SQUATTERS - GENERAL

1991
police and soldiers.
The Supreme Court this week gave judgment against the squatters—a outcome expected to have significant implications for other communities who lost their land under similar circumstances. Clearly, the matter won’t end there.
Legally, communities removed from their land probably don’t have the right to return. However, they hold the moral high ground and it’s up to government to offer alternatives to reclaiming land of which communities were unjustly dispossessed—or face the political consequences of evicting them.

But what happens if the illegal occupation of rural land becomes the widespread focus of the “struggle,” or if squatting on whatever ground is unoccupied in urban areas simply becomes uncontrollable?
A threatened “organised squatting” campaign in District Six late last year was only averted after talks between community leaders and the ever-diplomatic Cape Administrator Kobus Meiring.

In up-market Hout Bay earlier this year, a long-running “squatter problem” on private land was resolved by providing State land in the town for resettlement. Both these examples show that problems can be solved through negotiation.

An equally amenable settlement to say, the occupation by blacks from homeland dumping grounds of white-owned farms in the Free State or northern Transvaal is unlikely.

The inability of the authorities to resolve the massive problems caused by the mushrooming informal settlements in the PWV area of Johannesburg is extremely worrying. There are an estimated 2m shack dwellers in the PWV area and a similar number around Durban plus countless other “squatters” in hostels and township backyards.

Unacceptable health and social conditions in the settlements themselves and unchecked crime waves in surrounding “white” areas are not being adequately addressed. There appears to be a lack of urgency and no coherent policy on either rural or urban development that focuses on problem-solving by consensus. As recently as the middle of last year both Law & Order Minister Adrian Vlok and Planning, Provincial Affairs & Housing Minister Hermus Kriel were vowing not to allow illegal squatting. Even at that stage it was way beyond their control.

Government arguments that the package of land reform Bills—including the scrapping of race-based laws—currently before parliament gives all people equal access to land, but that’s disputed by critics.

At the conference De Klerk said government was tackling the problem on the basis of a co-ordinated action plan which included a general economic policy, a job creation programme, improved training and family planning. The provision of housing was a “key facet” in the establishment of the “new SA.”

Government’s role, he said, included the identification and provision of land for settlement, and assistance to people who could not afford to provide their own housing. “Financial assistance in some or other form to these people is under consideration and will replace, where necessary, existing assistance schemes.”

Is this enough? Critics argue that, despite scrapping apartheid land laws, government is repeating the mistake of unilaterally imposing its will. For this reason, they say, the land reform package won’t work. Urban squatting will get worse and rural communities will continue to take back “their” land.
The National Land Commission (NLC), an ANC-aligned organisation which monitors land issues, says the land reform Bills “repeat a classic hallmark of apartheid by placing unchallengeable discretionary powers in the hands of officials and put black people in the position where they are the objects of administrative decrees.”

It argues that while the Bills may decriminalise the language of land laws they do not “democratise” them and in some cases allow people less control over their lives than they had under apartheid. The NLC says that between 1960 and 1982, apartheid laws forced more than 3.5m people to move—more than 600 000 from land they owned. It’s those people who have flocked to the cities as “squatters” from economically depressed homelands or who are trying to regain possession of land in rural areas.
The commission acknowledges that finding consensus on land reform will be difficult, but says it’s essential to do so for the sake of future stability and prosperity: “No one party can impose its solution on others.”
The Urban Foundation’s Ann Bernstein believes consultation on rural and urban development plans is essential before passing new legislation. She says government’s “courageous decision” to scrap race-based land laws is an opportunity to formulate generally acceptable land policies.
The foundation believes widely represen-
UNSTEMMABLE TIDES?

A LEGAL FRAMEWORK IS NEEDED TO AVERT POLITICAL 'SOLUTIONS'

About 70% of blacks are so poor they can't afford a house costing R10 000 — and live in shelters made of zinc sheeting, plastic and cardboard.

