/6/93

By Jo-Anne Collinge
Metro Editor

Influential municipal co-

ordinating bodies have thrown their weight behind proposals to put appointed non-racial local and metropolitan councils in control when the terms of office of existing urban authorities run out in October, says Johannesburg Management Committee chairman Ian Davidson.

Presenting a R3 billion budget for Johannesburg today, Davidson called for a "drastic restructuring" of metropolitan government and disclosed that both the Major Cities Association (MCA) and the United Municipal Executive (UME) were ready to see the present structures dismantled.

"In the absence of early democratic elections, and accepting that the terms of the current local political structures end in October, the only feasible option to us would thus appear to be appointed local and metropolitan executive structures."

In taking this position, the UME and MCA are much closer to the stance of the South African National Civic Organisation (Sanco) and the ANC than they are to the central government.

Despite this, the 1993-94 Johannesburg budget was still underpinned — apart-

head-style by the council's exclusive claim to the assessment rates of the city's commercial and industrial sector.

Davidson explained why there had been no attempt to share the pie with Greater Soweto and Alexandra.

"We fully accept that the solution to the long-term needs of our metropolitan region lies in the adoption of a policy of fiscal federalism," he said. "But we deny that such policy can only take the crude form of inter-racial transfer of payments. Fiscal federalism implies the recognition of all government dependence of all governmental authorities within a region on the economic wealth of that region."

Nearly a fifth (R263 million) of Johannesburg's R2.4 billion operating budget is funded from assessment rates. Less than a third of this amount is contributed by private householders.

Township civic organisations, rallying behind the slogan, "One city, one tax base", have long campaigned for their areas to receive a slice of the rates contributed by factories and businesses where township people work and spend their money.

Davidson said Johannesburg believed in a shared tax base. But it also believed in equitable policy-making bodies, involving the civic government and extra-parliamentary parties had to be in charge of the process. "Any efforts simply to merge the present unrepresentative bodies would be perceived as unilateral restructuring and could well derail the negotiating process," Davidson warned.

He also stressed that the sharing of tax revenue should embrace the entire metropolitan area. Furthermore, all entities should contribute fully — and this meant ending boycotts of township rates and services.

Davidson spelled out how the UME/MCA plan for interim local and metropolitan government could apply in Greater Johannesburg.

Interim executive councils would be appointed "by and from the parties represented in the Central Wits Metropolitan Chamber", with equal representation for statutory and non-statutory bodies.

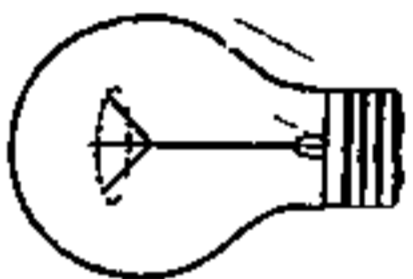
A time-frame for holding local elections would be specified, within a given period after national elections.

In the pre-interim phase, Johannesburg remained committed to the upgrading of conditions in Soweto, said Davidson, and would soon manage services there on an agency basis.

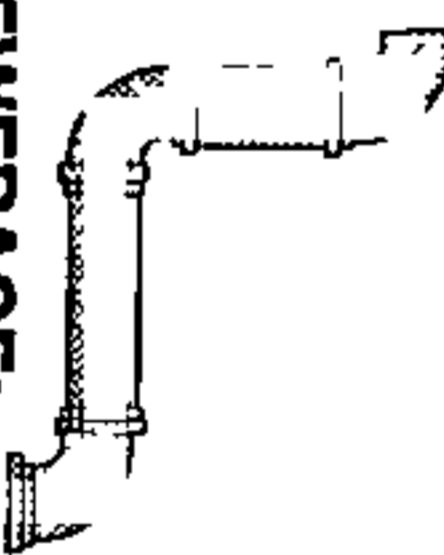
Although Johannesburg will (in the pre-interim phase) appoint a Soweto city administrator from among its own officials and our administrative infrastructure will be employed, these undertakings entail no current expenditure on our behalf, and have had no impact on the budget now before you," Davidson assured Johannesburg's councillors.

Average monthly tariff increases

To go up on June 1.



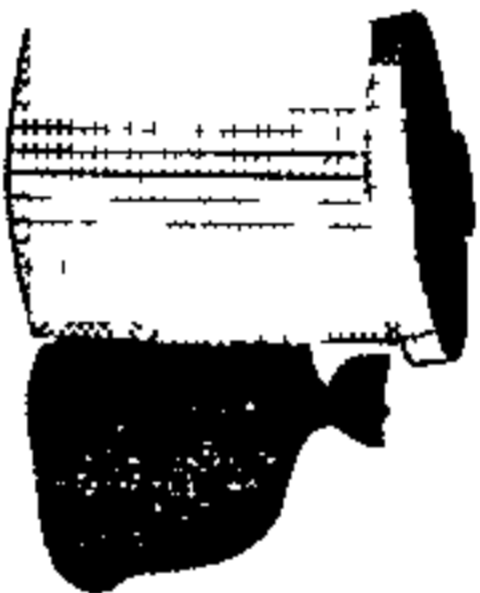
ELECTRICITY:
Up 11.5% for all consumers



SEWERAGE:
Up 10.89% for domestic consumers.
Up 6.7% for business consumers



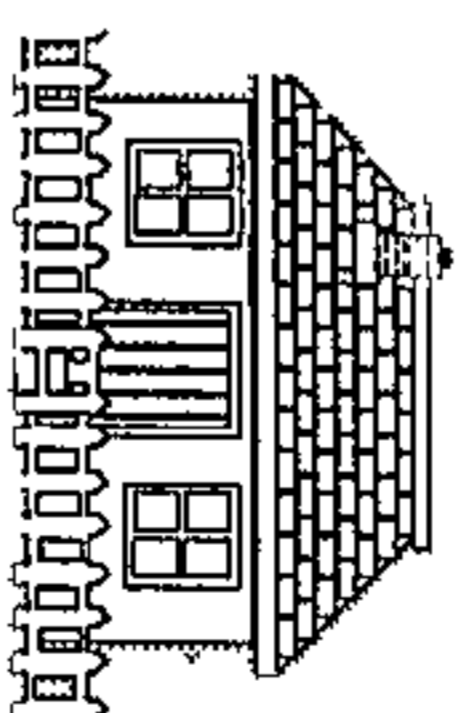
GAS:
Up 15.1% for domestic consumers.
Up between 15 and 16.7% for business consumers



REFUSE REMOVAL:
Up 10.3% for domestic properties smaller than 500m².
Down by 2.6% for larger stands



WATER:
Up 12.2% for domestic consumers.
Up 12.35% for business consumers



RATES:
To go up by 12.9% on July 1.

R10-m rates write-off to aid inner-city residents

Staff Reporter

12/1

The income and expenditure columns of Johannesburg's budget make no dramatic concessions for political change. But a few relatively small entries do cater specifically to the needs of residents excluded by race from voting for the city council.

These include measures designed to assist residents of the inner city flatland forfeit R10 million in rates income in order to allow residents in mixed-use buildings in the inner city to pay rates

and tariffs on a residential scale rather than a commercial rate, as is presently applicable.

"The existing policy has only tended to stymie serious attempts at upgrading the residential component in buildings of this kind," commented Management Committee chairman Ian Davidson.

The council has also chartered a R7 million Regional Services Council grant to the Inner City Housing Upgrading Trust, to serve as collateral in securing loans for tenants wishing to purchase their flats in the inner city.

It has assisted the first 500-unit phase of a low-cost housing initiative south of Johannesburg by donating the land, by participating in the Golden Corporation — a non-profit company, and by channelling a R3 million Regional Services Council grant for servicing the land.

Council's wage offer may rise

By Jacqueline Myburgh

Johannesburg's Management Committee chairman, Ian Davidson, has hinted that the council's offer to municipal workers of a 5 percent wage increase may be upped.

Speaking at a pre-budget briefing yesterday, Davidson would not be drawn on negotiations between the council and its workers, but said the council had budgeted for a 5 percent increase.

The council may have acted from its 20th-century force over its offer.

Davidson said, "Last year the budget did not provide for salary increases, but the final increases were 7.5 percent. Never say never."

Sowetan 2/6/93
Leave to appeal given

(127)
THE Diepsloot Residents and Land-owners Association and a Diepsloot resident, Mr Stuart Aitchison, have received leave from the Appeal Court in Bloemfontein to appeal against the

in brief

Sowetan 2/6/93. (127)
dismissal of their application to prevent expropriation of land to resettle the Zevenfontein squatters.
The application — brought against the Administrator of the Transvaal — was dismissed by Mr Justice SW McCreath in the Transvaal Supreme Court on December 31 1992

Squatters: Diepsloot residents can appeal

Star 2/16/93
The Diepsloot Residents and Landowners Association, and Diepsloot resident Stuart Aitchison, have been granted leave to appeal against the dismissal of their application to prevent expropriation of land to resettle the Zevenfontein squatters. (127)

This development, six months after the Transvaal Supreme Court judgment, will delay by several additional months the development of a site for the permanent settlement of the Ze-

venfontein community in the "green belt" area north of Johannesburg. (310)

The Transvaal Provincial Administration indicated recently that, if leave to appeal were granted to the landowners' association, it would oppose the action.

But the TPA would be powerless to begin laying on services at Diepsloot until the legality of the expropriation was finally settled.
— Sapa.

Cluster home site in limbo

Business Day ANDREW KRUMM 216 193

THE FATE of the former Waldorf cluster home site in Sandton remains in limbo, as bondholder NBS has not reached a decision on what to do with it.

The indecision follows the liquidator's recent rejection of a R2,7m offer by the Cohen Gur Group to purchase the 1,93ha site at an auction in late March.

The auction was held after the provisional liquidation of Strathborne Investments, which struggled to attract buyers for the R2m-apiece cluster homes, only one of which was built. NBS regional manager Gerry Gericke said although the site had initially reverted to the insolvent estate after the rejection of the Cohen Gur offer, it had been surrendered to the NBS.

Gericke said a number of independent property companies had put forward proposals for the site. These made provision for a variety of options, such as the construction of 24 to 129 townhouse units, the subdivision of the land and sectional title sales.

Certain of these proposals would be submitted to the NBS board within the next two weeks, he said.

Absa joins civic in venture to ease bond repayments

Buss. Day 4/6/93
WILSON ZWANE

ABSA and the Ennerdale and Surrounding Civic Association (Esca) have teamed up to help residents with difficulties in meeting their bond repayments

Esca chairman Roger McCullagh said yesterday the arrangement would deal with problems which had resulted in the banking group's reluctance to lend in the area (98)

These included the high rate of repossessions and arrears "Once these have been brought down to an acceptable level, we can start looking into getting Absa to step up its investment in Ennerdale."

An Absa spokesman said the joint venture, launched at the weekend, would go a long way towards changing residents' negative perceptions of banks. (127)

The spokesman could not say how much Absa capital outlay went into the venture. He said, however, that the group had provided

office space, services for a staff member and furniture and office equipment. The group would also employ an Ennerdale resident to work with the venture's staff member

In terms of the arrangement, which was initiated by Esca early this year, Absa and Esca will jointly provide guidance and support to homeowners experiencing problems with bond repayments. They will also explain to prospective homeowners the intricacies of mortgage bonds

The Absa spokesman said the group was negotiating a similar deal with the Soweto and Vosloorus civic organisations, and there were plans to form joint ventures with civic organisations countrywide

McCullagh said his organisation was negotiating a similar arrangement with other financial institutions

Star 716193

Plan to normalise power supplies

"Electricity wardens" will form a cornerstone of a pilot scheme by Eskom and Greater Soweto residents to normalise electricity services that have been on the brink of collapse in the townships.

Working closely with the Soweto Civic Association, Eskom will this week call for nominations from residents for people to represent the inter-

ests of the estimated 150 000 consumers, Paul Mare, Eskom's sales and customer service manager, said last week.

The training of the wardens is part of an 11-point plan that flowed from discussions between Eskom and the civic association when the supplier took over from the local municipality in March last year.

Eskom will pay and train the

wardens to fix basic faults for residents, respond to inquiries and check on meter readings.

A pilot scheme of 20 block representatives will be tried for six months, with each representing between 200 and 300 consumers. If it succeeds, and the scheme is applied throughout Greater Soweto, between 350 and 450 block wardens will be required. — Staff Reporter.

Sowetans to pay electricity in full

Star 7/6/93

(127) (205)

By Cyril Madlala

Residents in Greater Soweto will soon pay normal metered tariffs on electricity in a major breakthrough in the provision of services in the townships, which last year faced a staggering R200 million debt in unpaid bills

At present only half of the residents are paying the flat rate of R33,80 while Eskom "normalises" provision and maintenance of the services

"The normalisation period is coming to an end now, and we are entering a phase when normal electricity maintenance can take place," Eskom sales and customer service manager Paul Mare said last week.

When the giant electricity supplier took over from the Soweto Council in March last year after the municipality's failure to pay the huge debt, Eskom set off the debt against the value of the council's electricity assets

"Electrically, Soweto was

very run down and Eskom had to apply itself to normalise the situation. For residents to be part of normalisation, we developed a plan in conjunction with local civic bodies and other parties," said Mare

The plan set out what Eskom would do to "normalise" the maintenance of services in Soweto before residents would meet their full obligations.

As an interim measure, it was agreed that consumers would pay a flat rate of R33,80 while Eskom fixed vandalised installations

After 15 months, 95 percent of the meters were restored.

As part of the agreement, about 9 000 meters were moved into township yards, he said.

Eskom also agreed to ensure that the technical quality of electricity was up to standard. This would be checked by the Soweto Civic Association's electrical engineer

To make it easier for residents to pay their bills, 23 pay points were installed in Soweto and two in Johannesburg. A 24-

hour toll-free telephone service to report complaints and faults was set up, he said

He assured Soweto residents that there would no longer be bulk cut-offs, and individual consumers who did not pay would be warned before their supply was cut-off.

The Soweto Civic Association recently decided to arrange a meeting with the National Union of Mineworkers and the National Union of Metalworkers of SA to discuss the issue of "electricity wardens" to fix basic faults and act as block representatives

The civic's branches will do random checks with Eskom to check the normalisation programme's progress before deciding whether the civic can "start engaging Eskom on metered tariffs or not", a spokesman said

Mare said Eskom had accepted the civic's position that the new metered tariff charges should not be more than those of Johannesburg

Winnie Mandela accepts Sanco post

WINNIE Mandela has been appointed chairman of the southern Transvaal region of the SA National Civic Organisation (Sanco).

Mandela was appointed by delegates to the region's council meeting in Johannesburg at the weekend.

Sanco southern Transvaal president Kgabisu Mosunkutu said yesterday Mandela enjoyed wide support among township residents and her appointment would enhance the civic organisation's appeal at grassroots level.

Mosunkutu said Mandela had accepted the appointment.

Last week the Appeal Court upheld Mandela's conviction on kidnapping charges,

Buss. Day 7/6/93
WILSON ZWANE

but reduced her jail sentence to a fine and suspended sentence.

In another development, Sanco's general council resolved to push for the restructuring of the Central Witwatersrand Metropolitan Chamber.

Mosunkutu said his organisation would look into how the number of chamber committees could be reduced.

The organisation would seek ways to make the committees more focused, he said. Sanco would also push for co-chairmanship of the chamber presently chaired by Van Zyl Slabbert.

□ To Page 2

Sanco

Buss. Day 7/6/93 □ From Page 1

Mosunkutu said chairmen should be drawn from statutory bodies, such as the TPA, and non-statutory bodies, such as Sanco. This would speed up negotiations on local government, he said.

He said Sanco would march on TPA offices next month to demand dissolution of local authorities.

It wanted the installation of interim local government structures appointed by civic organisations and government.

Should interim local government structures not be installed by end-July, the organisation would have no choice but to

intensify protest action, he said.

Sanco southern Transvaal general secretary Dan Mofokeng took a swipe at Slabbert, newly appointed as SABC board chairman, saying Slabbert's announcement that he would stay on as chairman of the new SABC board for two months was an act of hypocrisy.

Mofokeng said his organisation had welcomed Slabbert's initial statement that he could not take up the position.

The organisation would mount a campaign "to rid ourselves of the undesired members (of the SABC board)", he said.



Tenant Mr. Ngwanandi Gqobalkhuni inspects his landlord's house in Wright Park, Springs, after it was fire-bombed. The house was completely destroyed by fire in the attack on Friday. Rightwing elements are believed to be responsible. No one was injured.
PIC: MBUZENI ZULLU

Whites suspected in arson attack

By Lulama Luti

BLACK residents of the formerly white suburb of Wright Park in Springs are living in fear following the burning down of a house belonging to a black family on Friday night.

Damage estimated at more than R80 000 was caused when the house of Mr Selby Nxumalo was burnt in what the family believes could be the work of rightwing arsonists. Nxumalo's eldest son Gift said yesterday it was fortunate no one was in the house at the time

■ Black families in East Rand town are living in fear after home is gutted in Wright Park:

of the attack. East Rand police spokesman Lieutenant Janine Smith said no arrests have been made and police were investigating. Nxumalo said a white man phoned their house last Thursday asking for a donation of between R40 and R50. His sister Nobantu answered the call. "She asked him what the money was for and

the man said she should not ask questions. In the ensuing argument he threatened he would come to the house between 6pm and 7pm the following day," said Nxumalo. It was around that time the next day when their house was attacked. The Nxumalo family was among the first people to move into the previously CP-controlled suburb.



Alleged conman appears in court

Sowetan 8/6/93

By Joe Mdhlela

A MAN who allegedly swindled several would-be homeowners of more than R2 million in deposits for non-existent houses and residential sites appeared in the Johannesburg Regional Court yesterday

Mr Ronald Francis, who has been granted bail of R1 000, had his fraud and theft case postponed to June 21 pending further investigations

He faces 40 charges of fraud and theft and appeared before Mr H Wolmarans

Francis allegedly conned about 450 people who each paid deposits of R4 500

Black homeseekers allegedly paid man R4 500 for non-existent houses and residential sites:

to him after he had promised to build them houses or provide land on which they could build their homes

Francis later reportedly fled the country when police wanted to arrest him

Residential stands

He is alleged to have raked in about R2 million in deposits for houses and residential stands. He allegedly left his "clients" stranded when he did not carry out his promises

Trading as Invesco-International,

Francis is alleged to have used his building company, Econdi Construction, to build a few luxury houses in Soweto and other black residential areas

According to newspaper reports, Francis tried to negotiate a deal in which he would hand himself to the police if they met "certain conditions"

Police refused to accede to these conditions

Francis (27) is said to have led a life of luxury and to have owned several expensive cars

Roodepoort tariffs go up

By Gien Elsas
West Rand Bureau

127

Star 8/6/93

Roodepoort ratepayers will have to fork out extra for this year's R382,1 million budget, which reflects increased assessment rates and

water, refuse removal and sewerage tariffs.

The council unanimously passed the budget at a special meeting last night. The operating budget accounts for R318,1 million and the capital budget is R64 million. A shortfall of R4 million is envisaged.

To balance the budget it was necessary to increase all tariffs except electrical rates. The water tariff increased by 10 percent this month

and sewerage tariffs by the same from next month.

The assessment rate increases by 5,9 percent.

R13 million will be spent on a sports centre at Ruimsig and the completion of the William Nicol/Hendrik Potgieter road intersection will cost R8,7 million.

Dave Treleven, chairman of the management committee, said that, in view of the difficult economic climate, the budget was "not too bad".

Sanco seeks new sources of income

By WILSON ZWANE and
ADRIAN HADLAND

THE SA National Civic Organisation (Sanco), whose financial resources are strained, is planning to approach big business for assistance, while local associations intend to bolster dwindling revenues by initiating small business ventures.

Sanco president Moses Mayekiso said yesterday the work of civic organisations was hampered by their not having a "stable source of income".

He said they were heavily dependent on donations from foreign donor agencies, such as USAid. These donations went into allowances for staff, offices and office equipment.

A number of local organisations, such as the Development Bank of SA and the Kagiso Trust, had contributed small amounts to Sanco's coffers, he said. More assistance would be sought from big business, and Sanco had also begun canvassing subscriptions from township residents.

"Once we have a democratic government, then it will become the responsibility of that government to fund civic organisations," Mayekiso said, adding that the arrangement should be entrenched in the constitution.

Senior civic official Kgabisi Mosunkutu said foreign funding had dried up after political organisations were unbanned.

Central Transvaal Civic Association media officer Titus Mafolo said this had

□ To Page 2

Sanco Buss. Day. 816193 □ From Page 1

forced civics to investigate "creative ways" of raising extra income. A decision had been taken by the association's general council last month to investigate alternative sources of income, including the initiation of small business endeavours and the acquisition of fast-food franchises.

"If we don't have the necessary skills within the civic to run such an operation, we will contract a business person to handle the franchise," Mafolo said.

An application to register a chicken farm had already been submitted to the KwaNdebele government, he said. It was envisaged that the farm would supply a network of depots in KwaNdebele and the Transvaal.

Mafolo said if the creation of small businesses was successful in generating income for civics in the central Transvaal, the idea could be taken up nationally.

Star 8/6/93
Winnie 'seeking credibility'

The appointment of Winnie Mandela as a regional chairman of the SA National Civic Organisation is an attempt to give her the political credibility she desperately craves, NP spokesman Marthinus van Schalkwyk said yesterday. "The strategy of Mrs Mandela and the radical grouping in the ANC is quite clear. This is only an effort to give her the credibility that she so desperately needs in a bid for more influential positions in the ANC," he said. — Sapa (127)

Again • ANC considers new strategies

Soweto's rent boycott could end

Sowetan 9/6/93

By Isaac Moledi

■ **NEW PLAN** Announcement expected after meeting of Chamber:

AN ANNOUNCEMENT that could bring the seven-year-old Soweto rent boycott to an end is expected tonight. The announcement will be made after a meeting of the Central Witwatersrand Metropolitan Chamber.

Soweto administrator Mr Zakkie Lombard said yesterday that if things went according to plan at the CWMC meeting regarding Greater Soweto, the rent boycott, which began in 1986, could come to an end.

Meanwhile, a ⁽¹²⁷⁾ Sowetan correspondent reports that all residents in the area will soon be paying normal metered tariffs for electricity.

At present only half of the residents are paying the flat rate of R33,80 while Eskom "normalises" provision and maintenance of the services.

"This is now coming to an end and we are entering a phase when normal maintenance can take place," Eskom

sales and customer service manager Mr Paul Mare said last week.

The giant electricity supplier took over from the Soweto Council in March last year.

As an interim measure, it was agreed that consumers would pay a flat rate of R33,80 while Eskom fixed vandalised installations.

Mare assured Soweto residents that there would no longer be bulk cut-offs.

ANC meeting to focus on elections, strategies

Sowetan 9/6/93

By Themba Molefe
Political Reporter

■ **Executive committee meets behind closed doors:**

THE leadership of the ANC began a three-day meeting behind closed doors in Johannesburg yesterday.

The national executive committee meeting takes place following the setting of a tentative date for elections by negotiators at the World Trade Centre in Kempton Park.

It is expected the ANC NEC will focus on the forthcoming meeting of negotiators next Tuesday when the election date will be finalised.

The ANC will also focus on its campaign to develop new strategies.

An announcement of the date for the long-awaited meeting between ANC president Mr Nelson Mandela

and Inkatha Freedom Party leader Chief Mangosuthu Buthelezi is expected this week from Anglican Archbishop Desmond Tutu and presiding Bishop of the Methodist Church of Southern Africa Dr Stanley Mogoba.

The Tutu-brokered meeting aimed at putting an end to violence is expected to top the agenda of the meeting.

B1084-9/6/83

Sanco defends Winnie

SANCO reacted strongly yesterday to criticism of its appointment of Winnie Mandela as the organisation's southern Transvaal chairman

Sanco said Mandela was not merely appointed as suggested, but was in fact elected democratically by its Vaal members

(127)

Islands of uncertain refuge

Star 9/6/93

Eviction axe hovers over squatter settlements

By Jo-Anne Collinge

Many Little Zevenfonteins sprout in the increasingly urban "green belt" north of Johannesburg (121)

They are more sturdily built than the shacks and tents of Zevenfontein, the community which threw surrounding land-owners into defence of their property values last year. But all lack official status. And none offers security of tenure.

They are islands of uncertain refuge in territory where the poor and the workers have only a toehold.

Within weeks, more than 40 families must vacate a settlement known as Cochran's Farm near Lanseria. It is an assortment of one-room pre-fab huts and farm buildings, on a scrupulously litter-free site.

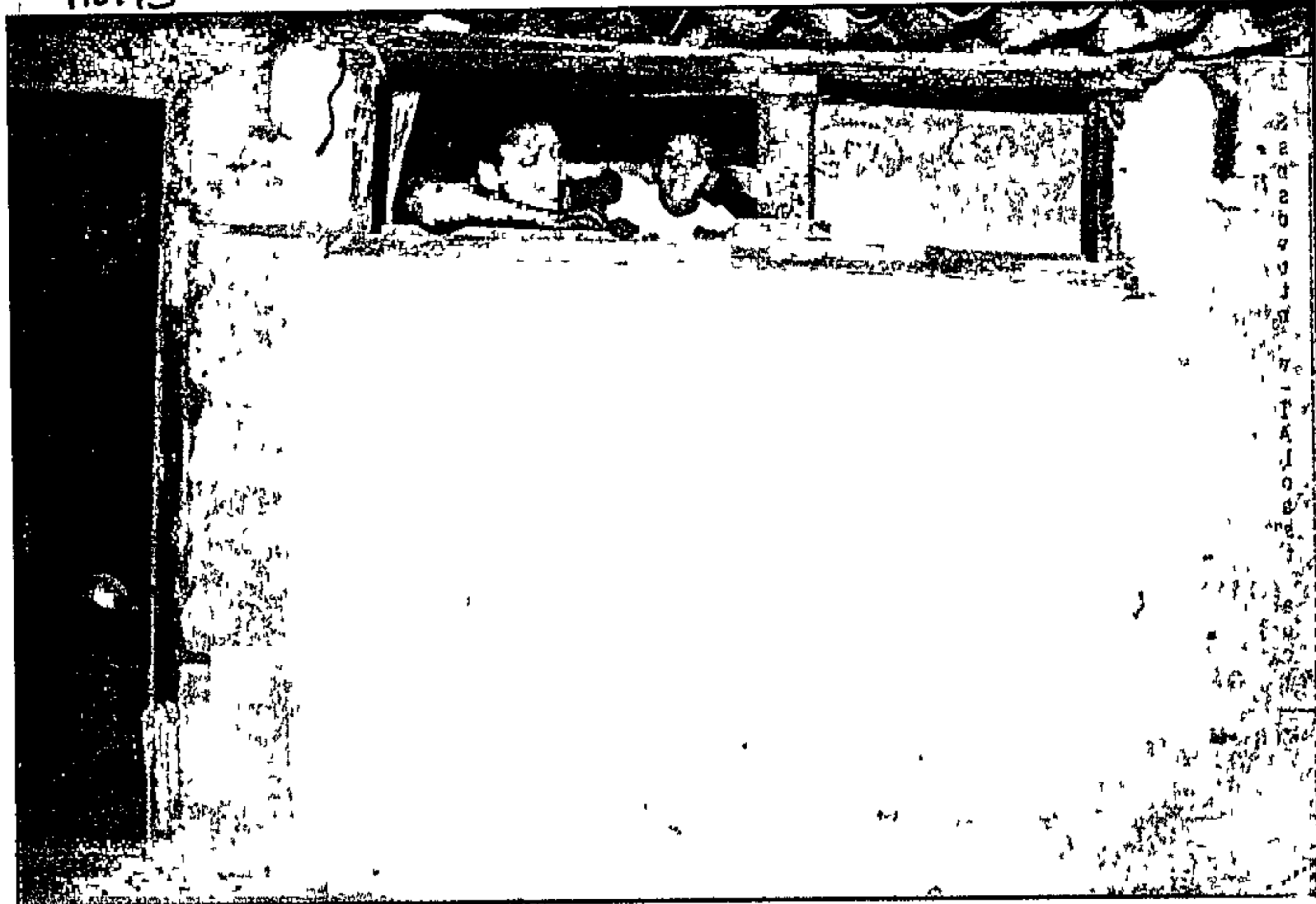
Tenants have been under threat of eviction since February, when their landlord — under pressure from neighbours — gave them notice. After this, tenants began a partial rent boycott which only strengthened the owner's resolve to evict them.

Although many resumed paying the monthly rent of R235 after recent negotiations, time seems to have run out. The owner's attorney confirmed that tenants had to be off the land by month-end.

None has any idea where to turn — and many still hope the Crocodile Valley Rural and Civic Association will win them a further reprieve.

Another landlord in the area, the Rev Reg Bendixen, contends that the big stick is no answer. "If I evict the families living here, most people would have to give up their jobs — or simply find other illegal accommodation."