That's not an ANC or Black Sash statement. It was made last month by President F W de Klerk at a conference in Cape Town of the National Association of Home Builders. There were, he said, an estimated 5m-7m people — more than 1m families — who could be described as squatters. By the end of the decade an additional 9m people would have moved to the metropolitan areas and the population of the PWV would be around 16m.

Providing land and acceptable housing for them is probably a greater challenge to government and its negotiating partners than transforming the country into a constitutional democracy — and certainly a higher priority for the shack-dwellers.

From the time Van Riebeeck landed at the Cape, conflict has centred on land. He and his successors simply reigned over what they believed was rightfully theirs. The Boers and British took it by conquest; the Nationalists by savagely enforced legislation. Blacks were left with nothing. Now they want it back.

In essence, that's the "struggle" view of the current situation. But it's really far more complex. Blacks want rural land for farming and urban land on which to build houses. Rural whites fear they will lose their land, either in terms of the current land reform package or when a new government comes to power. Urban whites fear the oppressive encroachment of "informal settlements."

Massive demand for low-cost housing in metropolitan areas, and access to farm land in rural areas, are issues laden with conflict — and not only black-white conflict.

The endemic violence in black areas is often centred on squatter communities. At Swanieville near Krugersdorp, 27 people died recently when the squatter camp was attacked by hostel dwellers who, it is said, believed their hostel was to be converted into family units and that they would be evicted to make room for Swanieville residents.

But it's also a race issue. At Goedewondern near Venterdorp last month a 400-member black community that was forced to move to nearby Bophuthatswana in 1978 moved back on to the land now owned by the State. A 1 000-strong Boer "commando" tried to throw them off but was stopped by

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Look East for urban solution

PETER GARDINER urges business to act now to deal with the squatting crisis

A huge increase in the urban black population and a severe housing shortage have combined to create a major crisis — right on the white urban doorstep.

Urgent action is required. Thousands of nomadic, homeless people are squatting on river banks, golf courses, parkland, even graveyards — they are, in fact, resorting to their own housing solution.

One of the biggest problems in dealing with the crisis is that we have highly centralised government structures with most of the responsibility for urban functions resting with national agencies, rather than local organisations.

Weak local governments lack both legislative and financial powers to address urban problems and panic reactions or short-term cures show the need for long-term programmes to plan for, rather than against, the problems of the urban poor.

World Bank research shows that in a range of cities, including Bogota, Hong Kong, Seoul and Singapore, innovative policies have facilitated rapid urban growth without accompanying urban disorder.

In providing land for housing the poor, Seoul has evolved a highly successful system of intervention in the urban land market.

In terms of their programme of land adjustment, the public sector holds private land on a medium-term basis for the explicit purpose of improving it for urban use — but, it has to be said immediately, the growth of income of the individual is an essential element of success in effective urban management.

The Seoul system of land use intervention has relevance here.

Reluctance

In South Africa the surface areas of undermined strips are mainly in the hands of major mining groups which are reluctant to part with them. They may well rely on the all-powerful Mining Commissioner to help them protect this asset.

They must, however, be persuaded that to own vast areas of vacant land close to a major centre is an anomaly. While there is still an opportunity to allocate it for the national priority of affordable housing, it must be taken.

Once governments start nationalising vacant land, citizens start losing control of their cities.

Access to land for housing close to job opportunities and the creation of individual wealth go hand in hand.

Land owners’ price expectations remain too high. They fail to recognise that the value of their land has been devalued by the threat of squatting occupation which would eliminate the opportunity for orderly development.

To break the land logjam and induce owners of strategically located land lying fallow to turn it to account is the prime preoccupation of the Housing Advisory Council, now under the chairmanship of Dr Joep De Loor.

In line with overseas precedents, a state levy on unutilised servicable land is in prospect by mid-1991 to reduce the incentive for long-term speculation. This could take the form of an availability charge to cover the cost of maintaining bulk services to the area.

There is no shortage of development agencies well equipped to buy land and mobilise funds for affordable housing.

Levels of entry into home ownership are being lowered dramatically as the financial logjam limiting the use of institutional funds for low-cost housing is continually breached.

Conscience

A roof over one’s head is a basic human need.