Not that Bendixen wants to lose any of the 60 families who live in converted stables on his property at Riverbend. It is a peaceful place in the after-work dusk, with a hum



At Cochran's Farm, home is no castle but a one-room hut in a scrupulously litter-free environment. The future of the residents is at best uncertain. Picture: George Mashinini

of human sounds emanating from the close rows of rooms.

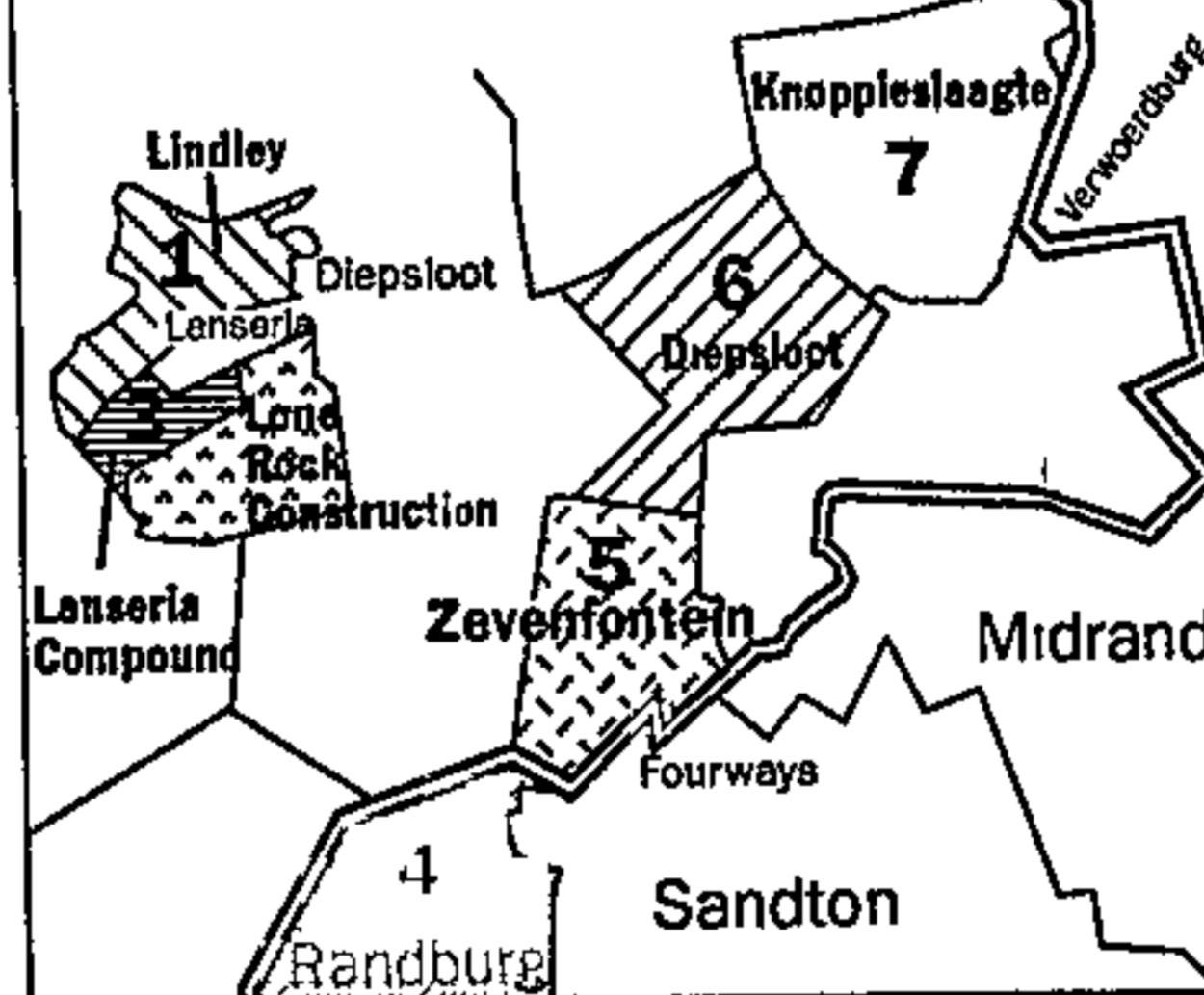
And landlord Bendixen, balding and paternal, says "I've learnt more about the thinking of black South Africans here in this yard than anywhere else — even after years in the ministry."

He says he has been repeatedly fined for breaking Randburg's by-laws and been taken to the Supreme Court since he acceded to factory owners' requests to house their workers.

Bendixen is not quite a lone voice among land owners. Since the Zevenfontein debacle, the civic association, together with regional and local ANC structures, has struck up a working relationship with property owners belonging to the Jukskei Crocodile Catchment Association (JCCA).

What binds them together is the conviction that parties directly affected by planning must participate in the decisions taken — whether these be the siting of low-cost housing or defining municipal boundaries in this spirit they

Some "Little Zevenfonteins"



- 1 Lindley: 43 families
- 2 Lone Rock Construction: 300 workers
- 3 Lanseria compound: 50 people
- 4 Riverbend: 60 families
- 5 Zevenfontein: about 1000 families
- 6 Diepsloot: 35 people (already evicted)
- 7 Knoppieslaagte, about 20 people

have launched the Crocodile Valley Negotiating Forum.

Mathole Motshekga, vice-chairman of the ANC's PWV region, believes strongly that there should be a moratorium on evictions in the area and has attempted to secure Transvaal Provincial Administration backing.

He stresses that a comprehensive solution to homeless-

ness in the region is needed and that piecemeal evictions are no answer. Apart from Zevenfontein, whose relocation has again been delayed by court action, the civic association is working in five small settlements whose future is uncertain.

TPA spokesman Piet Wilken points out that the province cannot enforce an evic-

tions moratorium where private landlords are concerned, but it can facilitate solutions.

"At this point we don't have developed land in the area on which to settle people. So we would try to arrange that tenants continue to live on the farms where they are until other accommodation is available. But we oppose owners 'farming' with people."

Star 10/6/93

Boost for East Rand townships

By Anna Louw
East Rand Bureau

Katlehong and Palm Ridge are to get a R12 million shot in the arm from the Greater Germiston City Council for the provision of infrastructure and services

This was announced at a special meeting of the council when it tabled its budget for the 1993-94 financial year last night.

Management committee chairman Leon Louw said the Greater Germiston Council had been a reality since March 1 and had pioneered the

way to a new dispensation for local government in South Africa.

This was the first budget since the three areas' councils had amalgamated

Louw said the country was in the grip of a tough recession and announced "below inflation rate" increases in electricity (9,2 percent), water (7 percent) and environmental services (9 percent). Sewerage tariffs will rise by 13 percent

Assessment rates — Germiston's greatest source of income — have been increased by 0,5c in

the rand with a special 40 percent rebate for those who own one residential unit on a stand

The city's expenditure for 1993-94 is estimated at R568,2 million with an expected revenue of R560,1 million. The budget has provided for a deficit of R8,1 million.

For Katlehong, the picture is bleak as it goes into the new financial year with a water and electricity debt expected to be R38,4 million. Katlehong's financial loss calculated at a flat interest rate is estimated at R47,7 million.

Met Chamber still seen as crucial forum

By Jo-Anne Collinge

The Transvaal Provincial Administration appears to have abandoned its plan to bypass the Central Wits Metropolitan Chamber in seeking a solution to the Soweto crisis — and local-level talks are back on track.

At last night's meeting in Johannesburg, Mr Chamber

chief executive officer Vic Milne said all parties to the Met Chamber had reaffirmed their conviction that the chamber remained a crucial negotiating forum.

The next round of negotiations takes place only on June 23. In the past week, two crises rocked the chamber

● On Friday, vital talks deadlocked in the sub-structure charged with negotiating the Soweto issue, the Extended Ad Hoc Committee on the Soweto Crisis.

The Soweto Civic Association (SCA) rejected outright the modest local government restructuring which forms an integral part of the plan for Johannesburg to step into

Soweto and restore services in the township.

● Just four days later, Transvaal MEC for local government Burger Lategan announced that he believed that parties in the Met Chamber lacked the power to resolve the Soweto crisis. It is believed the key to the resumption of talks is a two-step approach. This

would start with the original proposal, which builds in a multiparty policy-making structure for Greater Soweto. The second phase would see the dissolution of all racial local government structures and their replacement with appointed local and metropolitan transitional executive councils, as demanded by the SCA.

Residential needs call for holistic approach to CBD

Billsay 10/6/93

127

TALJAARD Carter's involvement with the Johannesburg CBD goes further than the projects with which it is currently involved. It is also lobbying for a holistic approach to the city.

The city structure has been determined largely by people who do not live or shop in it or utilise its recreation and entertainment facilities, says architect and urban designer Larry English.

Consequently, infrastructure required to support residential life in the city has been ignored.

Converted

The past 60 years have seen designated city parks, libraries and streets built upon or converted to busy stations, parking and the like. This has led to very little of its "life support structure" being left, says English.

Inner city housing cannot be considered as the simple conversion of vacant offices to residential units.

It must address the re-introduction of open space, recreation, education, community support structures, security and job opportuni-

ties, among other things.

The CBD is still physically the most accessible area of the metropolis and represents the highest concentration of job opportunities, says English.

For the majority, it is theoretically the most ideal place to live and work.

Taljaard Carter is working with the Central Johannesburg Partnership, the city council and with property owners in developing modes for converting office and public buildings, warehouses and disused open spaces in the inner city into places to sustain living.

The firm is also involved in investigations into converting buildings for specific institutions. However, this is difficult without a general restructuring framework or philosophy, understood and accepted by all property owners in the city, says English.

The economic structure of the city and metropolitan region requires a radical review of the current spatial structure which places the poor furthest from the centre of opportunity, he says.

"We are thus faced with a perpetual subsidy system amounting to hundreds of

millions of rands a year, no matter what mass transit system we employ."

"Inner city housing, on the other hand, reduces the cost of travel and adds about three hours a day for the average city worker.

"It will also enable money to be rechannelled from subsidies into job creation and capital projects in the city," he says.

Rates reductions for housing are also vital to create a multifunctional and more economic city.

Halt

Johannesburg is one of the least dense cities in the world, says English.

"Housing organisations, institutions and public authorities must halt uneconomic peripheral development and housing and begin to invest in a more compact, economically diverse and activity-rich inner city.

"This restructuring will require a positive appreciation of what is already happening to our city — as well as the will to see Johannesburg overcome its problems and move into the next century as a true world city," he says.

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Tiff over rates decrease

INNER city residents' association Actstop is to take action against the Johannesburg City Council for "unilaterally" restructuring rates — even though residents will be paying less

Actstop representative on the Central Witwatersrand Metropolitan Chamber Moses Moshoeshoe took the council to task at this

GAVIN DU VENAGE

week's chamber meeting for "unilaterally" increasing rates for inner city residents

He accused the council of insensitivity, and warned the "people on the ground" would take action unless the council agreed to a moratorium on increases.

Johannesburg management committee chairman Ian Davidson pointed out that no rates increases had been set for inner city residents.

Instead residents could look forward to a "substantial reduction" in rates, as most buildings would now have separate rates levied on their residential and business components.

Moshoeshoe nonetheless insisted that any unilateral restructuring would be met by mass action

INNER CITY HOUSING

FM 11/6/93 (127)

More costly than you think

About 22 000 people are waiting to rent homes in Johannesburg. Making them home owners is proving tougher than expected because dwellings often cannot be built cheaply enough for them to buy. Costs must be kept below R65 000 for a low-income earner to qualify for the First Time Home Owners' Subsidy scheme.

FHA Homes aims to provide affordable housing for low-income communities. A division of The New Housing Co, it claims high-density units of reasonable size and finish can be developed on vacant land in and around cities — but only at R65 000-R100 000 at present building costs.

Nor is refurbishing much cheaper. Renovated flats sell from R30 000 for a bachelor pad to R65 000 for a three-bedroomed unit.

The question is whether government will increase the First Time Home Owners' Subsidy scheme — which subsidises, for five years, a third of the bond interest on a home costing up to R65 000 — or makes it more flexible as a gearing mechanism in the form of a capital subsidy to cover higher inner-city development costs. FHA CEO John Weaver says other things needed to promote high-density development are

- More flexibility in town planning (fewer parking constraints, for instance),
- The sale of residential land at reasonable prices, and
- More schemes — such as the Seven Buildings refurbishment project — in which communities, councils and developers co-operate.

FHA is involved in the Seven Buildings and other schemes in Johannesburg. Two scheduled to start within three months are in Jeppestown and Mayfair.

The 120-unit Jeppestown development, in its final planning stage, is a joint venture with Johannesburg City Council. It is providing 20 stands "at cost". FHA is financing the erection of a series of double-storey buildings comprising 48 m², two-bedroomed apartments which will sell from R65 000. Prices could dip depending on the land cost, says Weaver.

Council housing director Ian Taitz is keen to keep the units below R65 000. Preference is being given to buyers on a council "selling scheme" list. Buyers need to earn R2 500 a month or be able to afford 25% of their earnings for bond repayments to qualify for the First Time Home Owners' Subsidy. "Se-

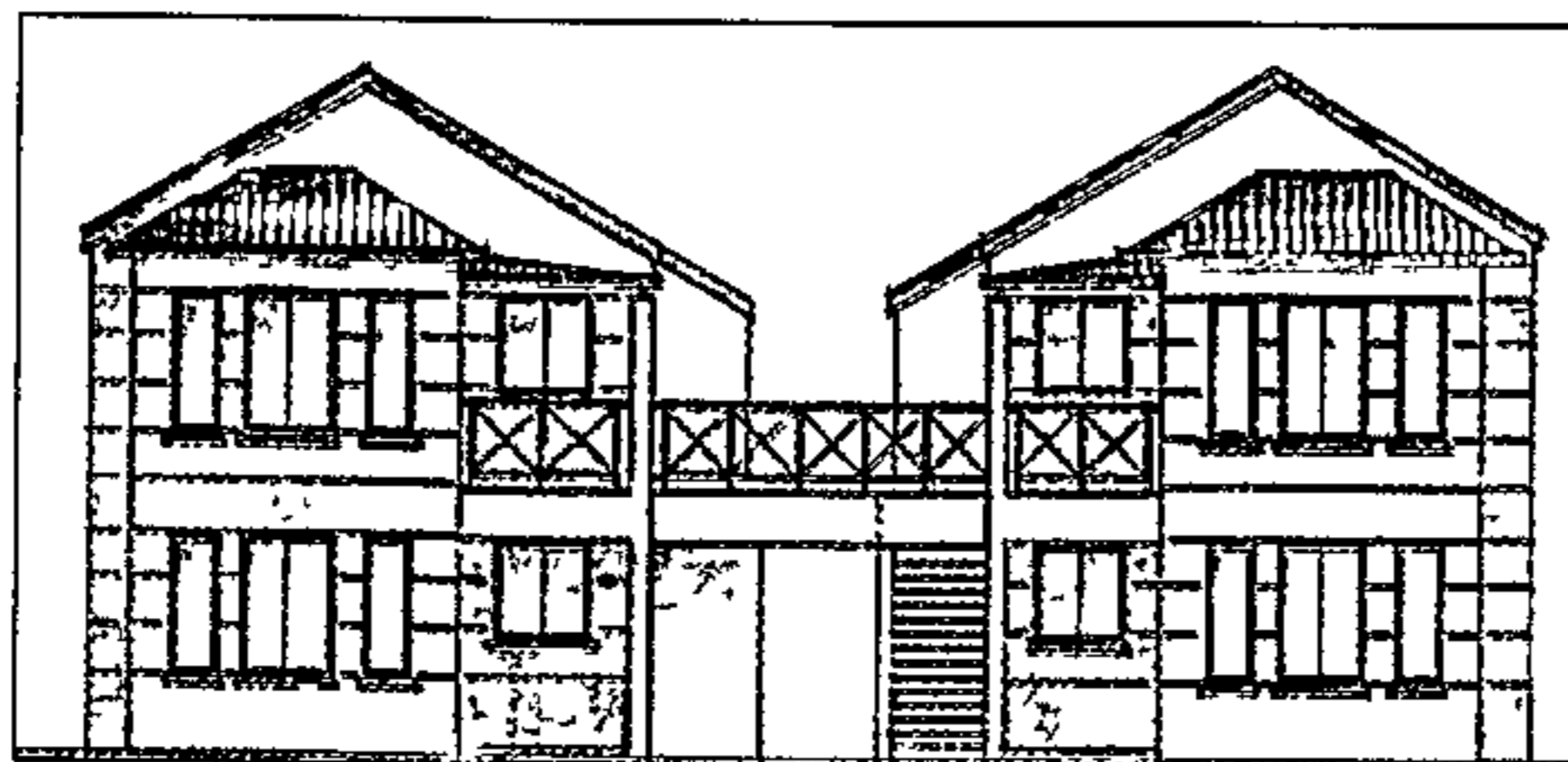
lecting the candidates is a careful exercise," says Taitz. FHA hopes to start building in August but must still appoint a contractor.

The second FHA scheme is on an 865 m² site in Railway Street, Mayfair. It will comprise 12 high-quality finish, three-bedroomed units in double-storeys. Average unit size is 70 m² and projected costs are R120 000, which includes parking and security. Geotechnical and parking constraints made FHA scrap its original plan for 25 units in four-storeys as 60 m² units would have cost the same. It must still put the plan to the local residents' association.

From next month Taitz will manage the council's inner-city housing process under the aegis of the Central Johannesburg Partnership.

The council's new policy is to be innovative where its land or regulations affect the provision of housing for low-income earners. This will cover land infills, building conversions and guarantees to banks or building societies.

The council, though stressing it is still central government's role to provide low-cost housing, has set aside R10m from the 1994-1995 budget to be used as seed money.



Jeppestown townhouses . keeping price below R65 000

The official estimate of people waiting to rent dwellings in Johannesburg is 22 000. The council has only 20 000 units. It uses a points system (the same as Dublin's) to rate applicants. Requirements include the breadwinner earning less than R1 200 a month. But part of its new policy is to try to convert many would-be renters into buyers.

Several selling schemes are on the go. The largest one, by Golden Highway Development Corp (Goldev), a Section 21 company, could involve about 3 000 plots opposite Eldorado Park south of Johannesburg. This is a joint venture between developer Newcho and Goldev on land provided by the council.

Home costs and other development issues are being decided in a negotiating forum consisting of the developers, the Civic Association of Johannesburg, residents and neighbours. Construction of the first phase

of 500 homes is due to begin within months. Negotiations with sellers of land, for the second phase, are under way.

Taitz is about to propose the building of homes on 200 council stands in Eldorado Park Extension 3 — a park site rezoned for residential use. Up to eight developers might be chosen to build competing show houses. Buyers allocated stands will select their designs from these.

The First Time Home Owners' Subsidy scheme and soft loans from the National Housing Commission are two sources of funds so far. ■

FM 11/6/93

THE POINT

A strong pointer

Alarm bells must be ringing for the planners of Durban's ambitious Point redevelopment project. There are signs that private-sector investors are losing faith in the scheme because of apparent bureaucratic dithering.

Property auctions form a good barometer of the market. And two recent auctions of Point property have flopped. Clearly, the message for Durban's Point Development steering committee is investors want to see some progress before they speculate on Point property.

Project co-ordinator Roland Starkey concedes criticism of the delays is valid but says most issues of principle have been sorted out.

The first of the two properties to come up for sale was one of the last pieces of vacant council land in Point Road. It failed to attract its reserve price when it came under the hammer at the beginning of April.

The second property, on auction a fortnight ago, did not attract any bids. The building is a 907 m² (net) low-maintenance, face brick structure with general business rights. It gets rental of R6 000 a month and boasts drive-in access from Point and Albert roads.

It could be argued that the owners wanted too much for their properties and pegged their reserve prices high or that the failures were symptoms of a depressed property market. But had investors been confident of a spin-off from the Point redevelopment, the money would have materialised.

Management committee chairman and steering committee member Peter Mansfield says he is not worried about the failure of the first auction. "The plot is outside the Point development area, on the least attractive edge. Pilot projects will not be in that vicinity."

Norman Christoforos of Maxprop, the

Star 14/6/93
(127)

Ennerdale electricity clash

By Jacqueline Myburgh

The Ennerdale and Surrounding Civic Association (Esca) and the Ennerdale Local Development Committee (ELDC) are set for further confrontation this week over the electricity crisis in the coloured township south of Johannesburg, according to the civic association.

On Friday, police swooped on Esca for the second time in a week, arresting 10 of its members including chairman Farouk Jardine.

The SAP said the seven women and three men had been arrested in

connection with incidents on Thursday in which a security guard was shot at, an unlawful gathering was held outside the local development committee, a car was damaged, a house was attacked, and workmen's tools worth R40 000 stolen.

An Esca member said yesterday that the men and women had not yet been charged, but police could not confirm this.

Before his arrest on Friday, Jardine said residents had not paid their electricity accounts because they were inordinately high. One home in the township had re-

ceived an electricity bill for R19 000.

On Friday the ELDC cut electricity lines around the township. Micky Abader of the ELDC said illegal connections had been discontinued because they were hazardous.

Jardine said this went against an undertaking by the ELDC not to take action against residents who reconnected their electricity themselves.

Abader said there had been no such agreement but that the ELDC wanted co-operation from Esca to look at individuals unable to pay their electricity bills

Johannesburg CBD outgrows a bad image

IN spite of the poor perceptions of the Johannesburg CBD, private and institutional investors are channelling millions of rands into commercial and retail developments in the area

CBD Association chairman Stan Arenson says crime in the area has dropped substantially, particularly with the introduction of a number of "bobbies on the beat"

Central Johannesburg Partnership (CJP) executive director Neil Fraser agrees, saying crime statistics have shown a decrease "Burglaries, muggings and motor thefts have all shown a decline year-on-year"

The private sector is involved in a number of office — mainly for owner occupiers — and retail developments in the area, which

reflects the level of investor confidence, Arenson says

A number of commercial projects are presently under way and include the final phase of the R1,2bn BankCity development for First National Bank, Genmin's R138m headquarters, a R36m block on Simmonds Street for Standard Bank and R16m worth of parking at Sanlam Centre

Sanlam recently announced it was considering redeveloping the Ansteys site, but said it would retain the historic residential building on the site

Johannesburg Consolidated Investments also recently said it was planning a multimillion office park in the CBD To be known as Main Place, the site is behind the Magistrate's

Court

On the retail side, the R39m Bridge shopping centre was opened recently and other plans under consideration include the R175m Metro Mall development, which is expected to be given the go-ahead in the near future

Convert

The mall will convert the Newtown and Kaserne bus and taxi ranks into a retail and transport centre The final plans for a R1,2bn trade and tourism centre on airspace from the Queen Elizabeth Bridge to End Street are also under consideration

Johannesburg City Council management committee chairman Ian Davidson also recently stressed the council's commitment to

the area by announcing it would spend R45m in the present financial year on 10 projects to boost the local economy and promote inner-city growth

And, in another development, the CJP has established the Inner City Housing Upgrading Trust (ICHUT) to address "chronic inner city housing issues"

Johannesburg's inner city residential component is finely balanced — overcrowding, social tensions and a lack of community facilities are all warning signs for what could become an uncontrollable slide towards city ghettos

The CJP says that, to a large extent, the solution lies in ownership and to facilitate this the ICHUT was established

Fearful squatters to invade

vacant land

By Cyril Madlala

A Lenasia squatter community, whose lives are threatened by the probable formation of a sink-hole, will invade and erect shacks on nearby vacant land tomorrow. The site has electricity and tarred roads.

There is a strong belief in the shack settlement of Thembalihle that the House of Delegates (HoD) is trying to sell the land in Extension 13 to private developers. The land was initially earmarked for low-income housing and is one of a number of possible relocation sites for Thembalihle.

Geologists have told residents in the 20 000-strong squatter camp in Lenasia's extensions 9 and 10 that they are under imminent risk.

Daniel Bovu, chairman of the Thembalihle Homeless Residents' Committee, said they would invade Lenasia Extension 13 because it had been standing vacant for at least three years.

Criticism

A community forum, comprising 20 civic, religious, welfare and political organisations, met at the weekend and criticised the HoD's "unilateral development" of Extension 13.

It accused the House of failing to take into account the history of the homeless community and its integration into broader Lenasia, and warned this could lead to racial tension.

"The community of Lenasia is not going to sit idly by while the HoD plunges the area into a crisis. Together with the homeless community we intend to mobilise the broadest possible opposition to the HoD's present attitude and position," the forum said in a memorandum to the HoD.

The forum wants Extension 13 to be developed for low-income housing to cater for homeless people from Lenasia, and has urged the HoD to place a moratorium on all development in the area.

Sandton sets R3-m aside for poorer neighbours

Star 15/16/93

By Anna Cox

In preparation for the post-apartheid era, the Sandton Town Council, for the first time in its history, set aside R3 million to help underdeveloped neighbouring areas with their infrastructure.

Announcing the R321 million budget last night, management committee chairman Peter Gardiner said Sandton needed to take the lead in restoring

trust between communities seriously handicapped by social and economic injustice. He said political settlements could only be successful if they were underpinned by sustainable economic expansion.

The 1993-94 budget brings a rates increase of 13 percent to owners of 1 000 sq m stands, 14 percent on 2 000 sq m stands and 18 percent on 4 000 sq m properties.

The three-year revaluation of

Sandton properties increased its total rates base by 52 percent to R7 billion. Business site values increased by 47 percent and their contribution to the rates base is now 24 percent.

Private-sector investment, according to Gardiner, is on the increase with 3 000 building plans with a value of R597,7 million approved between July 1992 and May 1993.

"Rapidly escalating property values are in line with Sandton's

rating as one of the four fastest growing centres in the Republic," said Gardiner.

Among the major expenses are R22,3 million for parks, libraries and the art gallery, R24,6 million for health services, R146,5 million for engineering services and R30,6 million for ambulance, fire protection road safety, traffic control and the crisis control centre.

An amount of R20,3 million had been budgeted for develop-

ing the new civic centre.

Although the town's operating budget had increased by 21,9 percent, said Gardiner, the two main factors influencing this were the delayed payments for ambulance and fire services to Alexandra by the Transvaal Provincial Administration and the Regional Services Council, and the overreading of Sandton's water consumption by the Rand Water Board due to a faulty meter.

Land occupied in housing protest

MARIANNE MERTEN

MEMBERS of the Thembalihle Homeless Residents' Association, the Lenasia Civic Association and the ANC Lenasia Branch yesterday occupied Lenasia Extension 13 to protest against housing shortages in the area.

ANC Lenasia branch executive member Dr Yusuf Saloojee said yesterday the "symbolic occupation" was a protest to call for the development of low-cost housing.

Police confirmed that the march from Lenasia Extension 9 to Extension 13 and the short occupation were peaceful. (127)

A residents' association statement said yesterday the Thembalihle area had been declared unsuitable for development in March 1992 as a result of ground sinkage caused by dolomite problems.

Lenasia Extension 13 — which had been identified as an alternative housing site for the approximately 3 500 homeless families — had stood vacant for the past three years.

The residents said the area should be used to house their homeless

The protest had been triggered by the association's belief that the House of Delegates wanted to sell the area to private property developers for the establishment of middle to high income group housing, the statement said

A case for class action

LRC Review in W/mout 1816-24/6/93
ON behalf of a Mamelodi client, the LRC won an electricity charges case in the Appellate Division which has implications for all township residents.

But, because there is no provision for class action in South African law, this remains an individual victory. Every person in a similar situation would have to take action for his or her rights — which is not possible in practice.

The LRC, acting for Mr Setshedi, challenged the Mamelodi Council's practice of charging interest and also attorney and client costs on electricity account arrears. Judgment initially went against Setshedi, but his case was successful on appeal.

The next electricity account he received from the council, however, was for approximately R8 000.

When it was examined, it was found that he only owed R20 in arrears, due to a tariff increase he did not know about. The rest was for legal costs from his case in the Transvaal Provincial Division.

Fortunately, the AD had set aside that judgment, together with the costs order. Setshedi was lucky to have access to lawyers who could go through the account, understand it, and advise the council that he would not pay.

In the light of the AD judgment, theoretically all interest on arrears collected

between January 1987 and 1990 should now be repaid to residents.

The LRC sees many similar cases. This was just one example of widespread administration problems in black townships. The head of one household of four keeps paying monthly accounts of about R1 000 to avoid being cut off, after all attempts to resolve the matter have failed.

Many people are also faced with attorney and client charges on electricity bills, often without a judgment authorising the court order.

People often don't know what charges are for or how they arose. And their payments are often not reflected correctly on the accounts.

Consumer boycotts leading to negotiations which eventually "write off" arrears are seldom understood against this background — that arrears are often not even owed.

Residents have little incentive to pay when services are not efficiently provided or where accounts bear no relation to what is consumed.

There is also little pressure on the councils to improve their administration if residents find it impossible to calculate what they really owe, and they cannot take class action but must fight each matter individually.



Members of the Western Cape Hostel Dwellers Association, where the Hostels to Homes initiative started

THE "Seven Buildings" project began with confrontation rent boycotts and evictions. Eighteen months later, these central Johannesburg buildings are set to be bought and upgraded by their tenants. If successful, this will deliver affordable housing to many who came there originally as Group Areas Act illegals.