The social conscience of business management must be aroused by the realisation that, to survive, it must play a role in the establishment of a consistent national shelter policy.

The options, quite simply, are the opening up of land by private land owners — or drastic intervention by governments.

- Peter Gardiner is a director of Anglo American Property Services.
THREE-and-a-half million people had been forcibly removed under apartheid legislation during the past 40 years, says the National Land Committee (NLC).

In its latest Land Update, the organisation, made up of several rural action committees, says the effects of the Land Acts should be addressed urgently. The return of land to removed communities, land for the urban homeless, and development of rural and urban communities had to be examined.

The NLC believes that for land reforms to succeed, the communities should be consulted.

Communities say the areas to which they have been moved are not habitable, and that the forced removal from their homes is unjust. Examples given by the NLC are:

- The people of Mogopa near Vryburg, western Transvaal, were forcibly removed in 1984 from two farms which they had owned for 73 years. After being resettled twice, they won an appeal case declaring their removal unlawful. However, they were unable to return to their land as it had been expropriated by the state. Although government allowed the people to return to Mogopa in 1988, they were again evicted and negotiations with government were continuing; and

- The people of Sedawa in the northeastern Transvaal were moved by Lebowa's government in August 1990. They now share the Lephalale Mission with other communities, but there is no water and the plots are small. Other affected communities are the Madiboa of Ma-\nchavie, near Pochteloop; the Tsitsikama Flinns and the people of Roseloom in Natal.

The NLC believes that continuing evictions and demolitions of squatter camps place severe doubt on government's promises of land reform.
Relief in sight for squatters

LAND was presently being identified and funds made available for squatters in and around South Africa's cities and towns, Mr Hernus Kriel said yesterday.

Addressing local and foreign journalists in Cape Town, Kriel, the Minister of Planning, Provincial Affairs and National Housing, said R750 million had been made available in last year's budget for informal housing.

"With local government likely to merge under the "one city one tax base" informal housing would become a mainstaynof the "new South Africa">

Repeating a question that "by informal he actually meant shacks", Kriel said "yes, yes. That which is referred to by the international community as shelter."

"Because of urbanisation, the face of South Africa will change in the years to come. We will have to live with informal housing for a long, long time," he said.

"However, the Government wants housing for all by the year 2000," Kriel said.

But he warned the answer did not lie in simply erecting shacks or allowing informal settlements.

"Economic growth must be established and sustained. People must be able to afford to establish informal houses", Kriel said.

With regard to the "non-payment of service fees and the rent boycotts", Kriel said "a strategic plan" was being formulated to deal with the problem.

"If you rent a house and use a service you have to pay for it," he said.

Kriel said it was significant to note that leaders who demanded that people should not pay their rents, now had no power to get people to pay.

By ISMAIL LAGARDIEN
Political Correspondent
New 'face' for urban areas

Informal housing would change the face of urban South Africa, the Minister of Planning, Provincial Affairs and Housing, Hernus Kriel, said yesterday. This would happen "because we will have many more informal houses or shacks around metropolitan areas", he said. "We haven't got the money to make formal housing available to these people."

The Government was still spending R750 million allocated in the current financial year to alleviate the problem, and hoped it would go a long way towards solving it.

The Government believed market forces would determine the process of scrapping the Group Areas Act and intended introducing firm standards, which would differ from one neighbourhood to the other. In addition, the Government had no plans regarding compensation for people deprived of their homes and property by the Group Areas Act, Mr Kriel said.
New plan to provide land for the poor

THE Government is working on an ambitious plan to give poor people in South Africa access to land.

This was confirmed by the Deputy Minister of Planning, Provincial Affairs and National Housing, Mr Andre Fourie, in Cape Town yesterday.

Fourie said that in terms of the Black Urban Development Act, his department was identifying land and would sell it on a site-and-service basis to whoever wanted to buy it.

"People can then build any house which they can afford to," he said.

The plan was not aimed at specifically addressing black housing needs, he explained.

Because the Act would be abolished along with the Group Areas Act later this year, "anybody" would benefit from the plan.