The real value of this emerging pilot scheme is that it is replicable. This bodes well for the inner city, where a considerable quantity of potentially usable accommodation exists.

The LRC was involved as co-ordinator of protracted negotiations between tenants, owners, the city council, the private sector and development agencies. Evaluating the difficulties and setbacks, attorneys said the experience had been a learning one, in which they had possibly over-extended their roles.

Several precedents are being set. One is the concept of group ownership through share-block units for low-income projects. If sold, units revert to the co-operative non-profit company controlled by the owners, keeping them affordable.

Another is a method of unlocking finance, frozen by lenders due to the perception of high risk. A new agent in the development field, the Inner City Housing Upgrading Trust, whose

From illegal tenants to lawful owners

LRC Review in volume 18/6 - 24/6/93

first project is the Seven Buildings, is to raise money as collateral security.

Further, precedent-setting ways are being sought to broaden existing state housing-subsidy policies. These are presently geared to individuals in single houses, rather than to co-operative multi-dwelling ownership.

Another precedent is the input into training. Technical service organisations are developing personnel and organisational capacity in the resident community. They are teaching future buyers, who will be involved in delivery and maintenance, the technicalities of running schemes and managing buildings. Upgrading will also use maximum resident input.

The "Hostels to Homes" scheme involves the housing of families in hostels built for single

migrants. Families living there now account for about 100 000 people — more than twice the number for which the hostels were originally designed.

This pilot project aims to redress the manifestation of apartheid migrant labour policy — endless rows of single-storey buildings — to acknowledge family life and to give it outward form as double-storey units in an environment planned for community quality. If successfully completed, the scheme may be replicated in other places.

The scheme started in 1986 with a "bottom-up" initiative, via the Western Cape Hostel Dwellers Association. The LRC was involved from the outset.

The Umzamo Development Project, a Section 21 company set up by the LRC and chaired by Wallace Mgoqi, of the LRC's Cape Town

well-located land which would otherwise have been used for middle-income schemes.

Planning also aims to create job opportunities (for example, the ground floors of houses may be used commercially) and a commitment to labour-intensive construction.

The LRC aims to take up 'test case' developments with a view to innovative solutions. Hopefully, the demonstration scenarios which result can serve as prototypes for other communities. Two current examples — the 'Seven Buildings' project in Johannesburg and the Cape's 'Hostels to Homes' scheme — go against the grain of apartheid geography, which has pushed the poor to the urban periphery. The process of negotiation can be painfully slow and problematic. But, as lawyers charter new ground in development projects, it is encouraging to note that not least among the achievements are the cross-fertilisation of disciplines and the fact that antagonistic groups are working together for the first time.

office, took over last year from a previous trust and now drives the project. A grassroots-based company, it draws on project-upgrade committees to allow future occupants a say. Umzamo is also contributing to broader hostel housing policy through participation in the National Housing Form and Sanco.

Considerable negotiation among former political antagonists has yielded a Hostels to Homes co-ordination committee to receive state funds and oversee implementation.

The committee comprises Umzamo, the Ikapa Town Council and the Cape Provincial Administration. The LRC negotiated the development agreement in this tripartite arrangement.

A further new aspect is the planning approach — upgrading, and filling in at high density on land between the hostels and on buffer strips. This leaves low-income people in relatively well-located land which would otherwise have been used for middle-income schemes.

Planning also aims to create job opportunities (for example, the ground floors of houses may be used commercially) and a commitment to labour-intensive construction.

Sewage *Stein 18/1/69* threat to Reef water

By Jacqueline Myburgh

An average of 30 million litres of raw sewage spills into rivers and streams on the Reef every day, according to the Rand Water Board (RWB) — but this is less than in previous years

The situation has led the Johannesburg City Council to divert dirty base water, which had been flowing into Zoo Lake and streams in the south of the city, directly into the sewage pipes.

RWB pollution control manager Karl Lubout said the human waste being spilt into the streams did not threaten the quality of drinking water on the Reef, but did pose a danger to people using the water sources before purification

Communities living along the Klip River and using the water might be in danger, especially if there were cholera outbreak. ~~(S)~~

Lubout said the spills were chiefly due to overcrowding in the inner city and the townships on the East and West Rand. (127)

In Johannesburg, the city council's directorate of water and waste is also recording large sewage spills into the city's stormwater drainage system.

A spokesman for the directorate, who did not wish to be identified, said streams and rivers in the city were deteriorating rapidly.

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Threat to occupy buffer zone

By Cyril Madlala (127)

Desperate Newclare residents, who face a housing crisis, have targeted a vacant buffer zone, once meant to enforce the abolished Group Areas Act, for occupation.

Members of the tenants' committee met the South Western Management Committee yesterday to discuss the property between "white" Claremont and "coloured" Newclare.

It was decided at the meeting that the tenants should address their grievances to Marietta Marx, chairman of the Johannesburg City Council's health, housing and urbanisation committee. A meeting has been set down for Monday.

"We want to go through all the channels. If nobody listens to our pleas we will have no option but to take the necessary steps to occupy the land by any means, including squatting," said Emanual Sandow, vice-chairman of the committee.

"We don't want any conflict, but we have an explosive situation on our hands," he said, referring to the overcrowded conditions in flats.

Tenants also want full participation in any development and discussions involving their area, he said.

Tenants were told yesterday that part of the vacant land belongs to Transnet.

Star 18/6/93

How much to pay is the question

By Cyril Madlala

(127)

To pay or not to pay for rent and services in Greater Soweto is not the question, rather it is how much to pay

That seems to be the issue most residents have to grapple with, if random interviews by The Star this week are anything to go by

The question of tariffs in the sprawling township that has a debt exceeding R800 million is one of the crucial issues in the negotiations in the Central Witwatersrand Metropolitan Chamber

Agreement would pave the way for the Johannesburg and Roodepoort city councils to move in to restore and maintain services which have degenerated to alarming levels in some parts of Greater Soweto

But would residents actually

begin to pay after a gap of up to eight years?

The Star randomly asked 18 people in Soweto if they would be prepared to pay for the services if a suitable political solution were found for pre-interim local government, and residents were asked to pay an initial flat tariff of R50 per month

(286)

Frankness

To encourage frankness, interviewees were not asked to identify themselves

"I would be prepared to pay if they would fix my lavatory and collect not just ash, but rubbish as well. But R50? That is too much. I think we should pay R30," said an unemployed man in Orlando East

"There is a culture on non-payment in Soweto, but if services are okay, R50 should be right. The problem is that you

pay, your neighbours don't and yet they also get the services. That is why people are asking why they should pay," said a professional man

He saw a problem. The timing might discourage political organisations from getting involved

"With the elections around the corner, politicians might be wary of being seen to be the ones urging people to pay," he said

One man was sceptical of The Star's interviews, saying they would "confuse issues"

For him, having in place structures which are accountable to Soweto residents would solve the problem

This could only happen once the country had a democratically elected government which would take the responsibility to provide essential services

Millions of rands missing

■ 300 SWINDLED People pay deposits on

properties that they will never have:

By Joe Mdhlela
Consumer Reporter

POLICE are searching for a property developer who allegedly disappeared with about R1 million in deposits collected from prospective homeowners on the Reef. Mr Cyril Mtshali, managing director of Mepco Housing, allegedly collected money from more than 300 clients for houses he never built.

A police spokesman said yesterday Mtshali was being sought in connection with theft and fraud amounting to "probably millions of rands." "We are investigating the man on various charges of theft and fraud. We are working on hints and are hoping to make progress," he said. Police have also appealed to people who had paid money to Mtshali to report to John Vorster Square. Mtshali's operations allegedly involved placing expensive advertisements in several publications, telling home seekers his company could build them homes.

One of his victims, Mr Conrad Tlowana of Soweto, said yesterday they would co-operate with the police to track down Mtshali.

"We have no sympathy for Mtshali. We will do everything in our power to help police track him down," Tlowana said.

Sowetan has carried several reports on people who have complained that they have been swindled by Mtshali. Some of his "clients" have alleged they paid deposits ranging between R3 000 and R10 000.

Miss Thandi Maseko said she paid Mtshali R3 500 in 1991 as part of a deposit towards a house that was never built.

"When I insisted on a refund I was given a post-dated cheque which the bank refused to honour because of lack of funds," she said.

Director of Lawyers for Human Rights' housing unit, Mr Brian Leveson, has warned blacks to be vigilant when dealing with property developers. He said clients should not pay deposits directly to the developers but rather have them placed in a trust fund, a sure way of ensuring that they would not be swindled out of their money.

127



Winnie hits out at talks ^{Press}

20/6/93
NEWLY elected SA National Civic Organisation chairman Winnie Mandela yesterday said in a speech to the Transvaal regional congress of the National Union of Metalworkers of SA (Numsa) that the multiparty negotiations forum lacked democratic participation as practised by trade unions and civics (127) (127)

While not opposed to negotiations, she said: "I am opposed to the selling of my people in the name of negotiations. Negotiations must be representative of the feelings of the people."

Sowetan 21/6/93

Let us go to Graceland

127

By Joe Mdhlela

HOW DOES IT FEEL to wake up early in the morning and know you are within whispering distance from your workplace?

Surely, it must feel good. That is how workers employed in Wadeville industrial areas will soon feel in what will reverse the old Verwoerdian dictates that forced workers — especially underpaid black workers, must live far from their workplaces.

Three cheers to Bernhardt Dunstan and Associates for conceiving the idea and to Murray and Roberts Engineering for making it concrete.

Unique project

But what makes the project unique by South African standards is that there was consultation right across the spectrum. The old paternalistic approach hitherto adopted by those who own capital gave way to more consultation.

The workers, or the people if you like, have been thoroughly consulted. And what do you know they gave their approval, making the concept of a "workers' village" theirs.

To be called Graceland, this model workers' village, to be situated in Wadeville, near Germiston, will give employees an opportunity to live close to their workplaces.

WORKERS' VILLAGE *Houses of hope:*

"In fact employees will need to either walk or cycle to be on time to start work," chief executive officer of Murray and Roberts Mr Ian Colepepe said at the sod-turning of the village three weeks ago.

First formal house

Listen to Mr Albert Hane, who has never known what it means to stay in a formal house has to say about the new scheme.

"It has my blessing. My wife, my children and I will now not only be able to own a home we will call ours but will be within walking distance of our places of employment."

Hane, who lives at Mandela squatter camp in Kaitleng, works in Wadeville. For many years he has been forced to travel to work either by train or taxi.

Like many other black South Africans who live on the Reef, Hane knows very well how dangerous it has become to travel by train. Much as he would like to use trains because of their affordability, he would rather forgo that for taxis.

"That is a choice one has to make. But with the introduction of the new complex in Wadeville, God has answered our prayers. I am looking forward to the day this project is completed," he said.

Director for BDA Jo Dunstan said the success of the project has been under-

pinned by working in partnership with trade unions, workers, black builders, local authorities and financial institutions.

"To make the project work and keep on working you need to keep all parties satisfied," Dunstan said.

She said it was important to create a suburb, and not a township.

"The point that must be made clear is that this will not be a corporate owned housing scheme where employees rent their houses. The concept will be that the land, owned presently by Murray and Roberts Engineering, will be passed to the village once all the units have been purchased by owners," she said.

Planned suburb

She added that the village would not be 'some soulless housing estate' but a planned suburb with facilities that would add value to the village life.

Accommodation would vary from bedsitters suitable for singles to three-bedroomed homes for larger families. There would also be walk-up apartments with a small private yard space.

The village will also have double-storey houses where families will have small private gardens. The village will have trees to make it more attractive.

Watch TSS today at 9pm for more details about this scheme.



Final move — the new workers' village will bring stability and some form of security for people who have never lived in a proper house.



Hope and relief — these squatters will soon know comfort as a new village is being built to house workers nearer their places of employment.

This space was made possible by the support of the Positive Development News Initiative, which seeks to document a unique development model that is evolving in South Africa where people from all walks of life — Business, Labour, Grassroots, Democratic Structures, Development Agencies and Communities themselves — are coming together in focused alliances, to play a powerful role in reconstruction and reconciliation to build a common future that will provide the foundation of a peaceful and prosperous inclusive society in this wonderful land of ours.

Core founders of this initiative are

The D G Murray Trust
Independent Development Trust
Kagiso Trust

The Anglo American and De Beers
Chairman's Fund
Eskom

Murray & Roberts
Nedcor Chairman Fund
Facet Film & Television

R10493

Church bodies back NCCCR after claims

Sowetan 21/6/93

By **Lulama Luti**



THE three church bodies that were part of the National Co-ordinating Committee for the Repatriation of Exiles have come out in full support of the NCCCR

The church organisations — the South African Council of Churches, the Southern African Catholic Bishops Conference and the World Conference for Religion and Peace — said they were satisfied that the grants to the NCCCR could be accounted for

"We are satisfied that this money can be properly accounted for save for the R400 000 which was discovered to be missing of which R200 000 was recovered," said Mrs Sheena Duncan, spokesman for the church organisations. In a statement during a Press briefing on Friday, the church organisations said "We wish to state that our auditors are of the opinion that no more than R400 000 of which a little more than

half has been recovered, is still unaccounted for." The church bodies also said as soon as the theft was discovered, police were informed and evidence of the theft was given to them.

They added that the NCCCR, of which, they were part, also instituted a commission of inquiry which was open to the public and the press. "This was done because we wanted to be open with the public - we insisted on the commission of inquiry even when the NCCCR ceased operating," said Dr Franz Auerbach.

Responding to an article in the *Sowetan* last week, in which former NCCCR director Mr Mos 3 Chikane was said to be a relative of the SACC's Dr Frank Chikane, Duncan said the two were only distant relatives. "Moss Chikane was employed according to normal employment procedures. Any suggestion otherwise is devoid of all truth," said Duncan. She added that the SACC was taking legal advice on the *Sowetan* article published last Monday "because of the gross inaccuracies contained in the article".

next *Talkback* topic

THE *Sowetan*/Radio Metro Talkback Show tonight will be an open line. You are invited to phone between 7pm and 8pm to share your views on any topic with host Tim Modise.

Dial the hotline (011) 714-8063

Involve *Sowetan* 21/6/93 masses in talks forum, says Winnie

NEWLY elected South African National Civic Organisation chairman Mrs Winnie Mandela has criticised the multiparty negotiations forum, saying it lacked democratic participation as practised by trade unions and civic organisations

Mandela, estranged wife of ANC leader Mr Nelson Mandela, was addressing a National Union of Metalworkers of South Africa (Nunsa) regional congress in Germiston at the weekend. ~~(SAPA)~~ (127) ~~(SAPA)~~

"Negotiations will always be discredited and viewed with suspicion until the people on the ground are involved. I am not opposed to negotiations in principle, but I am opposed to the selling (out) of my people in the name of negotiations." Grassroot mandate Mandela said political organisations must consult and obtain grassroots mandates before changing strategies

"If the mood of the people is 'Kill the Boer kill the farmer', it does not help for their leaders to try and say 'Sorry baas what they really mean is kiss the Boer kiss the farmer'"

"If the leaders do this they are not representing their followers, but their own selfish hunger for power," she said, adding that there would be no lasting solution to the country's conflict until poverty, economic deprivations, violence and crime had been resolved

● The ANC recently withdrew the controversial chant after whites complained it was inciting racial murder. — *Sapa*

Berea blast 'not an attack'

By Charmela Bhagawat
Crime Reporter

A hand grenade exploded in a block flats in Berea, Johannesburg, on Saturday, slightly injuring a five-year-old boy and damaging several flats in the building

The grenade was planted in the corridor on the fourth floor of Davenport flats in O'Reilly Street
"We doubt it was an at-

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tack and although people said they saw a man with a balaclava outside the building before the blast, trying to attribute blame like that is presumptuous," said police spokesman Captain Wikus Weber

The explosion echoed through the city suburb at about 2 pm.

He said Tony Constantino, the only person in the corridor at the time of the blast, was injured by flying glass and was treated at the scene. A Davenport resident said

the little boy told tenants after the blast that he saw a "fair skinned" man with a cap kneeling down where the grenade was placed shortly before the explosion

But police said the severely shocked child's claims could not be substantiated, and they were questioning all the residents and security guards at the building

The child and his mother were visiting friends at the time of the explosion and could not be contacted yes-

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Tenants Glynis Bok and José Rodrigues said the grenade went off outside their flat. Their kitchen window was blown out and some furniture was damaged

They said they would be moving to another flat soon.

"The biggest frustration is not knowing who did it," said Rodrigues

Bok said a policeman who took statements from them yesterday had told them that "this was just the beginning"

He said this could be a warning. We don't want to wait for something to happen, so we are moving," said Rodrigues

Yesterday, glass littered the entire floor, and the windows and doors of several flats were smashed

In the middle of the corridor there was a hole in the concrete floor where the grenade was placed and concrete chips from the wall and ceiling were strewn around

Newclare Star 21/11/93 tenants are

desperate

(127)

When night falls, number 3202 in the Gillian block of flats in Johannesburg's Newclare township could be mistaken for a refugee camp.

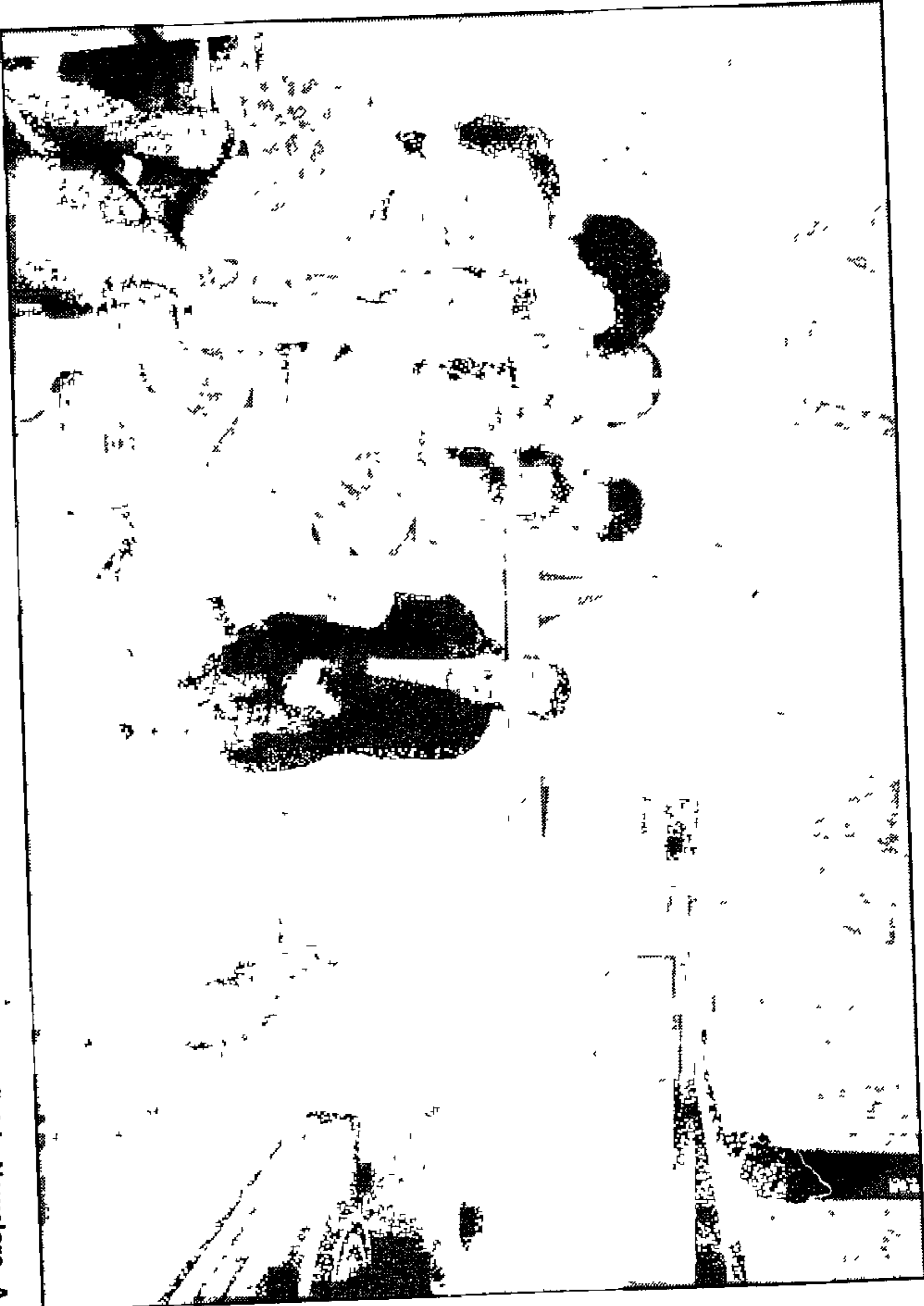
A curtain partitions the bachelor flat, so that Henry Creighton and his wife Cadlaja have some privacy. Their seven children snuggle up in whatever is left of the flat.

Creighton says when they moved in two years ago, the Johannesburg City Council told them this was a temporary arrangement.

The spokesman for Newclare Tenants' Association says some people have been waiting for 25 years.

Newclare residents have targeted a piece of land, once meant as a buffer zone between Newclare and Claremont, for occupation.

The association will meet Marietta Marx, chairman of the city council's health, housing and urbanisation directorate today — Staff Reporter



Tight squeeze . . . Henry Creighton, his wife Cadlaja and seven children share a bachelor flat in Newclare. A curtain divides the main room, and a bed has been squeezed into the kitchen.

Picture: Alf Kurmalo

of violence ● Union braces for wages confrontation

Sowetan 23/6/93

Tembisa stayaway goes on as planned

By Lulama Luti

■ **ILLEGAL TENANTS** Aim of march

THE stayaway organised by the ANC alliance in Tembisa on the East Rand continues as scheduled today, organisers said yesterday

Residents are expected to converge at the Jan Lubbe Stadium at 10am, from where they will proceed to the Rabasotho Centre to hand in memoranda at the local police station and the town council offices. Spokesman for the ANC in Tembisa Mr Chilly Magagula said the march would be monitored by the SAP, ANC marshals and members of the Wits-Vaal Peace Committee. "I must stress that the aim of the march is not to go and destroy the Vusumuzi Hostel as has

is not to destroy the hostel: (127)

been rumoured. We have no intention to destroy the hostel," said Magagula.

Magagula said the Vusumuzi Hostel, an IFP stronghold, has been a flash point of the violence that has claimed the lives of scores of people in Tembisa. "We are calling on the council to kick out those people living illegally. If they fail to do that, we will have no option but to re-embark on the rent boycott," he said.

He said that the stayaway had been organised as a result of ongoing violence in the area and to consolidate the week-long consumer boycott of white businesses in Kempton Park.

At the top of the list of the grievances is that the businessmen in Kempton Park should put pressure on their colleagues who own some of the houses at the Vusumuzi Hostel complex to kick out the people who are living there illegally. "The town council has told us that of the 150 housing units there, only five are occupied by families. The rest of the people living in those houses are illegal tenants and we fear that they have been taken over for criminal activities," he said. Magagula added that residents wanted the erection of a dumping site for toxic substances at Chloorkop to be stopped.

Three-star hotel sinks into squalor

By Abdul Mhlazi

One visit to what used to be the Wynton Joy Hotel in Hillbrow will change your view of hotels

No changes have been made to the original rooms. The only difference is that they are now called flats. Storage rooms have become homes

Inside, four to six adults share a room for a monthly rental of between R300 and R600. Others live in darkness and damp on the basement floor, which used to be broom and laundry storage rooms

The only "luxuries" left from the hotel's three-star past are cold water and electricity

Broken window panes have been replaced by pieces of cardboard paper and plastic sheets

Residents say they have had to bring in extra people to share the rooms because otherwise they couldn't afford the rent

They said they had reported the appalling conditions to the landlord many times

Most had decided to remain silent because of alleged intimidation by a Zimbabwean man, "Mr Moyo", who runs a disco on the ground floor

"Mr Moyo" refused to comment

Efforts to reach hotel owner David Malan have been unsuccessful



Living hell . . . Lucky Mokoena (28) and Sipho Ndawonde (29) pay R250 a month to live in a room which once housed hotel brooms. Picture Gary Bernard

Talks on Ennerdale electricity bills fail

Star 28/6/93
(127)
By Jacqueline Myburgh

Negotiations between the Ennerdale and Surrounding Civic Association (Esca) and the local management committee have broken down amid controversy regarding non-payment of electricity accounts in the town.

Esca deputy chairman Roger McCulloch said the civic association had halted all communication with Ennerdale's management committee, which it regarded as illegitimate and inefficient, and was instead dealing directly with the TPA.

McCulloch said the authorities had cut off electricity to more than 1,000 houses in the past month. Esca's "Switch-On Committee" had reinstated the power.

He rejected a suggestion by management committee chairman Micky Abader that individual electricity accounts be negotiated.

Abader said yesterday Esca had not attended a meeting on Monday at which the parties were to discuss the electricity crisis. "It's up to them. The TPA is looking at the 28th (June) for another date," he said.

The Ennerdale Local Development Committee continued to urge Esca to come forward with the names of individuals who could not afford to pay electricity accounts.

Abader added that if Esca preferred to deal with the TPA, it was "up to them".

"It's a dead end for them because the TPA does not run Ennerdale."

Community bank study set up

B/Say 24/16/93

SHARON WOOD

THE Community Banking Project said yesterday it had set up a trust to conduct a detailed investigation into the feasibility of setting up a community bank.

The investigation will look at locations for branches, which products will be delivered by the bank, what languages will be used and how the bank will be funded. Chairman of the trust is Ellen Kuzwayo and the CE former Perm MD Bob Tucker

Leading figures from formal and informal financial institutions and prominent members of community and civic associations have been invited to join the trust.

A detailed investigation into whether a community bank was needed had been conducted and this had been submitted to the Council of Southern African Banks (Cosab), the project

said Cosab then agreed to support a detailed study into the feasibility of establishing such a bank

Absa group executive Archie Hurst, nominated by Cosab to head the investigation, said the probe would probably be completed and presented to Cosab in mid-August. If this went well, the community bank could begin to be set up in September

Civic Associations of Johannesburg general secretary Cas Coovadia, also involved in the project, said Cosab would not have an ownership stake in the bank.

Hurst said Cosab was prepared to support the initiative even though it could eventually compete with the formal banking sector

Mangope attempts to solve education crisis

STEPHEN COPLAN

STUDENTS from Setlogelo Technikon in Bophuthatswana met President Lucas Mangope yesterday in an attempt to resume lessons, which were disrupted last month and had not been attended since.

In a separate development, it was decided at an emergency council meeting yesterday that the University of Bophuthatswana would be closed indefinitely pending the outcome of a judicial inquiry into student unrest, Sapa reported.

The meeting in Mmabatho between Setlogelo students and Mangope was disrupted by the arrest of an SRC member for alleged possession of an SA Congress of Students (Sasco) publication, Sasco spokesman Mokgomo Mogoledi said.

Bophuthatswana government spokesman Alwyn Viljoen said the meeting was "a bit of a fiasco" as some students had not brought student cards to get in.

The meeting was intended to reassure students and technikon management that the government would intervene to stabilise education, Viljoen said.

Another meeting was planned for July 7, but it was still unclear whether exams would be held or the academic year would be written off.

Bophuthatswana's highest budget allocation was to education, and the government was anxious to get education back on track, Viljoen said.

He claimed there was no education crisis in Bophuthatswana.

Mogodiri said the government was distorting the facts as all tertiary institutions had closed before the current holiday break. Exams had been boycotted.

Mangope had suggested at the meeting that SRC members were responsible for the disruptions on campuses and their terms of office should be restricted to three months, Mogodiri said.

Viljoen denied claims that police were present on campuses. However, Mogodiri said access to campuses was being restricted. There was a low-profile police presence at Setlogelo.

Soweto services at breakdown point

GAVIN DU VENAGE

SERVICES in Soweto are likely to come to a halt within two weeks unless the rent and service boycott is ended by the beginning of July.

Yesterday's meeting of the Greater Soweto Crisis Committee failed to reach agreement on ending the rent boycott. It will meet again next week.

Metropolitan Chamber CE Vic Milne said yesterday the meeting had gone "quite well", but a solution had to be found soon.

Soweto's financial position was desperate, he said.

Soweto's service deficit might be as high as R1,2bn, and payment levels were less than 5%.

He said parties were close to reaching consensus on tariffs, the only sticking point.

Another obstacle was the failure of the ANC to appear at the meeting.

The organisation was consulting the civics on how best it could participate in the Metropolitan Chamber and the committee.

The chamber recently voted to allow political parties to take part as full chamber members.

The ANC also wants the issue of boycotts and service provision discussed in merged transitional executive committees — the organs it envisages will replace present

municipal structures and which it is hoping to have in place this year.

However, Soweto may have less than two weeks to come up with additional revenue to pay contractors and salaried staff, said Milne.

If this did not happen even basic services would break down and that could lead to further unrest in the township, which could spill over into Johannesburg.

Milne said he was expecting the ANC to take part in solving the Soweto issue next week. Its support was crucial to implementing an agreement and encouraging people to resume paying.

Plans to end the seven-year boycott are now in their 12th draft, and talks have been going on for at least a year. On several occasions the committee has come close to a settlement.

Last year settlement was put on hold while the people involved sought wider consultation on how to resolve the issue.

Earlier this year the Johannesburg City Council said it would take over service provision on an agency basis. However, it would do so only once the boycott had ended. The plan was delayed to bring in various political groups to legitimise it.

F W set to lobby Clinton on G-7

CAPE TOWN

President F W de Klerk is expected to discuss with US President Bill Clinton the role of the Group of Seven countries could play in stimulating economic growth and development in southern Africa when they meet in Philadelphia on the eve of the G-7 summit in Tokyo.

De Klerk's visit to the US, from next Wednesday to Sunday, will include talks with World Bank president Lewis Preston and IMF MD Michel Camdessus.

De Klerk will visit Austria on Monday and Tuesday en route to the US where he and ANC president will jointly receive the Philadelphia Liberty Medal.

The Foreign Affairs Department said in a statement yesterday De Klerk would meet Austrian President Thomas Klestil, Chancellor Franz Vranitzky and Foreign Minister Alois Mock during the two-day working visit.

He will also address an Austrian parliamentary group and prominent business leaders.

De Klerk and Mandela were nominated for the Philadelphia Liberty Medal by an international commission for their contribution to political change in SA.

Clinton is expected to present the award to the two leaders in Philadelphia next Sunday, July 4 — Independence Day in the US — Sapa

NEWS Tembisa residents threaten rent boycott if demand is not met

Sowetan 24/6/93

Demolish hostel demand

By Isaac Moledi

(127)

TIMES UP Residents target 'JFP stronghold':

AUTHORITIES IN TEMBISA were yesterday given an ultimatum of two weeks to demolish the notorious Msumuza Hostel or face an indefinite rent boycott in the township.

Residents also threatened to launch a consumer boycott of white businesses in the area. The warning was made by residents of the East Rand township to the Tembisa Council and the police when more than 50 000 people stayed away from work and marched to the local police station to hand over a memorandum.

The stayaway was aimed at forcing the Tembisa Council to demolish the hostel, said to be a stronghold of the Inkatha Freedom Party. Residents are also demanding that all hostels be converted into family units.

provided for homeless people and that alleged toxic dumping at nearby Chloorkop be stopped. ANC Tembisa deputy chairman Mr Timothy Mabena warned the authorities that if their demands were not met by the end of the month, residents would begin a rent and consumer boycott from the beginning of July.

Pupils and teachers had also stayed away from school and all shops were closed.

There was near-chaos at Jan Lubbe Stadium, where a rally was held earlier, when angry youths demanded that the handing of the memorandum to the police should be followed by a march on the hostel to demolish it.

But this was averted by the arrival of ANC PWV region chairman Mr Tokyo Sexwale and

other ANC leaders who pacified the crowd. Sounds of gunfire were heard while marchers were on their way to the police station. Addressing the rally near the police station, Sexwale condemned police actions in dealing with residents.

"We want to make it clear today that we want our own police force. We have made it clear many times that our people want peace and not fighting but there are those who are forcing us to fight," he said.

Sexwale also condemned people who continued killing innocent people and said "Today Mr Mandela and Mr Buthelezi are meeting. Those who stand accused in the killing of our people should be exposed."

w/mcut 25/6-11/7/93

There's still hope for Hillbrow

By PAUL STOBEL
NOT all the news from
Hillbrow is bad

The Johannesburg suburb, once a vibrant refuge for the young and trendy, has been in the news for its spiralling crime rate and the closing of its cosmopolitan shops

But a survey by Alan Morris of the University of the Witwatersrand's sociology department reveals the suburb has not slid past the point of no return

"The process of decline is still quite limited. What is required is a sizeable intervention to halt the slide into a ghetto and maintain the racial diversity of the area," said Morris

Morris' survey of 378 households in about 170 blocks of flats shows the area is not as overcrowded as popular opinion has it. Although Hillbrow is still South Africa's most densely populated area, there are on average 2,6 people living in a flat.

Roughly 55 percent of the people living in Hillbrow are African, 20 percent white, 6,2 percent Indian and 16,4 percent coloured. Although the racial composition of the area had shifted dramatically during the past two years, 84 percent of respondents said the change had broken down racism, against 2,5 percent who said it had worsened racist attitudes.

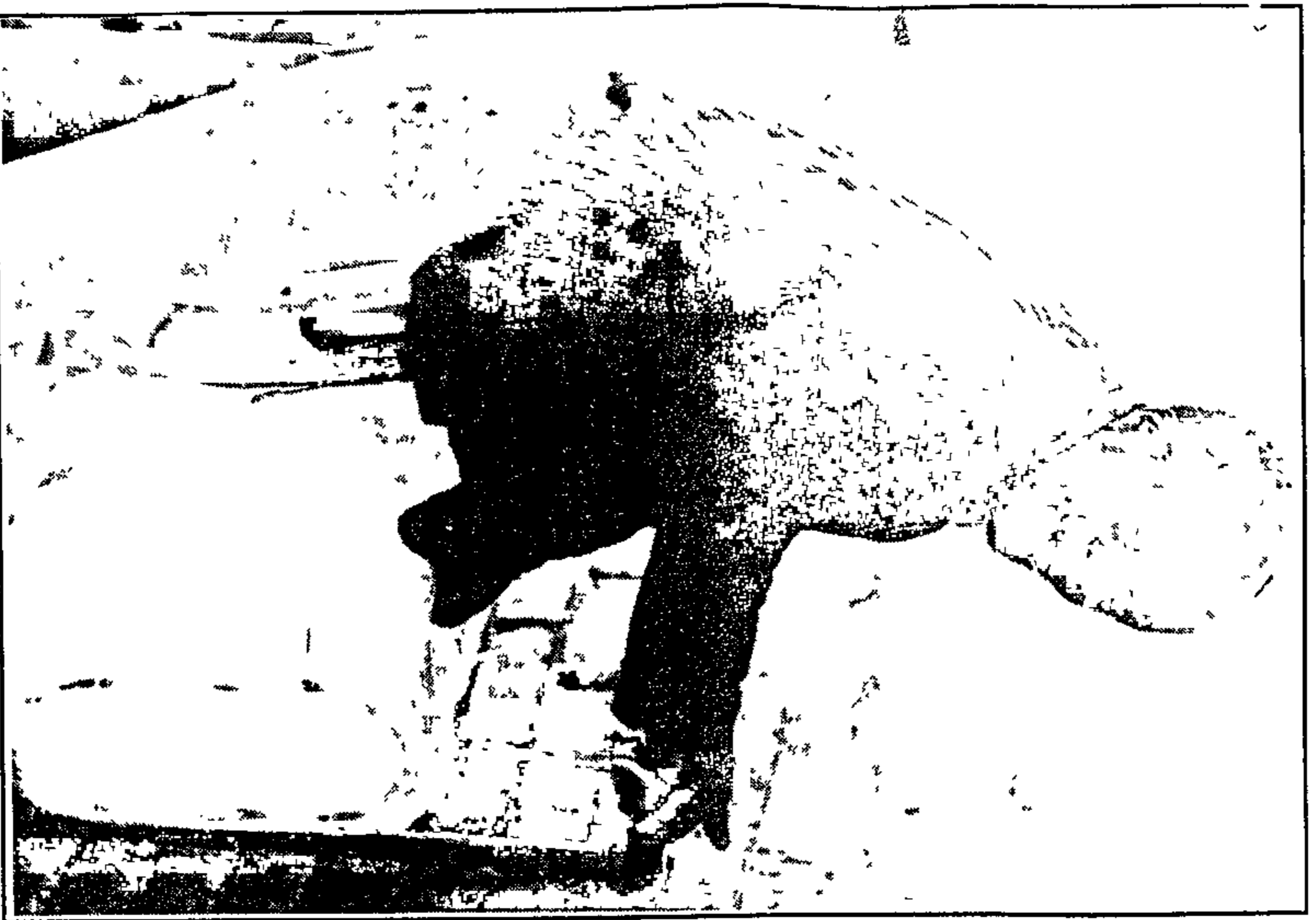
Residents' perceptions of their quality of life in the area differed but most Africans indicated moving to Hillbrow had improved their lives.

Morris sees several obstacles to reversing Hillbrow's decline.

A large number of the people living in the area had moved in within the past five years and only 30 percent intended to stay. Most respondents wanted to leave the area and only stayed because they had nowhere else to go. The constant flux of people made it difficult for residents to build the support networks around which a community takes shape.

Red-lining by the banks also prevented people from buying homes and settling down in Hillbrow.

HOUSING FEATURE Squatter plight in the spotlight • Residents of camps will benefit



Water shortage ... Mr Bibi Mabaso, a resident of the Pumasibethane squatter camp, fills his can with water from a common tap near the demolished George Thabe Stadium, Sharpeville.

Cry from the heart Sowetan 25/6/93 for a piece of land

A NESTING 100 000 destitute people live in squalid squatter camps in Vaal Triangle townships with no hope of getting homes

Hundreds of other homeless families stay in backyard shacks and claim their landlords demand high rent at a time when unemployment is escalating at an alarming rate in the area

A Port Elizabeth University survey says more than 100 000 black people are unemployed in the Vaal Triangle.

The cry from the hearts of squatters is for a piece of land they can call their own. *Sowetan* has established that the population in these squatter camps grows daily. Furniture is just dropped at a spot and a shack built around it.

Mr Bibi Mabaso, who squats in Pumasibethane in Sharpeville, has not been so lucky. He stayed in a backyard and was thrown out as he could not pay the rent. He has been unemployed for the past 10 years since being retrenched.

"I could not afford to pay high rent and decided to build a shelter for my family of six in an open lot outside the township," he said.

Destitute families broke down the George Thabe Stadium and used the materials for building shacks outside what was once the "mecca of soccer" in

SOME HOPE Ray of light is cash

injection to boost low-cost housing:

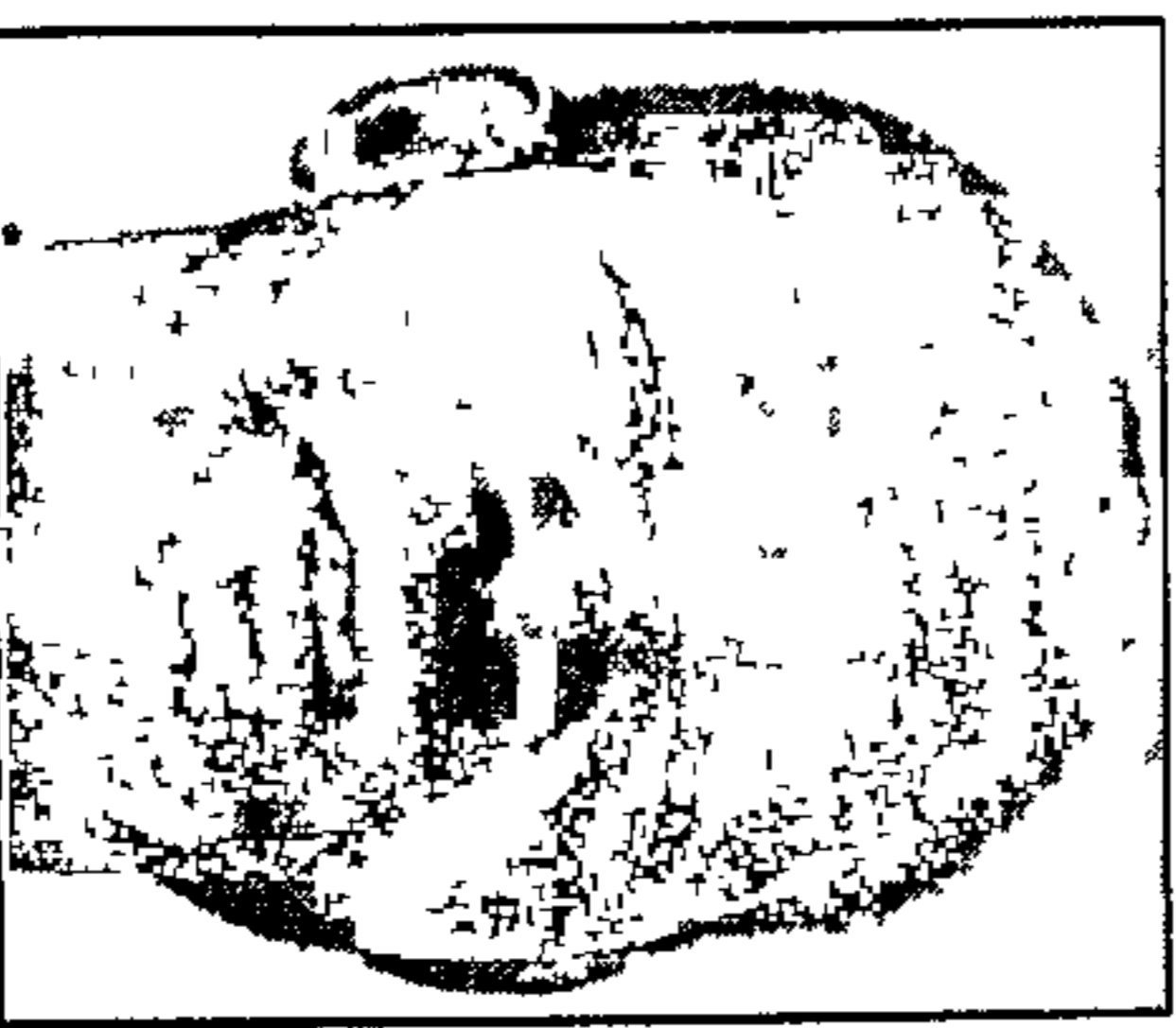
the Vaal Triangle. They have now built a shack complex housing 1 000 people opposite the stadium.

Mabaso said their greatest problem was lack of water, sewerage, proper systems of sanitation, roads, toilets, stormwater drainage and refuse removal.

Sharpeville local council spokesman Mr John Matsoso said informal housing was fast becoming recognised as an integral part of a national programme in South Africa.

It was essential, though, to ensure that this did not condemn people to live in poorly serviced shack settlements on the urban periphery for the rest of their lives, he added. The council had tried to house people in an Independent Development Trust programme in Sharpeville but as soon as they left Pumasibethane others occupied the vacated shacks.

Bophelong administrator Mr Piet van der Walt said there were 1 539 shack dwellers around the township. However, there is a ray of light at the end of this dark tunnel with the an-



Unemployed Mr Titus Tihana cannot afford to buy a house.

announcement that the Government is to inject R268 million into low-cost housing. The Government has also announced a new subsidy extended to cover a wider section of the black population. R99,3 million has been allocated in the 1993-94 Budget to carry out the scheme.

Soweto ends its 10-year rent boycott

By EZRA MANTINI

THE 10-year Soweto rent and service charges boycott is over.

And, from Thursday, Soweto will be jointly administered by the Johannesburg and Roodepoort councils, according to Soweto Civic Association publicity secretary Pat Lephunya.

Mr Lephunya said the decision was taken at a meeting between the SCA and the Johannesburg and Roodepoort city councils, after which an interim agreement was signed.

"The boycott was started with the aim of bringing down the township councillors and ad-

dressing the hostel dwellers' issue," he said.

"The township councils have now been dissolved and the hostels are now being dealt with by another forum outside the civics," he said.

From July Soweto residents will enjoy the same services as Johannesburg residents.

A Soweto forum, consisting of representatives of all black political parties — including the ANC, PAC, and Azapo — will be formed to monitor services in all Soweto townships and liaise with both city councils, Mr Lephunya said.

The forum will meet once a month. Mr Lephunya added: "In essence, we want to see a return to normal life where services such

as refuse removals are restored.

"The idea is to rebuild Soweto after the services reached a crisis point and were almost collapsing."

According to the interim agreement, which will be effective until after elections next year, the government will provide 80 percent funding for the project.

Mr Lephunya said the SCA could not reach an agreement with the councils on arrears.

"We hope to resolve this matter next month and residents will be told how much they would start paying from August."

5 Times 2716193



(127)

Death of a sunny hamlet

By CHARMAIN NAIDOO

A PALL of gloom hangs over a sunny hamlet tucked under a range of blue hills in the Eastern Transvaal. The residents, most of them pensioners, are about to lose their homes.

Picturesque Waterval Boven is not an ordinary town. Since its birth in 1895 it has always been a "railway town" where everyone and everything was employed or owned by the SAR & H.

But electrification and a shift in South Africa's relations with Mozambique sounded the death knell for the town.

Once livelier and more fashionable than Lowveld neighbour Nelspruit, the population of Waterval Boven shrank to 1 000 people living in 450 houses.

When Transnet privatised, Waterval Boven became a cumbersome burden.

Transnet housing manager for the northern Transvaal Izak Campher confirmed "We don't need those houses any more."

"We called for three sets of valuations and are selling the houses at market related prices. But we will act responsibly towards the old people. We will not kick them out."

Agency

Mrs Ellie Murray is a sprightly 80-year-old who came to Waterval Boven as a young bride 48 years ago. She has lived in her semi-detached cottage for 46 years.

"I have looked after this house for them, painted it, fixed the geyser, looked after the garden. Now they don't need us, they are effectively saying 'bugger off'."

Transnet has granted sole agency rights on the houses to Grootvlei-based developer Aquafin for six months.

Managing director Danie Heyns wrote to the pensioners telling them what their houses were worth on the open market.

The figures were considerably higher than municipal valuations.

When David Roets, 68, and his wife Anne, 65, move to nearby Breyten next week, it will be the third time since he retired seven years ago that they have been uprooted.

Bending over a packing crate this week, he said: "In April 1991, I wrote to Transnet offering R18 000 for my two bedroomed house — the same price my neighbours were paying."

"I heard nothing. Now I have been quoted three prices for my house — R35 000, R27 000 and R40 000. Even the lowest is out of my price range."



NOWHERE TO GO... Waterval Boven residents are in a quandary as their homes go on sale. Picture: CHRISTINE NESBITT

The municipal valuation on the Roets' house is R16 500.

Chris Marais, 80, and his wife, Aletta, 76, have restored their 100-year-old thatched house to its former glory.

When the house was condemned 12 years ago, he offered to pay R5 000 for the foundation. Today the house is on sale at R46 000.

Joyce Woods, 68, moved into her house four years ago.

"I was just handed a bunch of keys. You should have seen the dreadful condition of my house. I

spent months fixing and cleaning it up, laying out a garden, making it a home.

"Now, because of the alterations I've made, my house, which was going for R18 000, has been priced at R50 000. I can't afford that — and where do I go?"

Mr Heyns has appealed to residents not to leave Waterval Boven without first discussing their positions with him.

"I certainly want to develop this town, but not at the cost of the residents. These people have kept it going and we will try to accommodate them."

7 200 gun licences a week!

By NICK OLIVARI

EVERY week 7 200 people apply for gun licences — to add to the nearly 3.5-million firearms already in use by registered owners.

Despite police denials that gun licence applications have increased since last year, trends show 350 000 more guns will come into circulation this year compared with an average of 200 000 a year since 1990.

"We haven't had sales like this since 1976," said Mr Frikkie van der Merwe, a spokesman for the firearm wholesale firm Photo Agencies.

As a supplier for 700 dealers around the country, he said: "Each dealer now takes up to 30 of our 25 revolver types in stock whereas they previously ordered only two a month."

He said the agency would normally hold up to 250 000 of each cartridge type in stock but it was now unable to meet demand.

More and more buyers are black people seeking a weapon for personal protection.

Backlog

Transvaal chairman of the South African Gun-Owners' Association, Mr Johan Vermeulen, said 28 percent of association members were black and the figure was increasing.

A spokesman for the licensing section of the SAP, Brigadier Willie Blaauw, said firearm licence applications were not higher than last year, but he admitted there was a backlog in the processing of applications.

Blaming the failure of a new computing system for the delay, he said: "We have had problems with the system going off-line, but all equipment is now installed and working correctly."

He said the licensing section was receiving up to 90 complaints and inquiries from members of the public a day, and a separate office had been opened to deal with them.

He confirmed his office was receiving an average of 7 200 applications a week, 70 percent of which were for handguns, and said 119 staff members were working overtime to clear the backlog.

Roodepoort to administer Soweto • Union hit by scandal

Winter blues for Soweto

Sowetan Correspondent and Sapa

■ DARK AGES Black council has run out of

money to pay its electricity bill:

JUNE is the coldest month of the Reef winter and it is the month when Soweto's three million residents may be flung back to the Dark Ages, without electricity and other services

The Metropolitan Chamber, which has been funding the debt-ridden local authority, has run out of money to pay for electricity and refuse removal

A crucial meeting will be held tomorrow to adopt a package which attempts to resolve the protracted rent boycott, provides for upgrading of services and offers incentives to encourage residents to pay

If the package is accepted, the lights could stay on in the sprawling township

Soweto Civic Association publicity secretary Mr Pat Lephunya was yesterday reported as saying Soweto would be jointly administered

by the Johannesburg and Roodepoort councils from Thursday

Lephunya said the decision was taken at a meeting between the civic and the Johannesburg and Roodepoort city councils, after which an interim agreement was signed

Also facing a bleak future are the families of hundreds of council workers

Mr Vic Milne of the Metropolitan Chamber said there was no money to pay the workers' salaries, raising fears of retrenchments without financial packages

"We're trying hard to reach an agreement before Wednesday, the end of the financial year," Milne said

"From July 1, the council has no money to pay for bulk services, such as refuse removal and

salaries."

Staff had also been notified that there would be no money to pay all salaries

However, Milne remained positive "I think that it might be possible to resolve the crisis Everything will depend on whether the package is accepted by every party," he said

Although details of the package have not been divulged, a rough spot remains the tariff for miscellaneous service charges Proposed tariffs range between R45 and R65 a month

Mr JNJ "Fiel" Booysen, assistant director of administration in the TPA, said they used to get R15 million from the TPA and the Regional Services Council — through the Met Chamber — to provide services

Work at home and pay more

By Anna Cox

Johannesburg residents working from home face a huge increase in their rates if the council finds out, according to a psychologist who had R450 added to her rates bill after a visit from the council's valuation department.

Although the council says it encourages people to work from home to relieve pressure on inner-city infrastructure, a Transvaal ordinance stipulates that people will lose their residential rebates if they work from home.

The psychologist, who cannot be named for professional reasons, said she uses one room of her Saxonwold home for consultations and does not employ staff, but recently found a huge increase on her rates account.

She enjoyed a residential rebate of 55 percent.

She was told the Johannesburg City Council's home office policy states that if any portion of a residential property is used for business purposes, the rebate falls away.

Unfair

"It would actually be cheaper for me to rent or share premises. I find it unfair that I should be penalised in this way for using one room.

"I don't have additional staff, I don't create a traffic problem or noise and I don't place undue strain on any services provided to me by the council," the psychologist pointed out.

She is also objecting to the manner in which the council found out about her practice. She built an extra room on to her house and had the plans approved.

A few months later a man claiming he was from the valuation department said he wanted to see the house.

"I showed him around and told him I used the extra room for consultations. The next month I found to my horror that I had lost my 55 percent rebate and was paying R450 a month more on my rates bill.

"I believe the council is tracking down people working from home through building plans and I object to this underhand method," she said.

Planning and development chairman Eddy Magid said the home office policy was adopted in May 1991 after an extensive public participation exercise involving all ratepayers' associations and federations, councillors, trade associations and the Witwatersrand Chamber of Commerce and Industry.

Star 28/6/93

Atteridgeville rates set

Atteridgeville residents have resolved to pay a flat rate of R103 for municipality services until a democratic government is in place. The decision was made at a meeting called by the Atteridgeville/Saulsville Residents Organisation. It follows an agreement between Asro and the Pretoria City Council management committee that residents could pay a flat rate — Sapa (127)

Reef needs 80 500 houses

Star 28/6/93

By Jacqueline Myburgh and Danielle Gordon

Municipalities in the central Witwatersrand region face an official housing backlog of about 80 500 units — and they say they have no land or money with which to help the homeless in their areas.

The official figure, which may include families who have applied for homes in more than one town, falls way below estimates of

homelessness in the region.

Most councils approached by The Star had not funded any housing developments in the past year. The shortage of money and land makes it unlikely that they will fund any significant developments soon.

The councils said that they were looking to the Government and the private sector to solve the housing problem.

In Johannesburg, about 22 000 families are on the waiting list for housing. Housing director Ian Tantz said that for the past three

years, the Johannesburg council had not developed any low-cost housing, and had now adopted a formal policy to be "a facilitator of housing, not a supplier."

"We are relying on private development and Government and semi-Government agencies. No council can, with its own resources, supply housing unless it does so at the expense of other services," he said.

On the drawing board is the Goldev development south of the city, which will provide about 3 000 units in a few years' time.

(127)

Asked how many houses Soweto needed, town clerk Elizabeth Sithole estimated between 35 000 and 40 000.

In the past year, the Soweto council had not provided any new housing or serviced stands. Sithole said there was no land available and that people preferred to live close to work.

In Alexandra, acting city secretary Leslie Magoro said the official waiting list stood at 13 500. However, city engineer Wilson Sithole said more than 20 000 people lived in shacks in the area. Magoro said there was no

more land in Alexandra to accommodate people.

The first phase of the Far East Bank Development was completed recently and the criteria for placing people on the 1 400 serviced sites were now being discussed.

In Dobsonville, acting town clerk Hannes Ferreira estimated that at least 5 000 families needed accommodation.

"There is no money to provide housing... land is the other problem." Ferreira said the last time a house was built in Dobsonville was in 1984.

TERMS: R1000 deposit to be lodged with Auctioneer. Cheques only. Refundable if bid is unsuccessful.

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Move to alter medicine law

JONATHAN DAVIS

PROPOSED changes to the Medicines Control Act could allow pharmacists to prescribe and dispense a range of medicines previously available only through doctors.

Proposed amendments to the Act, which appeared for comment in last week's Government Gazette, would allow pharmacists with approved training to prescribe drugs above schedule II for conditions including influenza, bacterial infections and inflammations.

Pharmaceuticals Society of SA president Gary Kohn said the changes proposed by the National Health Department and the Medicines Control Council were part of an initiative to improve community access to primary, preventative health care.

He said his society welcomed the move, which would increase the role of community pharmacists in treating illness.

SA competitiveness rating falls — report

BIDAY 29/6/93

GRETA STEYN

SA has dropped from eighth to 11th place in the 1993 World Competitiveness Report's survey of 15 non-OECD economies.

SA was featured for the first time last year in the report, a joint venture by the World Economic Forum and a European business school. The 730-page publication is not yet available in SA, but a summary of key findings was released yesterday by ISG subsidiary Business Futures Group.

Factors pushing down SA's competitiveness included "harmful" international trade policies, protectionism, state involvement in the economy, "deterrent" taxation, low productivity growth and very low overall skills levels.

SA's weak spot remained its human resources. It was at or near the bottom of the non-OECD group in worker attitudes, competitive values, educational structures and availability of skilled labour.

Singapore was again the top non-OECD country, winning seven of the report's eight key measurement categories.

It analysed 37 OECD and non-OECD economies in terms of internationalisation, domestic economic strength, role of government, finance, infrastructure, manage-

ment, people and science and technology.

SA scored a lower rating than last year in four of the categories — internationalisation, government, finance and science and technology. It remained stagnant in two (management and people) and registered a slight improvement in two (domestic economic strength and infrastructure).

Singapore's business environment outperformed the others in competitiveness, which was enhanced by socio-political stability, partnerships with foreign firms, education, in-company training, worker attitudes and "competitive values".

Hong Kong was second, followed by Taiwan and Malaysia. Brazil was second-worst and Pakistan last. Japan was the top OECD country, followed by the US.

World Competitiveness Project director Stephane Garelli said a key feature of the 1993 study was the increasing levels of structural blue-collar and white-collar unemployment in world economies.

"The prospect that a future economic recovery may not necessarily regenerate employment produces all the ingredients for a formidable social time-bomb," he said in the preface of the report.

New tariff structure 'can reduce costs'

THE new refuse removal and street sweeping tariff structure could reduce costs to business by as much as 50%, Johannesburg City Council rates and services director Andy van Zyl said yesterday.

The council is now charging separate tariffs for street sweeping and bulk waste removal. The entry for street sweeping appeared on this month's statement and has drawn criticism from businessmen who feel the additional charge is unfair.

Van Zyl said the new structure was intended to spread the cost of street sweep-

GAVIN DU VENAGE

ing more equitably and to reduce waste removal charges.

Previously, council bulk waste disposal charges were used to subsidise street sweeping. However, as many businesses used private contractors for waste removal, they were getting the street sweeping service free.

This also meant that businesses using council waste removal services were subsidising the street sweeping services for those using private contractors.

Rent action 'is still on'

GAVIN DU VENAGE

A REPORT that Soweto's rent and service boycott had ended was not true, Soweto Civic Association publicity secretary Pat Lephunya said yesterday.