A subsidy of R6 000 would also be available for first-time owners.

"The Minister (Mr Hermus Krile) is devising a new housing policy which will provide a one-off capital subsidy," Fourie said.

He said once the land was identified and proclaimed, any of the four provincial administrators, or even private developers, could buy the land for further development and eventual sale to prospective owners.

Fourie did not reveal the exact sum of money that had been earmarked for the scheme, as it depended on finances to be made available in the next Budget.

The Budget will be tabled by the Minister of Finance, Mr Barend du Plessis, on March 20.
‘SA must act now to stave off slums’

UNLESS SA manages its housing crisis effectively and timeously, its residential areas will soon resemble the slums and squatterships of the larger South American cities, says Murray & Roberts housing division executive director Gavin Hardy.

Hardy recently toured Argentina, Brazil, Chile and Peru to familiarise himself with housing problems in those countries, and to identify solutions which could be applied in SA.

"There are lessons we can learn from Brazil," he says. "Municipalities should concentrate on sewageage and water reticulation so that water and electricity are generally available. "Low income schemes should be located close to business hubs. Informal building and economic activity should be allowed to flourish, and squatters should not be relocated."

If these problems were not correctly handled, there would be a massive invasion of land, unplanned urban development, health hazards and eventually SA — just like Rio — would become "a slum that can never right itself."

The problems of urbanisation could be complicated by the repeal of the Group Areas Act later this year. J H Issues executive chairman Leslie Weil believes that "dictation by demographics" will be the research slogan in the post-apartheid property market.

"It says that an urbanisation rate in excess of a million people a year — mainly blacks converging on the larger cities — will cause stresses such as squatting and crime."

"The greatest problems lie in low cost housing."

"It is important to note that 90% of the urban population cannot afford housing costing more than R12 500," Weil says.

The pressures on any type of informal accommodation, including illegal squattings on vacant land and the renting of shacks and rooms in backyards, are enormous, he adds.

On this issue, Hardy says neither government nor the private sector has the range of skills and resources to find a solution to the housing crisis on its own. "It is imperative that the two consult and co-operate to ensure that houses are put on the ground on a daily basis," he says.

Group Five executive chairman Peter Clogg says SA has a massive need for low cost housing, but when it comes to providing homes it is "completely missing the point."

"Instead of tackling the problem in the obvious way by setting up mass housing projects to provide between 1 000 and 3 000 houses at a time, we fritter away our resources on a plethora of smaller schemes which are inevitably more expensive," Clogg says.

An alternative to mass housing schemes at the lower end of the market was to provide large numbers of serviced plots, sell them off at a sub-economic price, and leave the owner to build his own home.

"It may not seem an ideal solution, but given the present crying need for homes, and our undertaking to provide shelter for all by the year 2000, I see no other way of getting the job done," he says.

Business Day reported last week that government had earmarked R600m to house 750 000 people, and that tens of thousands of sites for informal housing were being developed.

While a new housing policy has yet to be announced, the essential change is that government will no longer try to build houses for the poor. Instead, it will provide a subsidy — likely to be R6 000 — for the purchase of serviced plots.
State is set to curb squatting

By ISMAIL LAGARDIEN
Political Correspondent

THE Government is to announce new measures to protect private land owners' property from squatters.

Minister of Planning and Provincial Affairs Mr Hermus Kriel said the Government "is serious" about the rights of land owners.

In a wide-ranging interview in Cape Town with the National Party organ, Die Burger, Kriel said that according to official projections about nine million people would flock to the urban areas by the turn of the century.

Kriel said the proposed measures would "not be draconian".

Serious about rights

"It will be aimed at directing homeless people to areas which have been provided and prepared for occupation.

"Government was serious about the rights of landowners and that they were not infringed by illegal squatters," he said.

Squatting was an off-spin of urbanisation and there was general agreement that it was a problem, he said.

"Nowhere in the world has influx control prevented urbanisation. Proper management is the only solution.

"In this regard, more land is required in metropolitan areas to address the problem.