Lephunya was quoted at the weekend as saying the boycott was over, and that Soweto would soon be administered by Roodepoort and Johannesburg.

He said negotiations still taking place were making progress, but agreement had to be reached on tariffs and amalgamation.

The Greater Soweto crisis committee is to meet today, although the ANC will not attend. ANC local government deputy head Matole Motshekga said the organisation had to clarify its position in the chamber.

PEANUTS

By Charles Schulz



Look north for housing solution - civic

By Lindiwe Ngakane

The shortage of suitable land in Soweto is forcing organisations to look outside the township for a solution to the housing backlog, says the Soweto Civic Association (SCA) (127)

It is believed that more than half of Soweto's 2 million resi-

dents are living in shacks, garages and back rooms due to the lack of land to build on

The SCA believes that northern Johannesburg - the site of rapid industrial development - is the best area for new homes

"To build a stable society, the Government will have to address this problem urgently and

develop new communities in their entirety, with access to roads, schools, recreational facilities, hospitals and jobs," SCA general secretary Pat Lephunya commented

The SCA believes the responsibility of shifting resources from richer areas to poorer ones lies with the State

STAFF 2916193

New bid to end township crisis

No formal decision had yet been taken to end the Soweto rent boycott, although talks on the financial and service crisis in the township had brought parties to the brink of settlement, Soweto Civic Association general secretary Pat Lephunya said yesterday.

(127)
Correcting reports in the weekend press, Lephunya said that one major question remained outstanding: How much Soweto residents should pay for municipal services.

The issue would be tackled this morning at a meeting of the Ad Hoc Committee on the Soweto Crisis, which comprises the civic association, political parties and the councils of Greater Soweto, Johannesburg and Dobsonville — Staff Reporter.

Flat rate for tariffs in Germiston area rejected

Star 29/6/93

Metro Staff

The Greater Germiston Council last night rejected a motion proposing that Eskom and the Rand Water Board be approached to investigate a flat rate for tariffs in the entire area (127)

The Greater Germiston Council comprises the town councils of Germiston, Katlehong and Palm Ridge.

After a two-hour debate, only five of the 47 councillors supported the proposal by councillor Herman Immelman, who is also the administrator of Katlehong.

Katlehong residents already pay a flat rate for their electricity supply, and councillors from the town-

ship expressed their "disappointment" that Germiston had proposed the motion to negotiate a flat rate for the greater area.

Management committee deputy chairman Ruth Leotlala said the flat rate was the reason for Katlehong being a dirty place.

"Now, sewage is running in the streets because of the flat rate

"We cannot pay our employees because of the flat rate," she said.

Leotlala said Katlehong had been forced into accepting a flat rate.

"Do you want to see that here?" she asked.

"What you see in Katlehong today you will see in Germiston soon," she added.

Rent crisis progress

PROGRESS was made towards resolving the Soweto rent crisis, Metropolitan Chamber CE Vic Milne said yesterday. No consensus was reached on a package agreement — including a tariff for municipal services — but all parties agreed to consult their principals urgently. They would meet again on July 6.

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(127)

Star 30/6/93

Ex-Koevoet 4 aid police

Staff Reporter

Four former members of the notorious Koevoet police unit have been temporarily stationed on a plot near Midrand, police confirmed.

But Witwatersrand police liaison officer Major Eugene Opperman was adamant yesterday that the former counter-insurgency specialists from Namibia were helping only to control stock theft in the area.

"They are excellent

trackers. They have been there for a few weeks and they have already helped with some arrests and the recovery of stolen stock," he said.

The Sowetan yesterday reported the "Koevoet base" at Witpoort, Midrand.

Opperman was adamant that the Koevoet unit had been disbanded and its former members, now stationed at Rooiberg in the north-western Transvaal, were used only for their tracking

abilities in support of SAP units.

"These former members are temporarily sent around the country wherever they are needed — in this case for combating stock theft in Midrand," he said.

Koevoet first reached notoriety in the Namibian war of independence, when its members were accused of torturing Swapo supporters.

Its members were transferred to South Africa two years ago

outside restaurant

a serious condition after a stomach-aching area in DF

burg, er (24)

was assaulted by three men as he was leaving the restaurant with his family.

One of the men pulled a gun and shot McMaster in the stomach. Police are investigating. — Staff Reporter.

Star 30/6/93

Soweto talks fail to solve crisis

By Jo-Anne Collings

the payments to be required of residents.

Today marks yet another unmet deadline in the course of the Soweto crisis. Yesterday's talks between civic organisations, political parties and local authorities failed to produce full agreement on a solution.

Vic Milne, chief executive of the Central Wits Metropolitan Chamber, said: "Although progress was made, consensus has not yet been reached by all parties on a package agreement, including a (service) tariff."

The package includes political restructuring of the entire metropolitan region in the phase of "pre-interim" government; arrangements for existing white local authorities to render services in Greater Soweto in the short term; the financial contribution of central and regional government to running Soweto, and

It is understood the ANC sent a representative to the talks for the first time yesterday.

The meeting was adjourned to allow all parties time to consult their principals and constituencies, said Milne, and further talks would be held on Tuesday.

Earlier this month, negotiating parties committed themselves to finding a solution by June 30 in the belief that a solid agreement would free special government financing for Greater Soweto.

Cutting across the bitterly slow Soweto negotiations, the nationally organised Local Government Negotiating Forum holds its second plenary session today. The results of three months of behind-the-scenes negotiations on the reform of local government will be made public.

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Star 11/19/93

Boycott nears end

Metro Staff

The Ennerdale community and the area's local authority are nearing agreement on ending a seven-year service charge boycott.

The deputy chairman of the Ennerdale Local Development Committee, Roger McCulloch, said a meeting on Monday night had "made

some progress" but no agreement had been reached.

If agreement were reached at a meeting next Thursday, the community would resume paying service charges, and the ELDC would halt its action against residents who had not paid their accounts and illegally connected their homes to a power supply

Fragmented mess called Ennerdale

Star 11/7/93

~~127~~ (127)

IN EVERY community there are issues discussed on a regular basis in the bars and homes of residents. In Ennerdale, 30 km southwest of Johannesburg, people discuss the mess the township is in.

The most recent subject of discussion, and incredulity, was Hester Turner's R4 924 electricity account. A heart-stopping amount for the average user, but Turner's experience was unique since she doesn't even have electricity in her house!

Her story is one example of the administrative nightmare of Ennerdale, the dormitory suburb previously administered by the House of Representatives and now under the authority of the Transvaal Provincial Administration.

Since its construction, Ennerdale has lurched from crisis to crisis, with no clear solution to its complex problems.

Last year, violence related to a rent boycott erupted, this month the civic association is confronting the local authority on a number of issues including electricity tariffs and accounts such as Turner's, and, in the meantime, the water supply to Ennerdale is in danger of drying up.

Community leaders, politicians and residents agree that although Ennerdale is plagued by many problems, it is simply a reflection of the national political situation.

The solution, therefore, lies in an election as soon as possible, but an appointed metropolitan transitional executive council is demanded for now. Civic leaders say they are nearing agreements on this issue and the electricity crisis is once more under discussion after a temporary breakdown in

Political parties are vying for the hearts, minds — and votes — of the people of Ennerdale, the Transvaal's largest coloured township. JACQUELINE MYBURGH focuses on this fragmented community.

talks with the local authority

The Ennerdale community must make do with a fragmented lifestyle. Most residents work in Johannesburg, obtain their car licences in Westonaria, get their tax forms in Roodepoort, go to the magistrate's court in Vereeniging and must use the public hospital in neighbouring Lenasia.

Mark Swilling of Planact, a group that has provided technical assistance to the civic association for some years, says Ennerdale is an "administrative mess".

However, the township is widely regarded as the political first prize in the Transvaal.

With one of the strongest civic associations in the province, any party wanting to make inroads into the traditional civic constituency on the Rand must win Ennerdale, observers believe.

Ennerdale and Surrounding Areas Civic Association (Esca), led for the past two years by Farouk Jardine, has pushed political parties out of its ranks, and aims solely at uplifting and protecting the community.

"It's the best leadership Ennerdale has ever had, they have rooted themselves in the people's daily grievances," Swilling says.

Jardine says Esca's role is essential since the local authority — the TPA represented by the Ennerdale Local Development Committee (ELDC) — does not address the needs of residents, and instead misuses its funds.

"They built a taxi rank at a cost of R200 000. It's a white elephant. They spent hundreds of rands on improving the pleasure resort at Elandsfontein. It is used once a year on New Year's Day."

He says Esca enjoys the support of the majority of Ennerdale residents and has played an important role in unifying the community. "Up until three years ago, this was a very conservative area, but we have brought people together."

No credit for this goes to one of Ennerdale's more high profile residents — the PAC's secretary-general Benny Alexander, he says. Jardine remarks bitterly that Alexander "does not give any attention to the area."

Micky Abader, the chairman of the ELDC's management committee, says "money" is the root of Ennerdale's problems.

In the early days, residents had been given the opportunity to buy houses of their own, but as interest rates grew, they could no longer afford bond repayments. "Every day people lose their houses," he says.

He accused Esca of dishonesty in its efforts to find solutions in Ennerdale, saying that civic leaders merely wanted to force themselves into the council.

Abader said the solution to the problem in Ennerdale was the "building up of its economic base, and to create job opportunities" □

Jubilation as Oukasie lights up

From Page 1

only provide security, but it will change the lifestyle of local people."

He added "Very soon the people will be able to replace paraffin stoves with electrical appliances."

The provision of a dozen floodlights is the end of phase one in the electrification project. In the next stage, houses will be provided with electricity, said Brits mayor Dr Bert Botha.

Only a few years ago the tiny "dark city" — comprising mud houses and corrugated structures — was threatened with permanent removal.

The electrification is the latest of several development projects which include the upgrading of roads, installation of stormwater drainage, and a sewerage system with flushing toilets.

In the 1980s the Government made several attempts to remove the entire population of Oukasie to Lethlabile township, about 25 km from Brits. While several thousand residents were moved, at least 5 500 resisted the plan.

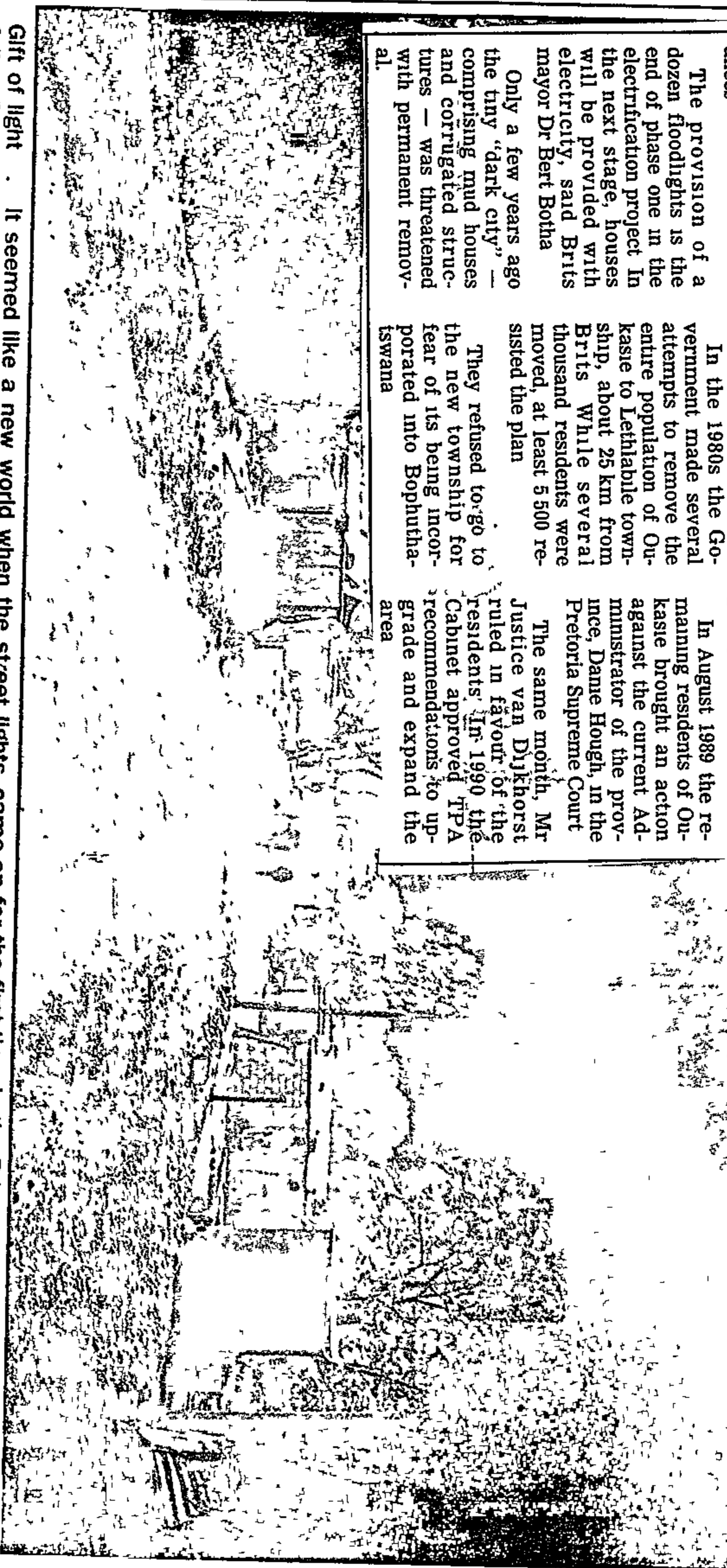
They refused to go to the new township for fear of its being incorporated into Bophuthatswana.

Due to continued resistance from residents and outside pressure, the then Transvaal Administrator Willem Cruywagen declared the area an "emergency squatter camp" in 1988 in terms of the Prevention of Illegal Squatting Bill.

In August 1989 the remaining residents of Oukasie brought an action against the current Administrator of the province, Dame Hough, in the Pretoria Supreme Court.

The same month, Mr Justice van Dykhorst ruled in favour of the residents. In 1990 the Cabinet approved TPA recommendations to upgrade and expand the area.

Gift of light . . . It seemed like a new world when the street lights came on for the first time in the Brits township of Oukasie at night-fall on Tuesday



Picture Joao Silva

... had no knowledge of the AWB planning any action.

Joy as Oukasie lights up

By Mckeed Kottolo
Pretoria Bureau

It was a night like no other in the tiny Brits township of Oukasie, as a blaze of light filled the winter sky.

Street lights — taken for granted by white residents in the nearby town — came on for the first time in the black town at nightfall on Tuesday night.

The switch-on sparked rejoicing and wild dancing by hundreds of Oukasie residents. The scene was like a New Year's Eve party as colourful fireworks soared into the sky.

An overjoyed resident, Fonki Moduto, told The Star that the area was now beautiful at night and that he and his friends would be able to walk at night with less fear.

"I cannot explain how grateful we are to have electricity installed in our area. We will no longer fall into dongas or be waylaid by thugs who used to hide in the dark streets," said Moduto.

Oukasie Development Trust chairman Levy Mamabolo said "The electricity will not

To Page 2

Blackout threat



Zakkie Lombard

Soweto 2/7/93

By Mzimasi Ngidle

Soweto may soon be plunged into darkness following a decision by the Transvaal Provincial Administration to switch off all street lights

In a move to scale down services after Wednesday's talks failed to resolve the rent boycott, Administrator Mr Zakkie Lombard told Soweto and Diepsmadow residents in an urgent alert yesterday that all street lights would have to be switched off (26) (127)

Lombard said he was forced to take drastic steps due to the financial crisis caused by the prolonged boycott of service charges

He said refuse removals could not be maintained and that workers would not be available to clear out blockages in sewerage systems

Lombard also said municipal services would have to be drastically cut down

"These unfortunate and disrupting circumstances came about since all available funds to pay staff, bulk suppliers and maintenance costs have now dried up," he said

He said the decision was taken after a meeting held under the auspices of the Witwatersrand Metropolitan Chamber last month failed to resolve the service charges boycott.

The decision follows reports that the Govern-

(The TPA decision is reckless and will have the effect of torpedoing that agreement)

Kgabisi Musonkuntu

ment and Transvaal Provincial Administration were not prepared to write off a staggering R1,6 billion owed by Transvaal councils.

Lombard said the resumption of normal services would depend on the outcome of a meeting to be held on July 6

The South African National Civics Organisation yesterday said the decision was unacceptable and called on Lombard to suspend it

"We have long warned that the Government's refusal to move swiftly to remove these structures would bring about the present situation," Sanco president Mr Kgabisi Musonkuntu said

He said Sanco and the Government agreed on a framework to establish nonracially appointed interim structures at a local government negotiating forum yesterday

"The TPA decision is reckless and will have the effect of torpedoing that agreement"

Soweto services cut as funds dry up

GAVIN DU VENAGE

SOWETO services were "drastically scaled back" yesterday as funds to keep the township running dried up, administrator Sakkie Lombard said last night.

Street lighting was turned off and contractors told to reduce the tonnage of waste they removed. 2/7/93

Material for repairs could not be bought, and staff would soon have to be retrenched, said Lombard. For the time being, health and water services could still be provided.

Over 80% of Soweto's service financing has come from the Witwatersrand RSC and intergovernmental grants. However, these organisations closed their books on Wednesday and were unlikely to provide additional funding. (127)

Lombard said that unless an agreement on the rent and services boycott was reached at Tuesday's meeting of the Greater Soweto Crisis Committee, remaining services could collapse.

Metropolitan Chamber CE Vic Milne said he hoped the parties would come to an agreement next week. He said there was "kickstart" finance to begin renovating the township, but this would be available only once residents began paying.

ANC local government head Thozamile Botha said last night a "stop-gap" arrangement would cause only conflict unless it formed the basis of a long-term solution.

He said government should provide bridging finance until a permanent and acceptable solution was found.

South 37-7/93

Sanco voter training on line

THE SOUTH African National Civic Organisation (Sanco) is finalising its training project for instructors in voting procedures to prepare black communities for voting in the forthcoming election

At a news conference in Johannesburg last week, Sanco's deputy general secretary, Mr Matthew Phetla, said 66 people were involved in the project

When trained they would conduct workshops educating communities in the southern Transvaal on voting procedures. Sanco boasts four million members in this region

The project is being conducted by experts from the Independent Mediation Services of South Africa and Matla Trust, specialists in the development of human resources, Phetla said

Sanco will conduct its programme on a non-partisan basis because of the organisation's support base, which comprises members from the ANC, the PAC and Azapo

The Sanco voter education programmes will run parallel to those conducted by other organisations, such as the Congress of South African Trade Unions (Cosatu)

ANC call against service cutbacks

THE ANC has described as "insensitive" the cutback in services to Soweto and Diepmeadow.

The organisation said this would aggravate the crisis caused by the rent and service boycott rather than contribute to solutions. (127)

It called on the government to continue providing funding for services in Soweto until negotiations for interim local structures were concluded.

Soweto and Diepmeadow administrator Sakkie Lombard announced on Thursday that street lights would be switched off and refuse removals reduced because funds had run out. Water and health services

would be maintained for the time being.

The service cutback is a result of a deepening financial crisis caused by the protracted rent and services boycott.

Agreement on ending the boycott could not be

reached at a meeting last week of the greater Soweto Crisis Committee. Another meeting is scheduled for Tuesday.

The ANC said the ending of the rent boycott had to be linked to the creation of interim metropolitan and local councils.

The creation of the Greater Soweto Forum continued to separate Soweto from Johannesburg and did not address the issue of a common tax base.

"We believe people must pay once there is visible and measurable delivery of services."

Chief executive officer of the Central Witwatersrand Metropolitan Chamber Vic Milne said he hoped an agreement could be reached on ending the boycott at Tuesday's meeting.

The ANC is understood to be meeting Soweto civic organisations on Friday evening to discuss options for ending the boycott — Sapa

Soweto faces TPA blackout

By BERENG MTIMKULU

CIPREAD

4-7-1983
A meeting has been set for Tuesday to discuss the crisis

SOWETO could be plunged into darkness at any time following the TPA's threats to switch off electricity

It has also threatened to halt municipal services such as refuse collection and road maintenance

The Soweto Council's coffers are empty - a sorry state of affairs resulting from eight years of rent boycott

Thousands of TPA employees could also find themselves forced to submit to voluntary retrenchment if the TPA and Soweto's civic organisations fail to reach agreement on ways to repay the over R800-million bill

TPA administrator Zakkie Lombard said the number of voluntary retrenchments would be determined by the number of services to be cut, should the matter not be resolved

In January this year about 10-percent of the TPA staff had to take voluntary retrenchment which cut eight percent of the salaries' bill, said Lombard

Said Lombard: "We've been battling to reach agreement since January 15"

Lombard said the lights off threat was further propelled by the task of budgeting for R9-million in TPA salaries

metro

Township debts *Star 5/7/93* soar to R97-m

By Melody McDougall
Vereeniging Bureau

Four Vaal Triangle townships owe R97 million in levies for municipal services provided to residents for a 21-month period ending in May this year.

These services include water, electricity, sewerage and road maintenance as well as funds lent to residents to buy their houses.

The townships concerned are Sebokeng, Sharpeville, Boipatong and Bophelong.

Sebokeng administrator Johan Kilian said the culture of non-payment of accounts, the political climate and the state of the economy were some of the reasons for the unsatisfactory state of affairs. As far as he was con-

cerned, the answer lay in legitimate town councils, which were acceptable to residents, and in sound administration.

No amount of threatening would provide a solution.

Last week, the Local Government Negotiating Forum (LGNF) — a national body comprising equal numbers of delegates from statutory and non-statutory bodies — decided to tackle the legitimacy problem by making provision for appointed nonracial bodies to take the place of apartheid-style councils.

Legislation providing for this will be drafted by the LGNF and tabled in Parliament in September.

Kilian said that if 200 000 families in Vaal townships decided to start paying only R50 a month for services, this R10 million would go a long way to ease the situa-

tion.

But, he said, it seemed people had become so used to not paying that they would not easily start doing so in the future.

The authorities could threaten to cut existing services, but this was not a solution as municipal workers would then have to be re-

trenched ~~(126)~~ (127). Kilian said that money, which could have been spent on improving the infrastructure of the townships, had been wasted over the years in consumable services such as water and electricity.

He warned that there was no quick-fix solution to the problem. Leaders in the community should realise that the onus would be on them in the future to manage the areas which had been damaged — which could take years to restore.

Soweto switch-off Star 5/7/93 dispute looming

By Mokone Moete
Soweto Bureau

The near-bankrupt Soweto Council is considering reducing staff, switching off street lights and suspending refuse removals, to ease its financial burden.

The South African National Civics Organisation (Sanco) is opposed to these solutions, which will come under discussion at a meeting tomorrow of the Metropolitan Chamber ad hoc committee charged with solving the crisis.

Defending the radical proposals to cut costs at the weekend, TPA-appointed Soweto and Diepmeadow administrator Sakkie Lombard said delays by the committee had left him with few options. (12/1/93)

To ease the problem, staff have been asked to take voluntary retrenchment. Earlier this year, the same effort resulted in a 10 percent reduction in staff.

Sanco's president Kgabiso Mosunkutu said Lombard's proposals were unacceptable and that no action should be taken until transitional local authorities had been appointed. Enabling legislation is expected to be passed in September.

The TPA yesterday fully endorsed the decision by the Soweto and Diepmeadow administrations to scale down municipal services in Greater Soweto.

It said in a statement that the decision should be judged against the fact that service payments had "dwindled" to 3 percent and despite "protracted negotiations" no agreement could be reached on tariffs for services or the ending of the services boycott.

The TPA said it was up to community leaders at a Central Witwatersrand Metropolitan Chamber meeting tomorrow to solve the problems.

TPA urges responsibility at Soweto crisis meeting

Binay 5/7/93

Business Day Reporter

THE TPA yesterday appealed to Soweto civic leaders to act responsibly at tomorrow's meeting of the Greater Soweto crisis committee, at which finding a solution to the collapse of services in the township is to be addressed.

TPA director-general Len Dekker said yesterday the Soweto administration could resume services if there was agreement on economically viable tariffs and if payment of the agreed amount was resumed at a realistic level.

Services were drastically scaled back last week after funds dried up.

The services boycott has dragged on for nearly seven years.

Dekker said negotiations which began in 1988 had led to the signing of the Greater Soweto Accord in 1990, which in turn had led to the

establishment of the Central Witwatersrand Metropolitan Chamber which was meant to end the boycott

And now, despite the negotiations in the chamber and the local government negotiating forum having progressed to an advanced stage, there was still no agreement on tariffs for services or the ending of the boycott, he said.

Dekker added that payments for services rendered had dwindled to less than 3%.

(127)
During the past year the TPA had provided R216m to Greater Soweto in the form of grants and the Central Witwatersrand RSC had given R144m. However, the money had already been used up.

NEWS Civics to protect township residents ● Sanctic

Sowetan 5/7/93
Plans for a peace army

TOWNSHIP civic organisations urgently need to establish community defence units to combat crime and violence and to enable peace marshals to provide impartial protection to residents

This is contained in a detailed document drawn up by the South African National Civic Organisation at the weekend

"Civics as democratic watchdogs over local government, human rights and democracy need to play this role

even in a new South Africa," the 12-page document said

Sanco claimed that the intolerance underlying the current spate of violence could lay the basis for authoritarian rule by a post-apartheid government.

"The problem of violence, therefore, transcends the immediate future."

To counter this problem Sanco suggested the establishment of a broad-based "civil society movement" which could recruit and manage and control fulltime "peace brigades"

countrywide

These peace brigades — there could be as many as 1 000 — would be for youths of at least 18 years of age and might have to be supplemented by uniformed marshals trained in anti-crime and violence techniques under the control of the civic movement, Sanco said

Sanco calculated it would cost about R53 million annually to train and maintain the suggested South African "peace army"

The organisation did not specify

where the funding was to come from

Sanco has also issued a booklet setting out behaviour guidelines for mass action marshals

The 17-page booklet, published by the Legal Education Action Project of the Institute of Criminology at the University of Cape Town, sets out to train marshals for rallies, marches and mass meetings. The biggest section of the manual deals with crowd control "as this is the most important part of marshaling" — Sapa

(125) ~~277~~

Soweto services to be cut off

Sowetan 5/7/93

THE cutting off of street lighting and stopping refuse removal and other services in Greater Soweto was inevitable, director-general of the Transvaal Provincial Administration Mr Len Dekker said yesterday.

He said negotiations to end the seven-year boycott of paying for services had failed and no agreement could be reached on tariffs for services rendered. (12/1) (2/1)

As a result of the boycott, the administration of Greater Soweto simply did not have the funds to continue providing these services, Dekker said.

"The curtailment of street and high mast lighting, refuse removal and other maintenance services is inevitable," he said.

Street lighting has already been cut off in some townships of Soweto.

Dekker also said the decision to scale down services in the area was made by the administration of Greater Soweto and Diepmeadow and not by the TPA. — Sapa

Soweto crisis talks today

127

By Jo-Anne Collinge

The ANC continues to pin the lifting of the 10-year Soweto rent boycott to the creation of "credible and legitimate structures" in the central Wits area

In the face of Transvaal Provincial Administration warnings that electricity could be cut off and municipal staff reduced within weeks in Greater Soweto, ANC local government spokesman Mathole Motshekga said yesterday the ANC would resist piecemeal solutions and go for restructuring

His statement boded ill for a quick settlement of the crisis in

the bankrupt township. The ANC will attend today's meeting with political parties, civic bodies and town councils as an observer with speaking rights

Motshekga backed last week's resolution by the Local Government Negotiating Forum (LGNF) that local authorities should be replaced by appointed non-racial councils

Until now, the Soweto Civic Association, the councils of Johannesburg and Roodepoort and other bodies have been negotiating an end to the boycott on the basis that

● Johannesburg and Roodepoort would take over servicing

Soweto, following the disbanding of all three black local authorities in Greater Soweto

● A Greater Soweto Council, with delegates from the two white councils, the SCA and political parties, would set policy

● A Soweto city manager would oversee administration

This system would be short-term, giving way to the LGNF's system of transitional local councils. Motshekga argued against this two-phase approach "We don't see why the legitimacy question cannot be dealt with now. It can be done, as long as it is agreed by the parties"

Star b17193

Tembisa rent boycott

The indefinite Tembisa rent boycott will go ahead unless the council and police meet residents' demands this week regarding hostels in particular. A memorandum directed at the council said the community had been "harrassed, robbed and even killed by criminals residing illegally at Vusumuzi hostel" — Staff Reporter

127

Biday
Inkatha lauds Buthelezi

BILLY PADDOCK

THE Inkatha Freedom Party's central committee has reaffirmed its loyalty to its president, Mangosuthu Buthelezi, in stirring terms.

In a resolution passed on Sunday, the committee said "We profoundly respect our president . . . for the courage he displayed over decades in opposing apartheid" *6/7/93*

The committee said Buthelezi had a deep conviction of what was right and wrong "Now that government and the ANC have come together to sell SA down the river, we thank God our president stands firm."