"And the Government is continuously working on the problem but there are financial limitations which af-
Overseas experts for talks on housing

From Shafa'ath-Ahmed Khan
Johannesburg

INTERNATIONAL housing experts are expected to attend the first general meeting this year of the Witwatersrand Network for the Homeless (WNH), an organisation campaigning for land and affordable homes for all South Africans.

The meeting will take place at the offices of the South African Institute of Race Relations here on March 16.

WNH coordinator Mr Maki Kuaho said visitors would include Mr Enrique Ortiz, general secretary of the Habitat International Coalition, a worldwide body campaigning to improve housing, and Mr Lalith Lankatilleke, who was formerly in charge of the Sri Lanka Million Houses Programme.
A FAR-REACHING package of farm and urban land reforms is contained in a white paper to be tabled in parliament on Tuesday. Five bills which will bring about profound changes in land tenure, and control of land usage will follow the next day.

At the heart of the proposals is an effort to extend private ownership of land. All racial restrictions on ownership will be removed but the government will also insist that no one should lose title deeds in the land reform programme.

The white paper and bills will contain proposals aimed at boosting black peasant farming and speeding up the provision of informal housing in metropolitan areas.

But the proposals fall far short of demands from parties like the ANC and PAC for a major land redistribution programme.

The rural land reform programme is expected to include the following key elements:

- Offering 1.2 million hectares of land presently owned by the SA Development Trust for purchase, at low cost, by black farmers.
- Loans
  - The creation of a new land bank (or reforming the activities of the existing Land Bank) to extend loans to such farmers for buying land.
  - Allowing black farmers access to financial assistance schemes such as those operated by the white "own affairs" Department of Agricultural Development.
  - These include extending loans at an eight percent interest rate to enable farmers to buy livestock and cultivate crops.
  - Opening access to agricultural extension services provided by the Department of Agricultural Development to all races.

By MIKE ROBERTSON: Political Correspondent

Agricultural Development Minister Dr Kral van Niekerk has already announced that whites-only agricultural colleges will in future be open to all races.

These changes will effectively signal an end to the "own affairs" department.

Despite the government's preference for the private ownership of land, the white paper and five bills are not expected to introduce changes affecting tribal ownership.

This issue is being addressed by a working group set up after a recent meeting between government and homeland leaders and own affairs ministers.

Key elements of the urban land reform programme are expected to include:

- Approval in principle for a one-off capital subsidy for serviced sites.
- Finance Minister Barend du Plessis is expected to announce in the budget that R6 000 subsidies, most likely in the form of a site, will be made available.
- Giving freehold rights to those people who have 99-year leaseholds on their property.
- Cutting all red tape involved in establishing informal housing settlements.

In terms of new provisions developers will be able to roughly demarcate sites and then service them, with final surveying done only at a much later stage.

The government has apparently identified 27 suburbs in metropolitan areas which will be developed as informal housing settlements in the next year.

- The introduction of the City and Town Enviroment Bills, which will allow local authorities to set varying norms and standards for different areas.
- The establishment of a land development agency with powers to enforce "proper usage" of land.

Levy

The government has stopped short of introducing a levy on unutilised land as suggested by the Development Bank.

This proposal has instead been passed on for consideration by the National Housing Policy Task Force under the chairmanship of Dr Joop de Loor.

Nat MPs, who have been briefed on the contents of the white paper, said the government believed the redistribution of land on the basis of historic claims would be chaotic.

Instead it was proposing that the SA Development Trust land be made available to the disadvantaged as a first step towards redressing imbalances.
MASSIVE CAMPAIGN TO HOUSE THE POOR
"THE MINISTER I agree with the Minister for Defence. We have been through this process before. We need to be mindful of the issues raised by the current situation.

The Ministry of National Defence's position is well-documented. We have been working with the Ministry of Defence to ensure that our policies and procedures are aligned with their guidelines.

The Ministry of Defence has provided us with a comprehensive report on the current situation. We have been working with them to ensure that our policies and procedures are aligned with their guidelines.