It said President F W de Klerk had retreated "into the ANC camp" and would fail to usher in democracy as promised *(MB)*

The committee also expressed disappointment in ANC president Nelson Mandela, saying it was "tragic that a man who came out of jail after suffering so much for us should take a course of action that divides the country" and could push SA to the "brink of civil war".



World Conservation Union representative Rupert, centre, and former union director - SA: A Strategy for Sustainable Living

Biday 6/7/93
Vaal townships owe more than R1bn *(127)*

GAVIN DU VENAGE

TRANSCVAAL's 85 black townships owe more than R1,3bn, according to TPA figures released by its communication department yesterday.

The largest chunk of the debt was rung up on the West Rand, which includes Soweto and Diepmeadow East Rand townships owed R450m.

Central Transvaal townships were R117m in arrears, while those in the western Transvaal owed R42m. The eastern Transvaal townships owed R46m, and those in the northern Transvaal R2m.

Most of these townships are now under administratorship (59) with another two about to be appointed. Only 24 still have councils, according to the TPA.

The Greater Soweto Crisis Committee meets today to discuss the decade-long rent-and-services boycott in the township, but was not expected to achieve much, sources said yesterday.

Soweto's street lights were cut off last week. Administrator Sakkie Lombard said staff would have to be retrenched and ser-

vices cut back even further if the boycott did not end soon. Payment levels have dropped to between 1%-3%. Tariffs are still the main point of contention.

Sources said yesterday it was unlikely a workable solution would be found soon.

The ANC has indicated it wants the rent boycotts and service provision to be dealt with at national level.

TPA director-general Len Dekker said at the weekend that during the past year the TPA had provided R216m to Greater Soweto in the form of grants, and the Central Witwatersrand RSC had given R144m. However, the money had already been used up. Funds currently available were not enough even to meet the monthly R9m salary bill.

Sebokeng administrator Johan Killian was reported yesterday as saying that after so long there was a culture of non-payment of accounts.

Homes of their own — even more a pipedream

By Meg Wilson
Property Editor

The cost of residential land could rocket within months, pushing up house prices and putting home ownership out of reach for even more South Africans.

So says Tom van der Merwe, Transvaal regional director of development company NBS Deyco

He says the sluggish economy — and a virtually flat house market — is masking the fact that there is little new land being prepared for home building, especially in the PWV

"However, we expect demand

to pick up within a year, largely due to improvement in the political situation — and the shortage of serviced and proclaimed land, ready for home building, to become all too apparent"

The implication, Van der Merwe says, is that the cost of such land in suitable areas — close to transport, schools, shops and other established amenities — will rise steeply

At present, he calculates, the purchase of land and transfer fees account for about 10 to 15 percent of the cost of bringing a new housing township to the market

However, he believes this could "easily double" in popular areas and, together with even

inflation-linked increases in servicing and building costs, push up the cost of housing delivery substantially

"This will naturally enhance the value of established properties, and benefit existing owners, but new home ownership will be increasingly beyond the reach of a broad sector of the population"

Already, land costs in one area Devco is developing have risen to R100/sq m, from R32/sq m about four years ago, taking the cost of an 800 sq m stand to R80 000.

"Houses built on such stands are likely to cost a minimum of double that, or R160 000, which takes the whole package to R240 000 — in what is essential-

ly a middle-class area"

Given this scenario, and in the absence of a land purchase subsidy, developers will have no choice in the "affordable" market, Van der Merwe says, but to reduce the quality of services installed (127)

"It has been argued that developers should take up cheaper land, perhaps outside of existing municipal boundaries

"But longer distances then push up servicing costs and, even if houses there are cheaper, the people buying there — first-timers and young families — are likely to be those most in need of urban amenities such as a bus service, good schools and convenience shops"

'Leave us alone' plead residents

By Bunty West

Randburg management committee chairman Gary Cooney was told by angry Jukskei Crocodile Catchment Area (JCCA) residents to "leave us alone", when he addressed about 100 landowners last night.

The meeting, in Nooitgedacht, was well attended by farmers and residents angry about the incorporation of their rural area into Randburg after recommendations from the demarcation board. (127)

Most feared an influx of squatters and the lowering of property values, and wanted to know what the council had in store for the area.

According to Cooney "There are no plans on the table for the area and it will be up to the residents to sit around a table with the council to discuss the area's future"

Representatives from the ANC were present but declined to pass any opinions about the meeting or where they stood in relation to the incorporation.

The ANC has in the past come out against forced incorporations while the present Government is in power.

Cooney urged the JCCA to take part in discussions as this was the only way to realise their expectations.

Bl Day 7/1/93

Pretoria defies house price slump

ANDREW KRUMM

A MIX of economic and political factors put the brakes on growth in house prices nationally for the year to end-September 1992, with the upper end of the market hit hardest, particularly in Johannesburg.

In contrast, house prices in Pretoria shot up, said Real Estate Surveys Research director Erwin Rode. "Perhaps an increase in the limit on civil servants' subsidised housing loans — from R50,000 to R70,000 — in January 1991 influenced the upward spiral in Pretoria house prices," Rode said.

Nationally the poor performance in the third quarter could be attributed to unrest. "It is noteworthy that Pretoria does not seem to have been fazed by these events (127)

"In fact, prices in Pretoria have evidently been doing some catching up (aided by subsidies) after lagging the rest of the country through most of the '80s."

The upper-income housing sector, particularly in Johannesburg, seemed to be more sensitive to political swings, and was performing badly at the last observation. "Johannesburg's upmarket suburbs suffered the most, with house prices declining 9% in the year, compared with the 29% rise in upmarket prices in Pretoria and an 11% rise in Cape Town."

Rode added that this supported evidence that economic growth on the Witwatersrand had been lagging.

National house prices in the lower price levels continued to fare best, but the year-on-year increase in prices was a nominal 6,7%.

Commenting on prospects in 1993, Rode forecast national house prices would show zero growth in nominal terms in the year. "In real terms we will see a 10% decline in house prices across the board."

Meeting fails to end rent boycott crisis

GAVIN DU VENAGE

THE deadlock over the seven-year-old Soweto rent boycott remained unresolved yesterday as parties failed to agree on tariffs. *Biday*

The meeting of the Soweto Crisis Committee, which is now considering the 12th draft of a package of proposals to end the rent and services boycott, resolved to set up another structure linked to the local government negotiating forum. *7/1/93*

However, it failed to agree on the amount to be paid. Five proposals of between R23 and R85 a month had been tabled, but discussions were "going round in circles", committee sources said.

Soweto has already had its street lights switched off and waste removal services cut back. *(127)*

In Diepmeadow, staff pension contributions are three months behind.

ANC local and regional government commission head Matole Motshekga said the organisation would "not stand in the way of any agreement reached in the committee". But the ANC would also not support any resolution that did not address the "fundamental problem of the lack of legitimate structures".

He said intergovernmental transfers should be used to make up the financial shortfall.

Sources said political parties at the meeting were reluctant to agree on an amount as introducing tariffs at this stage would be an unpopular election move.

The last all-white call-up?

Star 7/19/93

By Shirley Woodgate

A small group of national servicemen gathered at Nasrec yesterday for the July SA Defence Force call-up — mostly unaware they could be making history. They were probably marching off to their one-year camp as part of the country's last all-white intake.

Commandant Mannie Ahlo of Witwatersrand Command would only comment briefly "National service still remains in force according to Defence Act No 44 of 1957, which means all white male citizens are liable for military service

"Future manpower requirements of the South African Defence Force will be decided through negotiating processes"

There were the usual tears and brave faces among the handful of men

Durban surfer Noel Labuschagne (19) was heading for Saldanha Bay equipped with a broad smile and his surfboard.

Adriaan Lombard (18) from Vanderbijlpark was swapping his job as a vegetable and fruit hawker for the parade ground. He said he would be happy to serve alongside blacks, "as long as they behave the same as I do"

Clinton Daley (17) of Rosetenville looked forward to a year in uniform as a break from his apprenticeship as a fitter



Tears and bravado . . . Ilona Anderson spends a last few quiet minutes yesterday with boyfriend Claron Chidley before he heads off to the army in what may be the country's last all-white call-up.

Picture: Jacob Rykliff

and turner.

Watching it all for the umpteenth time, Major Andreas Jordaan warned that servicemen who failed to report yes-

terday or today would be prosecuted.

But the End Conscription Campaign suggested it was the final sabre-rattling, and advised

school leavers to ignore their call-ups. "It has become virtually a voluntary system since the SADF is not prosecuting any longer," a spokesman said.

R30 000 bail for Boumat chief

Dr Adam Klein, chief executive of Sandton engineering company Boumat, was granted R30 000 bail at a special hearing in the Johannesburg Magistrate's Court last night

He was arrested yesterday at Jan Smuts Airport in connection with charges of fraud, theft and forgery involving \$180 000. He had arrived from the United States.

Bail was reduced after initially being set at R50 000.

In a statement, Boumat said Klein had been suspended pending an inquiry and disciplinary hearing.

He will appear in court today.

Urgent move on land issue

Star 7/19/93

By Jacqueline Myburgh

Municipalities north and northeast of Johannesburg yesterday made a firm commitment to identify land in their areas for low-cost housing before the end of this month. (127)

Midrand town clerk Henry Lubbe said discussions involving the Midrand, Verwoerdburg, Sandton, Randburg, Tembisa, Kempton Park, Modderfontein and Edenvale town councils had developed a sense of urgency as a result of the continued demolition of illegal shacks adjacent to Ivory Park.

He said the councils had accepted that they had a responsi-

bility to identify the land and could not always "look to the TPA" to solve the problem.

It was not yet clear who would finance the projects, Lubbe said.

Ivory Park Residents' Association chairman Victor Mabalane said residents were satisfied that "there was a promise" to speedily address the lack of housing

Lubbe said a technical committee involving representatives from all the municipalities would meet on Monday to identify possible areas for affordable housing.

Their proposals would be considered and decided upon at a final meeting on July 24

Man confesses to R2-m fraud

A man who allegedly swindled investors out of more than R2 million handed himself to the Johannesburg Commercial Crime Unit on Monday, police said yesterday.

Eric Harrison appeared in court yesterday and confessed to defrauding several investors who had placed their money with his firm, Monarch Securities. Harrison said he took the investors' money, but never actually made the investments, police said.

Harrison, who was released on his own recognisance but, opted to remain in jail, is scheduled to appear in court again on July 15 — Crime Reporter.



Cornered protesting workers crowd around CNA chief executive Ian Outram during their sit-in in the boardroom of one of the Johannesburg branches yesterday. Picture Joao Silva

No end to Soweto boycott

By Jo-Anne Collinge

The ANC and the Soweto Civic Association (SCA) have jointly adopted the stance that nothing short of the immediate appointment of non-racial local government structures will serve to end the marathon rent boycott. This united ANC/SCA po-

sition was announced yesterday outside the Johannesburg City Council Chambers. Until this point, the possibility had existed that the SCA would settle for a "stop gap" measure less far-reaching than the creation of new appointed local government structures.

But it was SCA secretary Pat Lephunya who sat down to read out the common demands of his organisation and the ANC PWV region.

● That the Province and the central Government should refrain from cutting funding for Soweto

● That services to Soweto should therefore not be halted or scaled down

● That relevant parties should "move to the immediate appointment of local interim structures, to be negotiated in the (Central Wits) Metropolitan Chamber"

Mathole Motshega, vice-chairman of the ANC's PWV region, said the ANC fully supported the SCA.

The Soweto finance and service crisis arose not, in the first instance, from the rent boycott but from the system of apartheid itself, argued Motshega. The solution to the crisis, therefore, lay in structural reform rather than in getting residents to pay service tariffs.

The ANC attended yesterday's crisis talks as an observer member of the Ad Hoc Committee on the Soweto Crisis.

In the light of the SCA's refusal to sort out the boycott ahead of structural change, it was resolved to convene a further meeting

● Crime summit soon

- Page 5

Court order granted to evict 200 CNA workers

By Lee-Ann Alfreds

An urgent interim order was granted in the Rand Supreme Court last night to evict about 200 CNA workers occupying the head offices in Selby, Johannesburg.

The order, granted by Mr Justice R van Schalkwyk, also interdicted the workers — members of the SA Commercial, Catering and Allied Workers Union — from obstructing business operations and harassing and intimidating other workers.

The workers demanded that they be paid for the days they were locked out and that four casual workers be re-employed.

Saccawu-CNA wage negotiations have been in dispute since the union rejected a management offer last month of an additional R165 a month.

Soweto rent boycott talks deadlocked

Soweto 7/7/93

DESPITE cutbacks in municipal services, the Soweto rent and services boycott is set to continue after a meeting to resolve the crisis ended in deadlock yesterday (127)

After five hours of talks at the Johannesburg Civic Centre, parties represented in the Central Witwatersrand Metropolitan Chamber were unable to reach agreement on a tariff for services or, on the establishment of an interim structure to administer Soweto during the first stage of the local government transition (212)

Discussions were adjourned to July 20 when alternative arrangements for the administration of Soweto in the pre-interim phase of the transition would be considered. The Soweto Civic Association, supported by the African National Congress, yesterday rejected the establishment of a

■ INTERIM STRUCTURE Negotiators are to meet again on July 20 in new effort:

Greater Soweto Forum as proposed by the chamber. The SCA and ANC said the impasse could only be effectively addressed by the dissolution of existing racially-based town councils and the establishment of a single, metropolitan structure to administer greater Johannesburg. "The root cause of the crisis is the fact that Soweto is not viable administratively and economically. Even if payments were resumed tomorrow, Soweto will still remain unviable," ANC PWV deputy chairman Mr Mathole Motshekga said after the meeting. He said existing legislation — the Interim Measures on Local Government Act — provided for the establishment of a single

local authority to replace racially-based councils, but the Chamber appeared reluctant to accede to it.

Chamber chief executive Mr Vic Milne said arrangements for the urgent establishment of an administrative structure for Soweto would be finalised at the July 20 meeting. This structure would determine a miscellaneous service charge for township residents and would finalise the package agreement to resolve the crisis.

Motshekga condemned last week's "unilateral" decision by Soweto and Diepsmeadow administrator Mr Zakkie Lombard to switch off street lights and scale down municipal services. — Sapa

Beware of self-interested politicians and hungry consultants in metropolitan governments, writes

Conrad Berge

Building civic castles in the Witwatersrand

Star 8-1-63

(25)



AGAINST the tumult of national political negotiation, the Metropolitan Chamber — which is supposed to be plotting a new political system for local government in the central Witwatersrand — appears almost tranquil

Why? It is because members of the chamber are politicians bent upon completing a house especially for themselves, in the form of metropolitan government.

They intend doing this before a new regional government — as part of a larger dispensation — realises it has a rival on its hands.

The "Civic Associations", which represent traditionally black areas in the chamber, claim they are grassroots residents' bodies while white town councillors

claim to speak on behalf of their ratepayers.

Together they have become an unparalleled source of lofty expectations contained in an avalanche of busy-sounding administrative documents and reassuringly worded professional reports.

There is at least one grouping which could have brought a cleansing fire to the situation — the very ratepayer associations that councillors insist are irrelevant because they claim to represent the ratepayers themselves.

Unfortunately there is apparently no equivalent to these politically agnostic organisations in black communities and thus they were consequently barred from membership.

Also, it is whispered behind palms in the chamber that ratepayer associations are inherently reactionary.

The truth is that ratepayer groups have unique experience of established local politics — how easy it is for politicians to survive by sticking together under the cover of popular ideological arguments backed by coarse spending of public funds.

If the whole central Witwatersrand is placed under metropolitan government with a single tax base, revenue would be globalised and the potential for its wholesale abuse maximised.

On the other hand, if metropolitan towns remain autonomous but are bound together by a revenue-sharing formula, public funds will

be contained in discreet bundles, its spending will be more refined and the politicians more visible.

It is much more demanding for a politician to face a local constituency than to posture from afar.

Traditionally white ratepayers are not the reactionaries that it has become expedient to call them. Generally they accept that their municipal taxes will double to help reverse the ravages of apartheid and that municipal boundaries cannot be manipulated to prolong their privilege.

They accept that boundaries must be redrawn along more functional lines and that black voters will soon predominate.

The proof of this level-headedness is the opposition of credible

ratepayer associations to the proposals of a cabal of white politicians, backed by bulles in the Cabinet, which wants simply to merge certain existing municipalities with the implied advantage that it will improve the odds of white citizens in the black-white numbers game.

Ratepayer associations see this simply as a different attempt to secure political futures rather than constituents' interests.

Backing both the metropolitan government and municipal merger models are technocrats who argue that the interdependence of metropolitan towns in the matter of services (transport, water, sewerage, etc) require single overriding administrations.

This argument persists in the

teeth of the evidence of South Africa's bulging administrative edifice and the tax bill that maintains it. Why is it that the private sector functions efficiently through contractual interaction among autonomous entities while Government feels it must bring the world under one roof?

The answer is that politicians, and career administrators like big castles

The American experience testifies to the mobility of the capable middle class — that it will escape any attempt to trap it in punitive urban regimes. And the South African middle class is no longer white

● Conrad Berge is a leading urban activist and commentator □

Violence feared over kwaMadala

w/mail 9/7-15/7/93

(127)

By VUYO MVOKO

ABOUT 300 Inkatha supporters living in kwaMadala hostel, near Boipatong, are threatening to move into Sebokeng hostel — an African National Congress stronghold — sparking fears of a pitched battle.

The 300 have been served with eviction notices.

Representatives of the ANC-led tripartite alliance on the Vaal peace committee say that at a meeting of the local peace committee this week, it was stated that the evicted kwa-

Madala hostel residents planned to take over Sebokeng's Number One hostel, by force if necessary.

On Wednesday, Vaal Peace Committee members heard Iscor had served eviction notices on kwaMadala residents who do not work for the corporation but are living in the remains of the hostel.

Iscor was heavily criticised for allowing unemployed IFP supporters to stay in the hostel, after attackers allegedly used it as a base during the Boipatong massacre in June last

year.

Said ANC Vaal Region chairman Kaizer Klaas: "They say they want their people inside the hostel as soon as possible, and have asked the Transvaal Provincial Administration (TPA) to meet transportation costs."

Vaal IFP regional organiser Mwezi Twala denied the IFP supporters wanted to take control of the hostel by force, but conceded: "Given the unexpected eviction order our people got from Iscor,

they have no choice but to occupy the Sebokeng hostel immediately."

Sebokeng residents object to the kwaMadala inmates being housed in one hostel. They believe kwaMadala was the base for a string of attacks in the Vaal, culminating in the Boipatong atrocity.

"We have no objection to sharing the hostel with people evicted from their housing," said Cosatu official Swayi Mokoena. "But they must be prepared to disperse. We are afraid of what will happen if they stay together and live in a block on their own."

Twala disagreed, arguing: "Our people need to be together for their own protection. Inkatha deserves to be there because they fought for it in 1990, and were only forced to leave by the police and the ANC."

Rumours are doing the rounds in already tense Sebokeng that the the Sebokeng hostel is to be stormed on July 27, after a rally to be addressed by Chief Mangosuthu Buthelezi at Johannesburg's FNB stadium.

Twala denied the allegation, emphasising that Inkatha supporters had lived at Sebokeng hostel before "they were forcibly removed by the police and ANC people in 1990".

Hard-nosed TPA slows up rents agreement

By MDUDUZI HARVEY

BATTLE lines hardened again this week in Soweto's ongoing rent crisis, despite a promise that conditions would improve after Johannesburg and Roodepoort agreed to assume responsibility for essential services in the township.

Civic association leaders said they were sticking to their policy of "no rents without representation", while the Transvaal Provincial Administration played hardball with a threat to reduce services if residents didn't pay.

Rent and tariff levels for municipal services are still contentious, as are a range of proposals for alternative local government structures.

The Witwatersrand Metropolitan Chamber has tabled a three-phase proposal which will set tariff levels acceptable to a majority of residents as soon as possible. It is hoped that agreement will generate sufficient rental income to fill Soweto's coffers and ameliorate the area's debt crisis.

Phase two foresees the election of representatives by the residents of Soweto. Much like the multi-party negotiators in Kempton Park, it will be their job to create permanent democratic structures for the area.

Phase three kicks in when a national constitution is in place and envisages elections to all levels of local government — Diepmeadow, Soweto, and Dobsonville municipal councils, an overarching Soweto local authority, and the Metropolitan Authority, which will include Johannesburg, Roodepoort, and Soweto.

The civics have responded positively to the Metro Chamber proposals. But they still have a stomach ache about the TPA's current tactics.

Said Khabisi Mosunkutu, president of the southern Transvaal civics: "We have been sending our labour and money to the cities and it is now time for them to bring some resources back to the townships.

"If people were given the chance to elect their own local authorities ... there would be no reason for them not to pay rent and service charges."

KwaMadala refugees must go

By STAN MHLONGO (127)

ILLEGAL inmates of the dreaded KwaMadala Hostel in Vanderbijlpark were told to pack up and leave the premises or face legal action this week.

In a statement, Iscor management said the influx of illegal refugees at KwaMadala had escalated to such an extent that the hostel had no option but to take action.

"Illegal persons or non-workers at Iscor should evacuate the hostel no later than 12 noon on Friday, or they will be liable for prosecution," said a statement from Iscor.

Management at the company said KwaMadala hostel was erect-

ed three years ago as temporary accommodation for its employees and families only.

ANC media liaison officer Karl Niehaus said the move by Iscor could be welcomed if it succeeded in halting the allegations that KwaMadala is often used as a springboard for alleged attacks on residents in surrounding townships.

Bloodbath

Niehaus said the hostel needed to be upgraded into proper living quarters, and also welcomed the move announced by Iscor to bring the numbers of people living at KwaMadala under control.

In one particular incident, Kwa-

Madala Hostel inmates, most of them allegedly members of Inkatha, waged a midnight onslaught on Slovo Camp residents in Boipatong on June 17 1992.

In the most horrifying bloodbath residents were shot and butchered to death with an assortment of weapons.

Over 70 KwaMadala hostel inmates were later apprehended and appeared in court.

The number of accused presently appearing at the Delmas Circuit Court has been reduced to 35.

Vaal residents have also linked the hostel inmates to recent attacks in Evaton and Sebokeng by snipers travelling in a white car.

'Helpful' estate agent, house deposits missing

C190000. 11/11/92

LAST month Johannesburg estate agent Siphso Dlamini reported his boss, Joseph Mushi, to the police for allegedly stealing R200 000 in housing deposits from the trust account of estate agency Property Dynamics.

This week police issued a warrant of arrest for Dlamini because he is suspected of doing the same.

After blowing the whistle on Mushi, alias Joey More, Dlamini and other Property Dynamics staff opened up their own agency, Property Trust, in Jeppe Street, Johannesburg.

Dlamini assisted clients who had lost money to Mushi to lay charges with the police and claim their money back from the Estate Agents' Board.

Now John Vorster Square police are looking for Dlamini and want to arrest him on charges of fraud and theft. (127)

He is alleged to have stolen money from Property Trust's trust account. The amount involved has not yet been calculated as Dlamini has apparently

disappeared. He did not arrive for work this week and police were looking for him at his family home in Wilbank.

Angry clients were waiting for Dlamini at the company's offices and demanding that staff pay back their deposits. Dlamini had sole signing powers on the trust account and staff could not tell clients what had happened to their money.

"The clients were so angry. We nearly lost our lives," said one staff member who did not want to be named

Staff confirmed with various banks that money which was supposed to have been paid for properties had not been paid and that some amounts had been withdrawn from the trust account, but apparently not handed over to sellers. (127)

Clients who have complaints about Property Trust can speak to the investigating officer, Det Sgt Segale at John Vorster Square, on (011) 497-7419.



WANTED MAN . . . Police have issued a warrant of arrest for estate agent Siphso Dlamini.



Star 13/7/93

Picket over arrears deadline

By Cyril Madlala

Lenasia South East residents will take to the streets on Thursday to enforce a weekend resolution to demand that all electricity arrears be written off and that the shortfall be recovered from the management committee.

Residents owe R14 million in arrears, according to the management committee.

Thursday is the deadline set by the management committee for defaulters to make arrangements with the town treasurer to pay.

"Despite the fact that we are responsible to conduct the finances of the committee in a businesslike way, we are convinced that we should

display understanding and compassion towards our people," said chairman Thiru Chetty.

He said his committee had been inundated with requests to suspend the termination of electricity supplies while students were writing examinations. (127)

However, according to the chairman of the Civic Association of Lenasia South, Dr Bhadrashil Modi, residents decided at a meeting on Sunday not to pay at all.

It was agreed that a memorandum be sent to the TPA to demand that

● Arrears be written off and that the shortfall be recovered from the management committee.

● All reconnection fees and arrears payments be refunded and all pledges of payment signed by residents be nullified by the management committee

● The management committee be disbanded immediately and an administrator be appointed

● A moratorium be placed on all developments in areas under the management committee

The picket on Thursday will be at the corner of K43 and Cosmos streets, and off the Golden Highway and Wimbledon street.

Residents have vowed to reconnect their supplies if the authorities go ahead with the threatened action.

Townships' street lights could be switched off

By Stan Hlophe

Street lights in Soweto and Diepmeadow could be switched off by the end of the week, according to administrator Zakkie Lombaard.

(127)
In some areas — such as Emdeni, Dube, Zola and Orlando — water and sewage was also running in the streets as a result of burst pipes and blocked drains.

Lombaard said this was because less than 10 percent of the householders were paying service charges.

Soweto and Diepmeadow receive an 82 percent subsidy from the Government, Transvaal Provincial Administration and Regional Service, but Lombaard said with "less than 10 percent of the residents paying there were shortfall of R3 million and R1,5 million respectively. "If people can start paying at least a R55 flat rate in accordance with the agreement of the Soweto Accord then we can be in a position to provide services again."

"But at the rate the people are paying we can't provide any service."

Sowetan 13/7/93
Mass action threat (127)

THE Lenasia South Civic Association has decided on mass action on Thursday in the face of a threatened electricity cut-off

This follows a resolution taken at a meeting on Sunday attended by about 500 people in the suburb south of Johannesburg. The Lenasia South East Management Committee has insisted residents pay arrears and reconnection fees in full.

Civic association spokesman Mr Ramesh Karshan said two years ago the council and residents had resolved that an average amount should be paid each month, until the matter was resolved



Star 18/1/92

IFP objections in Met Chamber debut

By Jo-Anne Collinge

The Inkatha Freedom Party made its debut in the Central Wits Metropolitan Chamber last night and indicated it might block painstaking progress made so far toward restructuring the metropolitan region and ending the Soweto rent boycott.

Unlike the Trade Centre talks, the Met Chamber operates on a basis of total, rather than sufficient, con-

sensus. As soon as the IFP's membership was approved, the party's delegate, A J Macaulay, read out a statement indicating that Inkatha was opposed to the "top-down forcible merger of local councils in which there are wide disparities of management and technical skills". He said this would reduce accountability in government and should not be followed.

At several points during the meeting he pointed out that the IFP had objections to proposed principles and procedures for deracialising government in the Central Wits area. **IFP** Soweto Civic Association delegate Pat Lephunya eventually noted that "since the beginning of the meeting we have heard that Inkatha does not agree with this and does not agree with that". He said a resolution of

local constitutional issues for the phase of pre-interim government was vital to improving conditions in Soweto. **(2/1)** The Transvaal Provincial Administration was moving rapidly towards promulgating regulations which could break deadlock on the Soweto crisis, said Lephunya. In an otherwise uneventful meeting, the Met Chamber decided:

- To fund an early warning system on flooding in Soweto and Alexandra.
- To send two representatives on a study tour to North America to examine different configurations of local and metropolitan government.
- To support a land audit in Soweto and to set up a special team to find ways of releasing land throughout the metropolitan region more speedily for low cost housing.

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Rubbish piles up in Soweto as council faces cash crunch

BIDday 13/7/93

THEO RAWANA

RUBBISH is piling up in the streets of Soweto where a seven-year rent and services boycott has dried up funds and led to a cut in maintenance and some services

While parties in the Central Witwatersrand Metropolitan Chamber are locked in a dispute over the tariff to set the paying machinery in motion, burst sewerage pipes are flooding the streets with filth

In the west, rubbish is piling up on pavements where about 27 000 homes have had no refuse removal since June 7 (127)

Among the affected townships are Naledi, Mndeni, Moletsane, Zola and Zondi

A source at the Soweto City Council (one of the three Greater Soweto councils plagued by a lack of funds) said political organisations in the chamber, posturing for the election, were objecting to payment of tariffs that would help to solve the financial crisis

Of the three council areas, Soweto residents alone have built up a R366m debt since the 1990 signing of the Greater Soweto Accord, which saw R516m in arrears written off for Diepmeadow, Soweto and Dobsonville

The Soweto council has R8,4m in the bank and R13m is needed every month to run the township complex

Town Clerk Elizabeth Sithole has resigned and staff, who fear they may not get

their pay cheques at the month end, are despondent and uncertain.

Sithole, however, emphasised that her leaving had nothing to do with the financial state of Soweto. She had served Soweto for 19 years and felt it was time to move on.

A staff member said. "Our fears are that some of us have loaded insurance and home loan stop orders against our salaries, and if there is no money in the coffers, we will fall behind with our payments"

Some areas have been plunged into darkness because lights have been switched off since township administrator Sakkie Lombard announced that services would have to be cut as Diepmeadow and Soweto councils had no money

According to sources, the fact that some traffic lights were connected to the street lights had saved the townships from total darkness and traffic chaos

There was also a danger of water shortages as faults caused by vandalism on a reservoir could not be fixed because staff charged with maintaining water levels and maintenance work were not available

Lombard could not be reached for comment and the TPA could not supply figures on financial advances made to Soweto

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NEWS TPA cuts, Soweto lights, refuse removal ● Policeman allegedly commits suicide

Many parts of Soweto plunged into darkness

MANY townships in Soweto are without street lighting and residents are having to cope with reduced refuse removals.

Transvaal Provincial Administration official Mr Johan Boozyen confirmed yesterday that there had been cuts in services in Greater Soweto because of the financial crisis which has resulted from a 10-year rent and services boycott by residents. He said water and health services were not affected so far.

The Soweto Civic Association, which has been trying to negotiate an end to the boycott, meets again on July 20.

Discussions on a new service fee and administrative structure for Soweto ended in a deadlock last week.

Central Witwatersrand Metropolitan Chamber chief executive Mr Vic Milne said he would report on the status of the SCA talks at Wednesday's meeting of the chamber. — *Sapa*.



JUST MARRIED ... The first three finalists of the Sowetan-American Swiss Bridal Couple of the Year have been announced. These are January, February and March 1993 winners. Pictured are (from left): Japhthaine and David Ratsela, American Swiss area manager Mr Bruce Young, Jennifer Kubheka, Rouada and Franklyn Smith, Seyam anu Osman Sahaboedien.

PIG: JOE MOLEFE

Housing subsidy: march on NHF offices planned

Star 15/7/93

Staff Reporters

Johannesburg's inner city residents plan to march to the offices of the National Housing Forum (NHF) today to apply for a subsidy from the R500 million allocated for housing in this year's national budget.

A statement yesterday by the Seven Buildings Association said the application was for the allocation of a capital subsidy to the Seven Buildings Project, South Africa's first housing co-operative

The project is involved in the country's first large scale attempt at reviving the Johannesburg inner city, and the first housing scheme where inner city tenants will become owners of

their buildings

The association said it had to apply for a subsidy because land prices in Johannesburg were very high and, in addition, some of the buildings needed refurbishment due to lack of maintenance by "greedy" landlords.

"Additional problems are that banks have red-lined the areas of Joubert Park and Hillbrow where the buildings are located"

127
Not enough

The association added that the Government's subsidy policy did not provide enough assistance to individuals and was also limited to individual home ownership.

"We are appealing to the NHF to provide us

with subsidies in an appropriate form."

Residents are expected to gather at 9 am at Stanhope Mansions, one of the buildings in the Seven Buildings Project, on the corner of Plein and Von Wielligh streets, and march to the NHF offices in the Longsbank Building, corner Loveday and Bree streets

The R500 million from the national budget was earmarked to be disbursed by the NHF, in consultation with the Government to deal with the housing crisis

The forum was formed in 1991 to come up with a housing policy for South Africa after democratic elections. It has representatives from political, civic, trade union, business and development organisations.

Tenants to march on housing forum

BIDay 15/7/93

THE National Housing Forum's ability to deliver will be the focus of attention today when hundreds of tenants living in central Johannesburg's Seven Buildings Project flats march on the forum's offices

The tenants want a small slice of the R500m allocated this fiscal year for application through a mechanism agreed on by the forum and government. The joint arrangement has not yet been established — which has caused impatience among those who want to see a start to tackling the housing crisis. (127)

A spokesman for the Seven Buildings

GRETA STEYN

tenants' committee, Peter Jones, confirmed yesterday that tenants would march this morning to draw attention to their request for subsidies. He said appeals to government had proved fruitless, and it was hoped the forum could intervene on their behalf. Government had turned down a request for funding because the rules provided for subsidies to individual owners only, not to co-operative schemes. It was hoped the forum could succeed in persuad-

□ To Page 2

Housing forum

BIDay 15/7/93

□ From Page 1

ing government to change the rules. Subsidies were needed because tenants of the buildings, which form part of a project to upgrade the Johannesburg CBD, could not afford to repay bank loans. (127)

It is understood the Independent Development Trust has also been unable to meet the tenants' need because of funding constraints. A source close to the tenants said a subsidy of R17 500 a flat was needed for 446 flats, or about R8m.

Forum spokesman Matthew Nell said the forum would be available to receive the tenants' memorandum and it would be regarded in a serious light.

Asked why there had been no moves yet to spend the R500m allocated for joint

control by the forum and government, Nell said the forum was dealing responsibly with the tensions between the need for immediate action and the danger that ad hoc steps could compromise the formation of consensus-based medium-term policies.

The forum last year approached government on short-term housing delivery with a request for a budgetary allocation of R1,2bn. Finance Minister Derek Keys allocated R200m, with a promise of a further R200m "if greater cash disbursement in the forthcoming year is required". However, it was decided after the Budget to make an allocation of R500m, to be controlled jointly by the forum and the Local Government and National Housing Department.

Tenants demand a share of R500-m

By Cyril Madlala

Hundreds of Johannesburg's inner city residents yesterday marched to the offices of the National Housing Forum (NHF) to demand a subsidy from the R500 million allocated for housing in the national budget (127).

NHF chairman Matthew Nell and senior co-ordinator Saths Moodley received a memorandum from marchers led by Pressage Nkosi, chairman of the Seven Buildings Residents' Association.

Nkosi said the application was for the allocation of a capital subsidy to the Seven Buildings Project, South Africa's first housing co-operative. The project is trying to revive Johannesburg's inner city, and is the first housing scheme where city

tenants will become owners of their buildings.

Nkosi said they had to apply for a subsidy because land prices in Johannesburg were very high, and some of the buildings needed renovations due to lack of maintenance by greedy landlords.

"Banks have red-lined the areas of Joubert Park and Hillbrow where the buildings are located," said the memorandum, adding that the Government's subsidy policy did not provide enough assistance to individuals.

"We have come to make our plight known to the NHF. We want the R500 million now," Nkosi said.

Nell told the marchers that the forum did not have the money in its coffers, but was involved in negotiations to secure it.

No power cut-off for defaulters

By Cyril Madlala

Defaulting Lenasia South residents will not have their electricity supplies cut off, the management committee decided yesterday. (127)

Chairman Thiru Chetty said the decision was prompted by the defaulters' readiness to make arrangements to pay.

Residents owe R14 million in arrears.

"In the light of the good response from the community there will

be no cut-offs," Chetty said

The committee announced a moratorium on cutting off electricity supplies while students wrote examinations

Defaulters were urged to make arrangements for payment before yesterday or "bear the consequences".

Residents decided at a civic association meeting at the weekend to reconnect their supplies themselves if authorities cut them off

In a memorandum to

the Transvaal Provincial Administration, they demanded that arrears be written off and the shortfall recovered from the management committee, which is being investigated by a commission of inquiry for alleged corruption and maladministration

All reconnection fees and payments for arrears should be refunded and all pledges of payment should be nullified by the management committee, residents said.

Star 17/1/93

Sanco's phones, fax cut off

BLOEMFONTEIN — SA National Civics Organisation general secretary Dan Sandi says Sanco's telephone and fax services have been cut over a R9 000 bill. Sanco also owes R22 000 to Maritime Travel Agency. Sanco had asked the SA Perm, the Urban Foundation and the SA Housing Trust to pay the bills, without success. "This raises the question whether they are genuine to the civics," said Sandi. "Perm was exempted from the bond boycott by Sanco, which it now refuses to assist." — Sapa (127)

SITimes (Buss) 18/7/93
Sandton dear, Brakpan cheap

THE average price of houses in the last six months of 1992 increased 2,8% over the first six months, with average house prices the highest in Sandton at R284 474 and lowest in Brakpan at R108 515 (127) ~~(21)~~.
The CPS Property Price Index (CPPI) shows that at R204 329, Randburg is the only other city with an average house price exceeding R200 000.
The CPPI shows average house prices for 24 cities in SA.

Valuation Star 1971/93 — 2 weeks

to object

By Anna Cox

The Sandton valuation roll is open for inspection until the end of this month and residents have until then to lodge objections.

Management committee chairman Peter Gardiner said residential land valuations increased on average by 84 percent over the last three years. (127) 19

"The residential land valuations reflect the increase over three years, that is, at the rate of 21 percent per annum. Most residents would be unhappy if their investment were not going up at that rate.

"Many towns in South Africa have experienced a serious decline in residential values, with the result that there have been radical increases in the rate in the rand to maintain normal standards of service.

"The Sandton rate in the rand decreased by 16 percent for the current year," added Gardiner.

The town valuer is an independent appointment in terms of the Rating Ordinance. He must complete the valuations without any prejudices or influence from the council.

R23-m for plots with toilets

Star 19/7/93
Kempton Park Town Council is to spend almost R23 million on informal housing on a portion of the farm Mooifontein next to Ivory Park and near Chloorkop.

A council spokesman said the project would enable the council to develop 267 ha of land. (127)

The ground has already been purchased for an amount of R4,4 million.

Each of the 4 400 plots will have a toilet and will be sold for R6 000. Negotiations are under way with Eskom to provide electricity.

The move follows the council's decision to alleviate the squatter problem. — East Rand Bureau.

Staff Reporter

Rent and service boycotts in townships on the Witwatersrand are to continue, with the African National Congress and its allies planning to occupy local government offices in white areas to demand improvement of services to townships. (127)

A regional meeting of the ANC-Cosatu-SACP alliance and the South African National Civic Organisation (Sanco) resolved yesterday to participate in the Greater Johannesburg Metropolitan Chamber — but only if the chamber were restructured along national guidelines.

The situation in the townships had been caused by apartheid structures and the boycotts could not be lifted until democratic local government structures were in place, the meeting decided.

A statement said a "symbolic" occupation of boundaries between townships and white areas would take place. The protest would culminate in a march to Johannesburg's city centre at the end of the month, Sapa reports.

The protests were also intended to highlight violence and "the regime's low-intensity warfare against democratic forces".

The meeting called for a restructured chamber to negotiate interim transitional structures in all metropolitan areas, towns and rural areas. It recommended the alliance and Sanco approve the establishment of joint structures.

The meeting resolved that the alliance and Sanco would form a joint delegation to take part in the restructured chamber and called on all local regions and sub-regions to form similar delegations.

It rejected the Metropolitan Chamber's draft proposal for a city manager to be appointed for Soweto and Dobsonville, and for the establishment of a Greater Soweto Forum, as "taking us back to colonial times".

The meeting called on the Local Government Negotiating Forum to adopt regulations to establish local negotiation forums and for a demarcation board to delimit interim metropolitan, town and rural boundaries.

It called for the removal of statutes which divided areas along racial lines.

Rent, service boycotts to continue

Star 19/1/93

Rift grows over services boycott

B/Day

A RIFT is growing between the ANC and local civic associations on tactics to end the Soweto rent boycott, sources said yesterday.

The ANC and the associations disagree over service tariffs and over the twelfth draft of a package that would provide services and financial support for Soweto.

Sources said yesterday Sunday's meeting between the ANC/Cosatu/SACP alliance, the SA National Civic Organisation and the Soweto Civic Association had been tense.

Elements in the Soweto civics wanted an immediate temporary settlement while their partners wanted to implement last month's decision to replace all local authorities with interim structures.

The Soweto crisis committee meets today to discuss establishing a Greater Soweto Forum which would run Soweto until a non-racial metropolitan authority was set up.

Soweto Civic Association spokesman Pat Lephunya said yesterday the forum would be a channel for Johannesburg and Roodepoort to act as agencies for Soweto and would provide some form of administration.

He hoped the forum would be set up before the end of the month.

Few observers, however, expect today's meeting to achieve much.

ANC PWV local and regional government commission head Mathole Motshekga said the ANC would not accept a Greater Soweto Forum as it was an "own affairs" creation and

GAVIN DU VENAGE

would not lead to normalising the crisis. The crisis was not limited to Soweto, but extended to every township in SA, he said.

The ANC would accept only interim administrative structures, which could be set up now — before enabling legislation was tabled in September's Parliamentary sitting.

Once these were in place, the rent boycotts could be brought to an end and township redevelopment could begin. Mechanisms to give Soweto direct access to inter-governmental transfers and the budgets of Roodepoort and Johannesburg should be set up.

Motshekga denied that the ANC had decided to march on Johannesburg and stage symbolic sit-ins on municipal boundaries. He said such action had been recommended by various committees of the alliance but was not yet a formal decision.

TPA MEC Andre Cornelissen said yesterday that inter-governmental grants to townships would continue and no punitive action was being planned by either the TPA or regional services councils.

However, unless communities began paying, adequate services could not be provided. More than 20 black areas in the Transvaal had already had their services reduced, and there was a possibility that staff salaries would be affected from the end of the month, he said.

Join hands, Steir 20/1/93 TPA urges alliance

Metro Staff

The Transvaal Provincial Administration (TPA) has invited the ANC, Cosatu and the SACP to urgent talks to dispel "misunderstandings" after a weekend decision by the tripartite alliance to continue with rent and service boycotts in Rand townships.

(127) ~~etc~~
The alliance and the SA National Civic Organisation (Sanco) decided that the boycotts could not be ended until democratic local government structures were in place.

Yesterday, MEC for institutional development and negotiation (local government) André Cornelissen warned that such public statements did not "contribute in any way towards convincing well-disposed white authorities to follow the path of change". He appealed to the alliance to "rather join hands" instead of making demands

TPA to face pressure over township services

By Jo-Anne Collinge

The ANC is to press the Transvaal Provincial Administration to tackle the question of township services and rent boycotts on a PWV-wide basis.

ANC local government expert Mathole Motshekga said that while the spotlight was fixed on the critical situation in Soweto, in townships of the Vaal, the East Rand and Pretoria services were also on the brink of collapse

(121)
At the weekend, local government sub-committees of the ANC and its allies — the SACP and the Congress of SA Trade Unions — together with civic organisations decided to keep rent boycotts in place. They also decided on a campaign of protest action to press municipal councils to support radical reform of local government.

However, this decision did not mean an end to attempts to negotiate a "stop-gap" solution for deteriorating services, said

Motshekga

"We do not want our people to suffer unnecessarily. We would be prepared to consider any measure that would arrest the decline."

The unpopular Interim Measures on Local Government Act might be used to give statutory effect to properly negotiated "stop-gap" agreements, said Motshekga.

The TPA's chief negotiator, Andre Cornelissen, confirmed that parties in the nationally organised Local Government Negotiating Forum were "floating around various ideas to speed up the process" of creating non-racial transitional local government structures.

He agreed that, where local negotiating parties were at one, the present Interim Measures Act could be used to give immediate statutory effect to negotiated agreements.

"But the problem with the Interim Measures Act is really that it's not compulsory," Cornelissen said.

News briefs

New administrator

FORMER administrator of Alexandra Township Mr Steve Burger takes over from Mr Sakkie Lombard as administrator of Soweto and Diepsmeadow today. The Transvaal Provincial Administration yesterday said Burger had been appointed administrator of the two areas for a bridging period while negotiations in the Central Witwatersrand Metropolitan Chamber for a more representative dispensation for Greater Soweto continued.

AWB men in court

FIVE more AWB members, including a member of the Ystergarde (Iron Guard), appeared in the Johannesburg Magistrate's Court yesterday on charges of public violence at the World Trade Centre last month.

Among them was "General" Johann Thompson (41) of the Ystergarde. The case was postponed to August 18.

Services talks stall

A MEETING to discuss the Soweto

Sowetan 21/7/93
services crisis deadlocked in Johannesburg yesterday with the different parties failing to agree on a minimum tariff as well as the structure that should implement this payment.

Several parties agreed that residents should pay a minimum of R23 across-the-board for services but failed to reach agreement on who the money should be paid to. (1257)

Mwasa against move

THE Media Workers Association of South Africa has sent a letter to the Turkish Prime Minister, Mrs Tansu Ciller, protesting against the threatened closure of the daily newspaper *Ozgur Gundem*.

Sowetan 21/7/93
Mwasa, an affiliate of the International Federation of Journalists, which represents more than 20 000 media workers in South Africa, warned Ciller that it strongly "protested against the on-going harassment of *Gundem*". And the IFJ yesterday called for an international day of protest by journalists tomorrow, the day of a court case in Turkey to decide the future of the newspaper. — *Sowetan Reporters and Sapa* (1257)

NEWS IN BRIEF

Flying school order

A PROVISIONAL liquidation order was granted in the Pretoria Supreme Court against the Wonderboom Flying School yesterday, one of the few in the country to train commercial pilots.

In his application for liquidation, school head Johannes Olivier said his company had been rendered hopelessly insolvent.

AWB general in court

AWB general Johann "Hagar" Thompson was among five AWB members who appeared in the Johannesburg Magistrate's Court yesterday on charges of public violence related to the right-wing occupation of the World Trade Centre on June 25.

Thompson, 41, Chris Welgemoed, 50, Abraham Fourie, 42, Christiaan Potgieter, 33, and Frans Gericke, 38, were not asked to plead and the case was postponed until August 18.

Thompson, Welgemoed, Fourie and Potgieter were released on bail and Gericke on warning.

Reporter faces charges

BEELD reporter Andries Cornelissen appeared in the Johannesburg Magistrate's Court yesterday in connection with his refusal to give the police a statement concerning ANC Youth League president Peter Mokaba's slogan, "kill the boer, kill the farmer".

Cornelissen, who could face up to five years in jail, told the court he wanted to protect Beeld, his career as political reporter and journalists generally.

REPORTS Business Day Reporters Sapa

Call to ANC to take firmer stand on land

WASHINGTON — The ANC appeared too ready to compromise with government over the question of entrenching property rights in a new constitution, Legal Resources Centre director-designate Geoff Budlender said in Washington yesterday.

Speaking at the Carnegie Endowment for International Peace, he suggested the movement take a firmer stand on the need for a reparations "levy" to help resettle black South Africans driven from their land under apartheid.

Such a levy would be an "equitable" quid pro quo for constitutional guarantees against expropriation without fair compensation, he said.

Without it, he suggested that property either not be mentioned in the constitution at all or that provision be made for the courts to determine compensation taking factors beyond market value into account.

Government's draft Bill of Rights, which would bar a future government from taking private land without paying market value for it and block expropriation through tax-

SIMON BARBER

ation, was a recipe for undermining the constitution and could end up threatening all property rights.

Budlender, who has been involved closely in the Ivory Park squatter case and restoring the Bathlelong tribe to its ancestral land, worried that the ANC was not pressing the land reform issue hard enough.

He attributed this to the movement's urban bias and to the deals it has felt obliged to cut with certain homeland leaders.

Citing a recent World Bank report, he said a massive land reform programme would have to be completed within two years if there were not to be violent seizures of land and civil unrest.

Although much land could be made available quickly if government refused to extend further credit to heavily indebted white farmers, government had already begun to thwart that option by forgiving Land Bank debts "under the guise of drought relief", Budlender said.

Talks on Soweto tariffs deadlocked

THE Soweto crisis committee deadlocked yesterday over tariffs and the replacement of local authorities by appointed interim structures.

Metropolitan Chamber CEO Vic Milne said the committee would meet again early next month.

Soweto has been subject to a large-scale rent and services boycott for the past decade.

To break the deadlock, a basic ser-

GAVIN DU VENAGE

vice tariff of between R55 and R23 per household is being proposed.

Chamber chairman Van Zyl Slabbert said yesterday that R55 was the minimum tariff level needed if So-

weto was to receive an 82% subsidy, as included in the latest proposals.

The committee also failed to agree on appointed interim structures.

Negotiations 'must involve' the community

LOCAL government negotiations will be left to national politicians "at our peril", Central Witwatersrand Metropolitan Chamber chairman Frederick van Zyl Slabbert said in Randburg yesterday.

Slabbert said that local negotiations had to be conducted by community organisations. The pace would be set by the multi-party talks, but could not be an exclusively national process.

It was not possible to arrive at a national political settlement without reaching accord in local politics.

GAVIN DU VENAGE

Slabbert said that without local solutions, "all national plans will come to nought".

The metropolitan chamber served as a forum for diverse interests and allowed problems to be thrashed out so that a common solution could be found.

The chamber faced "enormous problems", particularly over the question of rent boycotts, but was still far ahead of any other such bodies elsewhere in the country.

However, it was also necessary for local government leaders to communicate with their constituents. People had to be kept informed about changes taking place if their co-operation was to be guaranteed, he said.

Without community acceptance, the proposed interim appointed structures could face a legitimacy crisis.

At the same time, it was important that people recognised the inevitability of change. He said questions about a mandate for change should not dissuade politicians from moving forward.

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Black buyer interest in upmarket white homes

By Day 21/7/93

ANDREW KRUMM

THE number of black home buyers entering traditionally white upmarket areas in the PWV is rising steadily, say estate agents.

Seeff Residential Properties MD Bearnard O'Riain said about 5% of the company's sales in higher income areas in the past year had been to black buyers.

Pam Golding Properties director Ronald Ennik said interest from black professionals and entrepreneurs, many of whom were looking for a stable environment, had increased steadily over the past eight months.

"In no sense was there a flood of inquiries, but interest has increased steadily to as much as 5% of sales. I am surprised, though, that interest from black professionals has not been stronger, considering the growing number of professionals living in areas like Soweto."

Ennik said the northern suburbs

around Sandton, especially Douglasdale, Fourways, Northwold and Sandown, were most popular, and he forecast this interest would jump as the economy improved.

O'Riain said that some of the older Johannesburg areas, such as Parkwood and Parkview, were attracting interest. The northern, wealthier areas of Pretoria were also popular.

Negative

"Black buyers often choose Pretoria North over Sandton, as house prices are far cheaper there."

The acceptance of black families in traditionally white areas in Johannesburg was not the controversial subject it was less than three years ago, Ennik said. In fact, Pam Golding Properties said it had not recorded any negative responses from white neighbours.

However, O'Riain said new black residents in Pretoria's northern suburbs experienced "the odd problem" with white neighbours, but they were mostly accepted after a period of residence.

Both Ennik and O'Riain said the inexperience of black homebuyers was often a stumbling block to sales, and that education on the process was necessary.

SA Institute of Estate Agents president Colin Sledzky said the institute would shortly launch a course to assist black homeowners and agents to protect themselves against pitfalls in buying and selling property.

The course was designed after discussions with community organisations, and had the backing of First National Bank, which had donated R15 000 towards it. Lectures would be at the institute's Johannesburg offices.

Commercial property investment 'best'

LINDA ENSOR

CAPE TOWN — The main investment vehicle in the property market in the next two years would be commercial and industrial properties, Seeff Trust MD Michael Flax predicted at a Seeff investment presentation this week.

He said residential investment property, like blocks of flats for rental purposes, would continue to be less acceptable in the light of a future government's probable redistribution strategy. This was expected to involve the introduction of rent controls, protected tenants, increased local taxes like rates, and increased central government taxes.

Flax said returns on commercial property were comparable historically with those of the JSE.

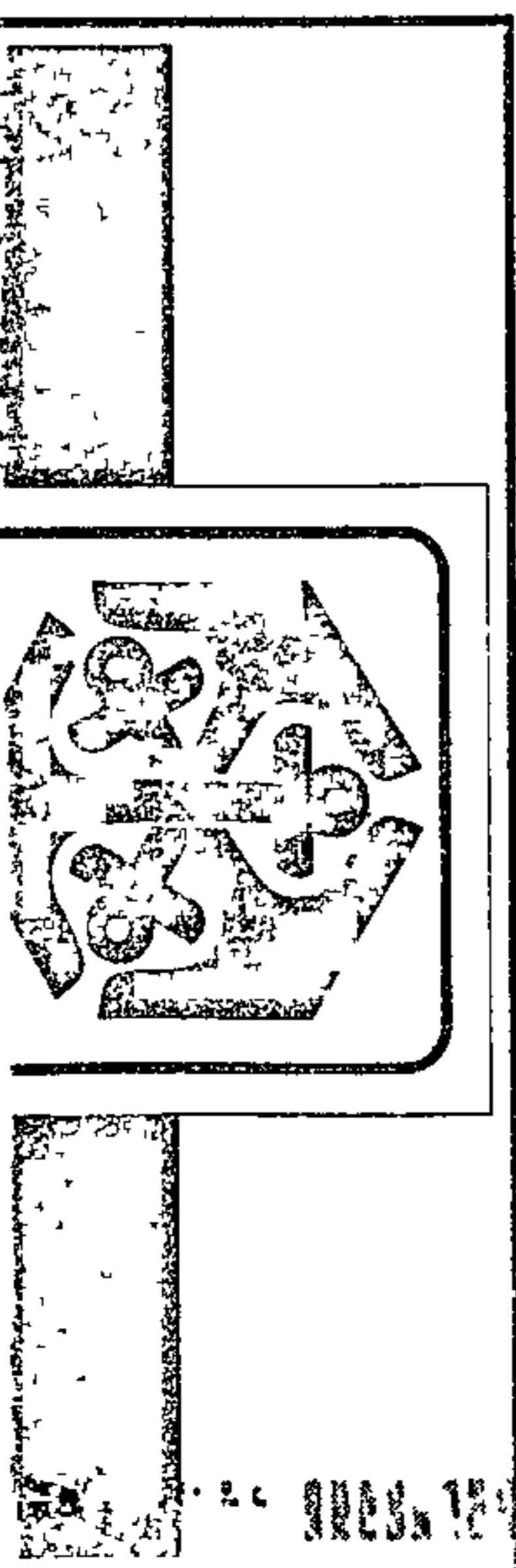
"There will be lots of future growth in commercial properties as new small busi-

nesses are set up with international aid as foreign firms return to SA. We will see inflation boosting rentals and spiralling building costs ensuring that rentals also increase."

For other investment products, Flax predicted a move towards guaranteed equity funds combining the solidity of gilts with the risk and return volatility of equities.

Futures and options would also be a growth market in a situation of high volatility.

Flax said it would be imperative for investors to own rand-hedge investments, and, if possible, offshore investments, to protect them against the depreciation of the rand. He said the rand could fall 15% to the dollar within two years.



Sewage-spill misery after pipes burst

Star 22/7/93

By Zingisa Mkhuma

Soweto's streets are awash with sewage from broken pipes that are sometimes only repaired weeks later, according to residents

A spot check around seven areas yesterday, showed that some streets — filled with stagnant, stinking puddles of sewage — were impassable by car. Muck continued to flow from burst pipes on to the street and pavements before pooling in potholes and depressions.

Sibongile Masinga of Rockville said yesterday that a manhole in front of her gate had been spilling sewage regularly for the past six months.

Masinga, who was nursing an 18-month-old baby, said the stench was often unbearable and attracted flies in summer,

forcing the residents to keep their windows closed throughout the year. (21)

Municipal workers who were yesterday battling to stop the flow, confirmed that they have been called to the site at least once a week since the beginning of the year.

The workers said the growing Soweto population was putting a strain on the smaller sewerage pipes and that the council had no funds to replace them with larger ones.

The workers also blamed the residents for the mess and showed The Star items they removed from the manhole, including nappies, pieces of clothing and newspapers.

The Dube branch of the Soweto Civic Association last night held a residents' meeting to discuss poor services in the area

Parties seek end to Soweto boycott

Star 22/7/93

By Jacqueline Myburgh

An unlikely alliance emerged within the Soweto Crisis Committee yesterday, with Azapo, the IFP, the PAC and the Sofasonke Party joining forces to put an end to the Soweto rent boycott.

Addressing a press conference, Banga Majola of the PAC said the parties were working together to gather grassroots support for a flat-rate payment which they could present to the next meeting of the Soweto Crisis Committee scheduled for August 3.

The four parties called on all political leaders, church organisations, business, labour and civic associations to assist in resolving the boycott.

Majola said the parties believed a flat rate of R23 was a reasonable starting point, and had rejected the figure of R54 proposed by the Soweto Civic Association (SCA) and the Transvaal Provincial Association (TPA).

"We are aware of the culture of non-payment and are therefore prepared to accept the

lowest tariff possible. But we want to get people back to paying, regardless of who the government is," he said.

Dan Kapeni of Sofasonke said: "We are not here to score political points. We are here about cleanliness, about health, about lights and about roads.

"The crisis is in Soweto and only the people that are there and the organisations that are there can solve the problem."

The IFP's Felicia Buthélezi called for inspections by the crisis committee to identify what the problems were, "instead of playing with words".

Azapo's Shiiko Ramaselele said the ANC and the Soweto Civic Association were not prepared to get involved in this move to end the boycott because "they would not like to be seen consorting with those people who initially were in government structures and were used to enforce oppressive legislation".

The ANC and the Soweto Civic Association have said they would not call for an end to the boycott until credible council structures were put in place.