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I believe that we need to take a proactive approach to ensure that our policies and procedures are aligned with the Ministry of Defence's guidelines. We need to be mindful of the issues raised by the current situation.
Squatting out of control, claims CP

Squatting had reached such proportions that it proved the Government had no control over the situation, Jan Hoon (CP Kuruman) said in the House of Assembly yesterday.

Speaking during an interpellation in his name on squatting, Mr Hoon said the Government was powerless and was panicking into condoning ANC-controlled squatting.

Minister of Planning, Provincial Affairs and National Housing Hermus Kriel said the problem with the CP was that it had no compassion. Urbanisation could not be controlled through influx control as it was the result of people seeking a better living for themselves and their families.

"The Government admits that squatting takes place but is not in favour of it because it intrudes on other people’s rights," Jan van Eck (DP Claremont) said it was gratifying to see the Government taking a much more humane approach to the problem. The Government would, however, still be sitting with the consequences of its former policies for many years to come. Land close to cities and work opportunities had to be provided, he said.

Pieter de la Rey (CP Maraisburg) said evidence of the Government’s lack of planning was to be seen in the “hordes of people coming into the cities”.

The problem would not be solved by the Government because it acted on an ad hoc basis.

Mr Hoon said the compassion shown by the Government towards squatters was busy turning South Africa into a Third World country.

In reply, Mr Kriel said it was obvious that Mr Hoon had never been to a squatter camp and experienced the gratitude expressed by people who had been resettled.

"He never gets there. He has no compassion, that’s his problem," he said.

Mr Kriel said the ideal was not to obtain land close to job opportunities but rather to buy land for the poor.

"We cannot buy expensive land which is close to the cities. If we want to accommodate the maximum number of people, we can’t achieve this ideal," Mr Kriel said. — Sapa.
Housing for the needy gets a boost

The Government is giving "urgent attention" this year to boosting housing and property rights for the poor.

Announcing a R1 billion budget for housing, Finance Minister Barend du Plessis said: "In the light of more rapid urbanisation and the necessity of providing both new and existing urban communities with land and basic infrastructure, it is proposed that an additional sum of R80 million be voted to the Department of Planning, Provincial Affairs and National Housing.

"The unspent portion of the R250 million set aside for this purpose last year out of the proceeds of privatisation, namely R119 million, will be spent this year on buying land and providing infrastructure for black urbanisation.

"A further sum of R60 million will be made available on an ad hoc basis for coloured housing."

Mr du Plessis paid tribute to the Independent Development Trust and other development agencies.

The Budget Review points out that rapid urbanisation has led to a serious housing shortage, especially for those in the low income bracket.

"It is estimated that over 1.6 million people in South Africa can be regarded as squatters, while another 1.7 million live in backyards.

"It is clear that the real increase in State spending on housing must accelerate and a leverage mechanism must be devised in respect of private sector funds if the backlogs are in any way to be dealt with."
Conference on homeless

BY SOPHIE TEMBA

A TOP-LEVEL international conference on the shortage of land and housing, featuring experts from as far afield as India, Hong Kong, Colombia and Bangkok, was held in Johannesburg this week. C0111e 24/4/91

The object of the conference, based on a similar exercise which took place in 1989 in Seoul, South Korea, was to strengthen the voices of those people whose daily lives are directly affected by the acute land and housing shortage in southern Africa.

A 150-strong local delegation, comprising three sectors affected by the problem, attended the conference organised by the Southern African Council of Catholic Social Services, under the auspices of the South African Catholic Bishop's Conference.

The largest and most important sector was made up of homeless and landless people from the entire sub-continent. These included people who live in hostels and lack security of tenure, people who face eviction from farm lands and those who have been dispossessed of their land.

Communities that were represented included Laaaskamp in the Southern Cape; Phola Park in the Transvaal; Botshabelo in the Orange Free State; Inanda in Natal; Noordhoek in the Western Cape; Kei Road in the Eastern Cape and Katatura in Namibia.

The local delegation took a backseat role in the discussions and only recorded the workshops and responded to questions in a panel forum.
Homeless reject Govt White Paper

**Staff Reporter**

The urban homeless should organise direct mass action to register their opposition to any attempts by the Government to implement its land reform strategy.