Interim Soweto tariff suggested to boost coffers

By Day 22-7/93

THE Inkatha Freedom Party, Azapo, the PAC and the Sefako Party yesterday opposed the R54 a month tariff for Soweto and residents saying it was too high and residents would not be prepared to pay it.

Instead they suggested an interim tariff of R23 which would gradually be increased. They said a lower tariff was needed to break the culture of non-payment.

The R54 suggestion was made by parties in the Central Witwatersrand Metropolitan Chamber of Commerce. Greater Soweto has been in the grip of a rent and services boycott for eight years and attempts to get residents to pay for rents and services have failed.

Chamber CE Vic Milne said yesterday the R54 a month tariff was the minimum that could possibly be paid if the townships were to return to normality.

The tariff would be in addition to a 50% subsidy from government for

THEO RAWANA
the running of Soweto which costs an estimated R448m a year, according to Soweto Civic Association estimates.

The parties said yesterday the ANC and the Soweto Civic Association had refused to attend yesterday's news conference which was called to publicise the moves to get Soweto people to pay and resolve the collapse of services.

The parties called on the ANC and the Soweto Civic Association to join them in working out a tariff that would be agreed to by the people.

Bonga Majola of the PAC said services in Soweto were breaking down while the TPA, the association and other parties at the Central Witwatersrand Metropolitan Chamber talked without reaching agreement.

The conference was told that the solution lay in the parties - including the ANC and the association - meeting and agreeing on a tariff, and thereafter going to residents and ex-

planning why they should pay. The collapse of services came after parties at the chamber had reached a deadlock on interim tariffs to be paid by Greater Soweto residents.

Talks held by the parties in the Greater Soweto Crisis Committee also deadlocked on Tuesday and another meeting was set for August 3.

Former Soweto councillor Felicia Buthelezi, who represented Inkatha at the conference, accused the Soweto Civic Association and ANC of having called for a boycott and then supporting the TPA's suggestion of a R54 tariff, which would be too high for the residents.

The TPA and the SCA were not the only players in the chamber, and all parties must get involved in working out a tariff, she said.

Milne denied that any agreement had been reached with any party on a tariff. The ANC and the civic association could not be reached for comment yesterday.

Transportation in TPD stations



The PAC's Bonga Majola, together with representatives from the Inkatha Freedom Party, Azapo and the Sefako Party, proposed an interim tariff yesterday of R23 in order to break Soweto's culture of non-payment. Picture ROBERT BOTHA

New factors linked to violence

JUDGE Richard Goldstone yesterday added two new factors to his

DINER TIM COHEN

However, he stressed that it was dangerous to depreciate in any way the role of the...
the role of the...
the role of the...

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the new dispensation...

Sowetan 22/7/93

Tembisa meeting.

THE Tembisa branch of the SA National Civics Organisation yesterday said it would hold a special general meeting on Sunday to discuss a boycott of services payments in the East Rand

(127)

Sowetan 22/7/93

township

It said it objected to the quality of services rendered by the authorities since the signing of an agreement in March (127)

Residents, it said, were not satisfied with the quality of refuse removal and electricity supply which it wanted to be transferred from the local authority to Eskom

Bid to end services boycott

Sowetan 22/7/93

SEVERAL organisations have planned a series of residents' meetings in Soweto in an attempt to end the boycott of services payments.

Representatives of the Pan Africanist Congress, Azanian Peoples Organisation, Inkatha Freedom Party and Sotasonke Party told a news conference in Johannesburg yesterday that an attempt would be made to agree on interim tariffs (127)

They said a proposal on tariffs would be taken to the next meeting of the Witwatersrand Metropolitan Chamber on August 3.

"The collapse of services is affecting all residents of Soweto and we call on all people to confront the problem," they said in a joint statement.

They also called on business, labour and religious organisations to help end the boycott.

Discussions the PAC, Azapo, IFP and Sotasonke held with the Soweto Civic Association, one of the organisations supporting the boycott, had failed, they said. — Sapa

DOLOMITTE is a hot political issue in the West Rand township of Bickersdal. Speak the word to local leadership, and it is as though you have dropped a brick on a sore foot.

"If the land is dolomitic and unsuitable for human habitation, then we need to know from the Government why they put people here in the first instance," says Charles Ndabeni, vice-chairman of the Bickersdal Civic Association.

He adds that residents of Bickersdal, who number 90 000 by World Bank estimates, simply do not believe that the rock formation underfoot poses a danger to their lives.

They see it either as a pretext to compel them to leave the township or as a way of avoiding the provision of services.

But, says township administrator Gert Steyn, "Because of the dolomite danger, Bickersdal has never been expanded. Nobody wanted to spend money in Bickersdal."

The underdevelopment is plain to see. Just one formal house exists for every seven shacks. And the shanties are piled upon each other alongside foul-smelling open drains.

Huge tracts are without toilets, and four residents are said to have been killed by traffic while crossing to a stretch of open veld to relieve themselves.

The unserviced shack settlements are most vulnerable to any removal bid, since undrained surface water and heavy population pressure makes dolomitic land much more risky.

But these same settlements — Mandela View, Tambo Village and Winnie's Section — are ANC strongholds and people suspect that there is a political motive for their removal.

The maintenance of a military camp, just across the road from these areas, serves only to fan these fears, Ndabeni says.

He says people look across at the white town of Westonia, also in the dolomite belt, and ask how come it has progressed so well if it shares the

Residents brush off land warnings

Star 23/1/93

124

Bickersdal is caught in the dolomite trap: It is underdeveloped because of its unstable foundations and the lack of development aggravates the risk. JO-ANNE COLLINGE reports.



Late last year, the West Rand Regional Services Council commissioned a stability survey on the area occupied by the three shack settlements.

Consultants Intraconsult concluded that most of the land "is potentially suitable for both informal and affordable type developments."

But, Intraconsult made it clear, if the ground were to be further dewatered due to mining, it would be of little use for urban development.

Furthermore, the settlement would have to be considerably upgraded to become safe.

For instance, it would need waterborne sewerage rather than French drains, specially jointed water pipes to avoid cracking, backfilled and compacted trenches, and effective ways of channelling water run-

In addition, there was one area lying above the dewatered Gembofontein compartment, which should be immediately evacuated, Intraconsult recommended.

Removal or even costly upgrading would undoubtedly pose a threat to the fragile social fabric of Bickersdal's shanty towns.

A survey, done by Owen Crankshaw of the Centre for Policy Studies, showed that two out of three shack dwellers in Bickersdal retain a second home in a rural area.

"Their priorities are to use their earnings to build up homesteads in rural districts or the homelands and not to spend money on a higher quality of life in the urban areas," suggested Crankshaw.

Most earned between R500 to R1 250 a month and unemployment for the area as a whole ran to 36 percent.

He speculated that any expensive upgrading scheme might also prove a competitive threat to householders, who survive by hiring out backyard shacks, and to illegal immigrants, whose status would keep them out of upgrading projects.

In addition, there is no guarantee that the mines would undertake not to continue dewatering in the area.

As Intraconsult points out, mining remains crucial to the local economy, and some com-



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Mike trap: It is underdeveloped because of its unstable foundations and the lack of development aggravates the risk. JO-ANNE COLLINGE reports.



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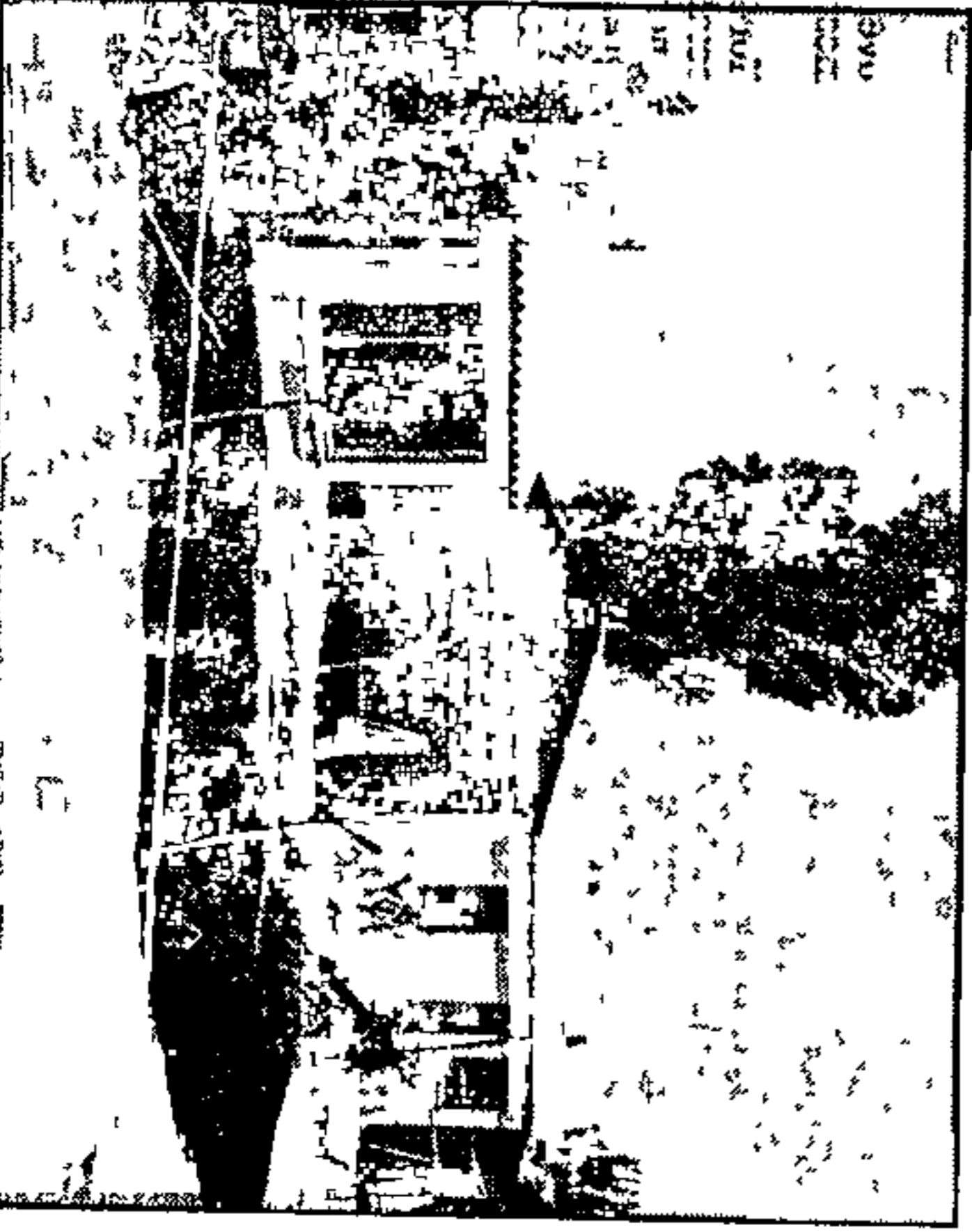
As Intraconsult points out, mining remains crucial to the local economy, and some compromise would have to be struck between community safety and well-being on the one hand, and economic growth on the other.

Ndabeni says civic leaders feel they have been landed with a problem not of their making. Bekkersdal was founded in 1945 and the dolomite danger in the general area was recognised in the '60s.

Lopsided

Then development simply stood still in Bekkersdal. But the population did not. As households expanded, families of miners came to be near the mines and retrenched miners struggled to retain a foothold on the Reef, Bekkersdal grew in a lopsided, underdeveloped way.

Civic leaders are determined that the community will not be destroyed simply because officials are daunted by the challenge of dolomite. □



The ground opens . . . at the doorstep of two houses in Khutsong, one of the dolomite areas.



Sinkhole the dangers of dolomite cannot be too easily dismissed

In the back-yard shacks, life goes on

SPAR 26/17/93

Although back-yard dwellings in townships are set to become a permanent feature of township life, little is being done to cope with the attendant strain they put on services. DANIELLE GORDON reports.

MORE than one million people are estimated to be living in shacks, house extensions and converted garages in the yards of township dwellings on the Witwatersrand

According to a recent World Bank report, the number is larger than previously estimated. In the townships of Tembisa and Mofokeng, back-yard residents account for 61 percent and 49 percent of the population respectively

While it is more expensive than squatting in settlements, many people live in yards because they consider them safer

"Here I am secure. When I am at work, the lady in the house can look after my belongings," said Miranda Mabece, a nurse who lives in a zinc shack in Soweto's Orlando East.

While residents may feel more secure, service conditions in back-yards are similar to those found in



Home sweet shack . . . Soweto nurse Miranda Mabece, relaxing at home with Virginia Mashini, explains why she settled for a backyard dwelling. Picture: Gary Bernard

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squatter areas.

The report notes that since most services were originally designed for single homes, the "population density has increased far beyond original design values" and service delivery systems are unable to cope with demand.

The World Bank found an average

of six people to a shack in Alexandra and Kaitleng and an average of 10 to a shelter in Mofokeng. One yard usually contains several shacks

Only 59 percent of the township population is well-served with water although 90 percent of the people live in areas where water is supplied to houses.

Mabece was promised electricity when she moved in eight months ago but is still waiting.

Another Orlando East resident, Richard Mnyembe, has electricity. Sitting on the two large beds that fill most of his shack, Mnyembe and his friends listen to his stereo and are able to cook on his two hot plates

The six occupants of the shack pay R50 a month in rent. Their backyard is home to more than 40 people. Margaret Mpani, who lives in the yard of a small house in Bekkersdal on the West Rand, must use candles

for light and shares one toilet with 27 other tenants

Mpani's shack, filled with herbs and animal skins, is one of six on the property. The 27 occupants pay a collective rental of R650 a month. None has a formal-sector job

According to World Bank estimates, it would cost R118 million to upgrade water service for the Reef's back-yard population and R578 million to provide electricity

The report notes that it is unlikely that back-yard shacks will be supplied with services in the near future because they are considered by town planners to be a temporary phenomenon

"There appears to be no formal plan to improve the service delivery to this population group, the presumption being that the availability of serviced stands would permit the back-yard dweller to improve their

living conditions by moving to these stands"

However, there is evidence that back-yard dwelling is here to stay.

It offers the relative advantage of proximity to shopping and cultural services, lower rentals than in formal housing and social relations with people in the area.

In addition, since a back-yard shack is often the first step in a move from a rural to urban environment, occupants may be replaced as quickly as they move out.

Mnyembe says he learned about his yard in Orlando East, from friends in the Transkei, who warned him of "the violence and many political organisations in hostels and squatter camps"

He feels comfortable in his backyard home "Here I know the people and know how to live with them" □

Street light switch-on to beat drive-by killers

By Mokone Moletshe
Soweto Bureau

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The fear of drive-by killings — many of which are carried out under the cover of darkness — has led to a decision to switch on Soweto's street lights this week.

This emerged after a three-hour meeting between the ANC-led tripartite alliance, the Soweto Civic Association and the Transvaal Provincial Administration at the Johannesburg Civic Centre on Friday.

Although the three groups agreed that the lighting issue was a priority, they said that

only parts of Soweto would be lit following a three-week switch-off. They would not identify the areas.

Newly appointed Soweto administrator Steve Burger undertook to allocate council funds to street lighting.

With regard to other problems facing Soweto, Burger said: "What we have done is to set a process in motion to redress the situation. The lights were a priority."

All parties have agreed to report back to their principals before Wednesday's meeting, which will be crucial for the restoration of basic services in Soweto.

Decision on rent boycott this week

Sowetan 26/7/93

By Sowetan Reporters and Sapa

■ SERVICES SITUATION Newly

appointed Soweto administrator to meet

ANC members and civics:

A DECISION to end the Soweto rent boycott may be reached at a meeting to be held this week (125)

Newly appointed Soweto administrator Mr Steve Burger will meet an African National Congress and Soweto Civics delegation on Wednesday to continue discussions on the services situation in Greater Soweto

The parties, after a three-hour meeting on Friday, agreed to the switching on of street lights in Soweto as a first step to revive services in the area

The meeting, held at the Johannesburg Civic Centre, included Burger, ANC leader in Soweto Mr Sydney Phuti and chairman of the Soweto Civic Association Mr Isaac Mogase

After the meeting Phuti said "What we've done is to set a process in motion to redress the deteriorating situation in Soweto. The lights were at the top of our

priority list but other services will also receive the same attention soon"

Electricity and the collection of refuse in Soweto were cut a few weeks ago

Asked about some of his objectives, Burger said "It is necessary for the community to realise that certain payments are necessary if we wish to establish a proper status for Soweto

"I can contribute to negotiating an end to the Soweto boycotts. Under these difficult financial circumstances it might be possible to improve living standards in Soweto. But regardless of the financial crisis, the council will do its best to maintain services"

Deputy Director-General of the

Transvaal Provincial Administration Mr Jan Opperman yesterday denied that the TPA was delaying the negotiation process

The TPA was always prepared to discuss the possible solution of the services problem with any interest group, he said in a statement released in Johannesburg

"When agreements are being finalised, however, we prefer working through structures such as the Central Witwatersrand Metropolitan Chamber," he said

Despite discussions with various role players, such as the ANC and IFP, some of them had continued with the service charges boycott, he said

Water cuts for townships

Vaal Triangle township residents face drastic rationing of water after continuing failure to pay their rates.

The administrators of Sebokeng, Sharpeville, Bophelong and Boipatong said yesterday the townships would receive not less than three hours of water a day, probably between 8 am and 11 am daily from tomorrow.

Financial realities had forced these local authorities into a "survival" mode.

Vereeniging Bureau

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Boycott of bonds could be on cards

By Philip Zoio

The South African National Civic Organisation (Sanco) yesterday suspended an agreement with banks to help solve township housing problems, but left the decision to call for a bond boycott to local civics.

The agreement, with the Association of Mortgage Lenders (AML), provided for the establishment of a system in which community advisers would help home buyers who were having difficulty meeting bond payments.

Sanco president Moses Mayekiso said the civic body had made the decision because banks had violated the agreement by "using certain clauses to benefit their greedy needs". AML have denied renegeing on the deal.

Advisers

Mayekiso said several banks had broken the agreement by taking unilateral steps to evict certain home buyers without making available the community advisers.

They had also last month reversed their position on funding the community advisers, Mayekiso said.

He said Sanco would decide in its next national executive committee meeting late next month whether to scrap the agreement.

Until then, local civics would choose their own course of action, which could include the resumption of the bond boycott at a local level, he said.

In a statement, AML said Sanco was under the false impression that banks had agreed to pay the salaries of community advisers.

AML said that banks could not compromise their neutrality by showing favour to certain parties.

Sandton's rates set to rise

Star 28/7/93

Metro Staff

Sandton's rates are to increase by between 24 percent and 36 percent following new property valuations conducted on behalf of the Sandton Town Council.

Residents have until the end of July to record any objections to the new property values, management committee chairman Peter Gardiner said yesterday.

He said the rates bill for a Parkmore resident would increase by 24 percent, in Ri-

verclub it would increase up by 30 percent and in Bryanston by 36 percent.

He vehemently denied a report in a local newspaper that Sandton residents' rates were set to double, saying the municipal rate had dropped by 16 percent and Sandton provided the highest residential rebate — 55 percent — on the Reef (127)

The increase is attributable to increased property values which had gone up by an average of 64 percent, Gardiner said. All Sandton

properties, including industrial land, had increased in value by 52 percent.

These property values were based on actual recent property sales in Sandton

The rates bill for a resident on a 1 000 m sq property will increase from R171,56 last year to R214,15 from the end of this month.

Gail Daus, chairman of the Sandton Federation of Ratepayers' Associations, said residents had not complained to her about the increases.

Sudden Sebokeng water cuts cause anger

Star 29/7/93

By Happy Nkhoma

Taps in the Vaal township of Sebokeng ran dry at about 1 pm yesterday and housewives, who were caught unaware, were left with unrinsed washing and no water for drinking, cooking or household chores.

"I left the washing outside to fetch water in the house to rinse my clothes. Only a few drops came out. I'm angry at the way we were treated," said Bella Pheku, a mother of three. Friends told her there had been a radio broadcast of the water cut, but she never heard it.

Betty Mogalia, struggling with a 25 litre bucket of water, heard someone shout that water was running out. By the time she got to a tap, there was no more than a trickle. Sebokeng administrator Jghan Killian said he had been left with no alternative

but to cut the water supply. "We have no more funds and our sources have run dry. We can only afford to pay for three hours' supply of water to Sebokeng." Most residents said they were in favour of paying for essential services such as water and electricity direct-

ly to the suppliers. "We are ready to pay Eskom directly, as we agreed. Why does the Rand Water Board not deal with us directly?" fumed Ntombi Sihlangulela. Water will be made available daily between 8 and 11 am.

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Soweto services to resume

By Mokone Moleté
Soweto Bureau

Services in Soweto will be restored next week following a meeting yesterday between the ANC, the Soweto Civic Association (SCA) and the Transvaal Provincial Administration

In a joint statement the parties agreed that street lighting, refuse removal and the maintenance of the sewerage system in Soweto and Diepmeadow will be resumed on Monday.

After queries from the ANC and the SCA, the TPA agreed that council staff employed to maintain these services should be utilised fully

Yesterday's meeting at the Soweto council chambers follows a similar one held on Friday where it was decided that lights in some parts of Soweto should be switched on. They were switched off about three weeks ago under the instructions of the then administrator, Sakkie Lombaard, who has been succeeded by Steve Burger

The non-payment of rents, which precipitated the crisis in Soweto, was not discussed

"This forum was meant to discuss the maintenance of services," said ANC Soweto branch chairman Sidney Phuthi

"The issue of rent payments is being discussed at the Witwatersrand Metropolitan Chamber"

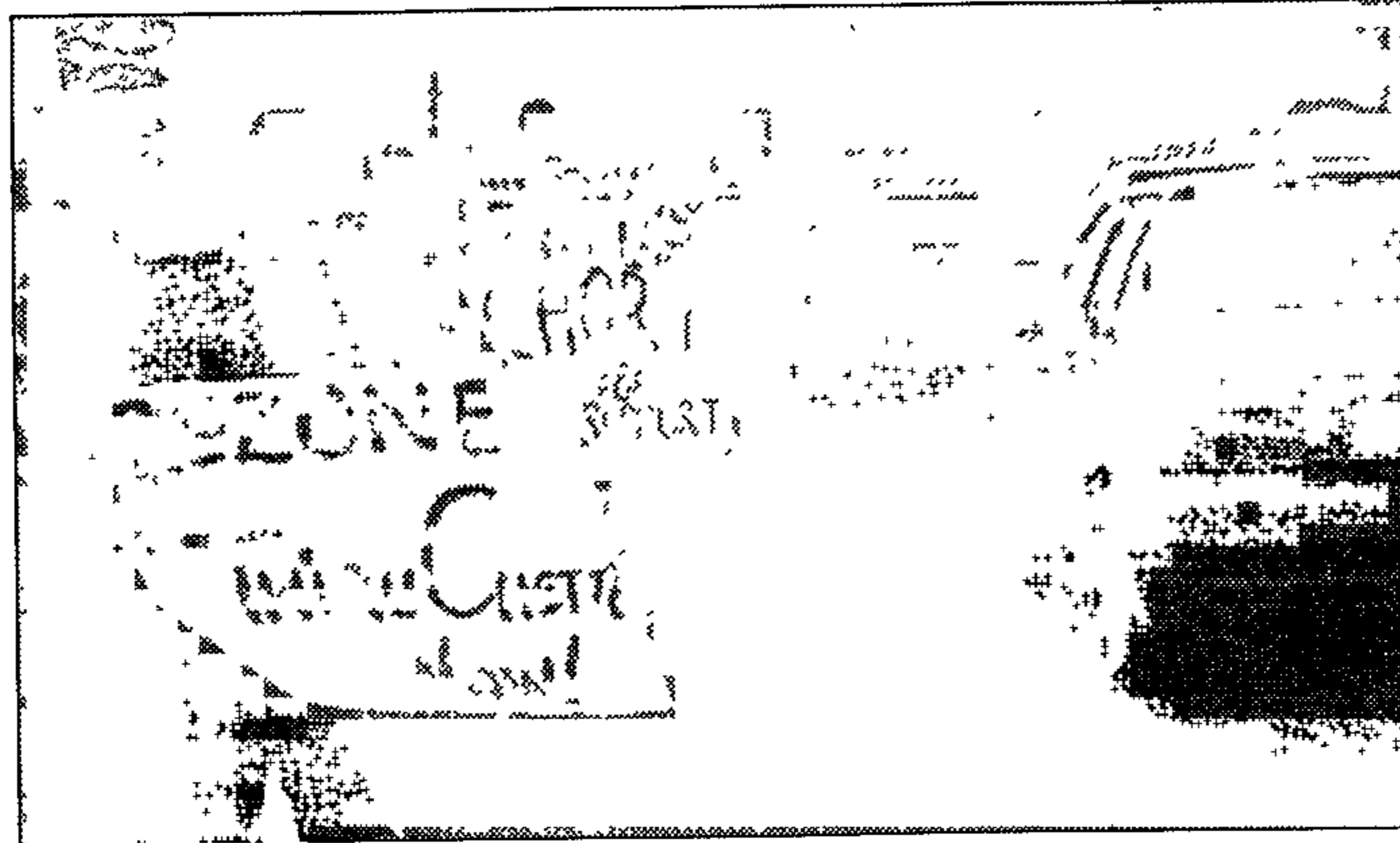
Crisis talks on services

JOHANNESBURG — The ANC, Soweto civic associations and the township's administration are due to meet today to prevent services in Soweto from folding completely.

Soweto city secretary Mr Louis Geldenhuys said no services had yet been cut but the situation had reached crisis proportions.

After a prolonged boycott, Soweto residents owe about R380 million in service charges for the period beginning September 1991. An accumulated R417m was written off on that date.

Residents say they are boycotting payments to protest against poor services — Sapa



Crippling rates and electricity increases prompted Lenasia residents to take to the streets in protest this week. Residents demanded the scrapping of the Lenasia South-East Management Committee and the sacking of its chairman, Thiru Chetty. PHOTO KEVIN CARTER

Soweto on brink of services disaster ⁽¹²⁷⁾

Mondli Makhanya

A PARTY political wrangle about a new flat-rate rental for Soweto residents has paralysed attempts to resolve the township's worsening services crisis.

With a bill of R1,5-billion accumulated over eight years of the rates boycott, Soweto is teetering on the brink of disaster. Rubbish collection has ground to a halt, leaving many streets piled high with uncollected litter and burst sewage pipes have been left unattended.

The Transvaal Provincial Administration (TPA) has threatened to ration water supplies if payments do not resume soon.

Further talks between the TPA and a range of Soweto organisations in the Metropolitan Chamber are

scheduled for Tuesday, but are unlikely to make much progress.

The difficulty is that the parties cannot agree on a flat rate to charge Soweto's four million residents.

The TPA and the Soweto Civic Association (SCA) have reduced the proposed rate from R106 to R54 since the talks began last year. But other organisations are insisting on a much lower figure.

In a curious alignment, the Pan Africanist Congress and the Azanian People's Organisation joined forces with Inkatha and the Sofasonke Party to propose a R23 flat rate.

"We feel that in order to start people paying again you need to start them off the lowest possible base and the one we came up with is the one where people stopped paying in 1985," said the PAC's Bonga Majola.

But SCA secretary Pat Lephtunya stressed that it was not enough to pose a random figure which took no account of the cost of providing services. SCA research, he said, had shown it cost R206 to run a Soweto house, while the government was only prepared to subsidise 82 percent of this.

The deterioration in services is fertile ground for politicking, but unless a solution is found soon, services will deteriorate to a point where it may become difficult even for a legitimate authority to restore them.

Said the PAC's Majola. "When a democratic government is in power, it is going to have to tell people that if they consume they must pay. If we do it once we are in power, people will turn around and say, 'But under apartheid, we didn't pay'."

W/M 30/7-5/8/93

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Cape towns don't want to be in OFS

South 317-418/93
By Claire Keeton

rus
COMMUNITY organisations in north-east Cape towns have rejected reports that residents would like to be part of the Orange Free State when the country's borders are redrawn.

They claimed communities were not informed about the recommendations submitted to the demarcation commission in Port Elizabeth.

The Drakensberg Regional Services Council (DRSC), which consists of 36 local authorities, earlier this month submitted a proposal for eight Cape towns to be included in the Orange Free State (OFS).

DRSC chief executive officer Mr Earl Loxton said the council had consulted with white, coloured and black residents.

But the Border region of the South African National Civic Organisation (Sanco), under which many of the civics fall, said residents from the towns had complained that they were not consulted.

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Sanco publicity secretary, Mr Sakumzi Scatsha said the civics and ANC completely opposed the current recommendations.

Burgersdorp ANC chairperson Mr Toto Wonga said he did not know of the proposal to be part of the OFS.

"They should have consulted organisations on the ground before they took a decision."

In Aliwal North, the ANC publicity secretary Mr Sam Smith interpreted the leaning towards the OFS as an attempt "to force an Afrikaner regime on the region".

Sanco will hold a meeting on July 31 so that people from these areas could present their positions and his organisations could take decisions. — ELNEWS.