This was one of the resolutions at a conference on homelessness in southern Africa, convened by the Catholic Church and held at Broederstroom last week.

The conference, attended by about 150 delegates, finally rejected the Government's recent White Paper on land, declaring "it does nothing to address the needs" of the landless and homeless.

During the discussion, delegates expressed a complete sense of alienation from the official process. "It is their White Paper. It has nothing to do with us. We will go on with our struggle for housing", was a sentiment expressed more than once.

Delegates agreed that they should become familiar with the proposed laws on land and housing because they believed "the State intends to proceed with the recommendations of this paper (and) we should take up mass actions to show our disapproval".

Resolutions taken by the conference emphasised the need for unity in countering evictions and violence. They also examined ways of improving health, education and welfare services in areas where people were inadequately housed.

There was also a new assertiveness on land as a basic right.

"The Government and private institutions must be pressurised to provide the poor with subsidies to buy land. Where necessary the land must be occupied. All classes must be educated about the fact that land is a basic right which is being denied to millions of people," the meeting resolved.
INQUEST

The inquest into the death of Mr. John Smith, deceased, will be held on the 2nd of June at the Town Hall, {City}. The coroner, Mr. Richard Brown, will conduct the proceedings.

The inquest will be held in public and all interested parties are encouraged to attend.

For any further information, please contact the coroner's office at 123 Main Street.

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The inquest will be held in public and all interested parties are encouraged to attend.

For any further information, please contact the coroner's office at 123 Main Street.

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756 900 families homeless

THE black housing shortage outside the homelands stands at more than 756 900 units, the Minister of Planning, Provincial Affairs and National Housing, Mr. Hermus Kriel, said yesterday.

In reply to a question in Parliament, Kriel said there was a shortage of more than 323 900 houses in the Transvaal, 180 000 in Natal, 68 370 in the Free State and 184 760 in the Cape.

"It is the aim of the Government that by the year 2000 shelter should be provided for all South Africans," Kriel said.

Last year, Transvaal local authorities provided loans to 5 212 individuals to erect houses, the private sector provided 23 690 houses, while the State provided 18 700 houses, Kriel said. - Southman Correspondent.
Black NP leader shuns cameras

Staff Reporter

The National Party has formed a new branch in Tembisa, but the chairman is too afraid to be named or photographed.

Speaking on condition of anonymity, "Sam" said in a telephone interview that political intolerance among black political organisations had caused disillusionment among black people and had sent them "running into the arms" of the NP.

He said that the new branch, founded in Kempton Park last Thursday, had 35 members and was growing.

Asked why he had joined the NP, the branch chairman said: "I sat down and thought of all the changes that have taken place in our country since February 1990. "It suddenly dawned upon me that the changes were not brought about by the ANC, PAC, Azapo or Inkatha.

"I realised that only one man was responsible for all the marvellous things that were happening — President de Klerk — not as a white man but as a human being," Sam said.

"I can now stay anywhere I want and have a business anywhere I want. My children can go to any school they like."

The NP, Sam (49) said, had "freed black people, those who could not free themselves. It is necessary for black people to support the NP".
HOUSE OF REPRESENTATIVES

MONDAY, 15 APRIL, 1991

THE MINISTER OF NATIONAL HEALTH:

The floor is now open to the honourable HOUSE.

In cases where A/H action is open

Boards are applicable

(e) What was the nature of the decision taken in the Board Meeting?

(f) What was the outcome of the Board Meeting?

(g) What was the final decision of the Board Meeting?

(h) What was the nature of the decision taken by the Board Meeting?

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(11) What was the final decision of the Board Meeting?
Squatters our top priority, says DET

PROVISION of education in squatter areas is among the top priorities of the Department of Education and Training this year, according to a report tabled in Parliament.

The department says it plans to formulate an education policy which will suit the learning needs of people in these communities.

Protest marches

"The department cannot depend on the traditional model for provision of education in the areas. It is unrealistic to expect that pupils who sometimes live in very poor conditions should fit into the conventional general-formative education programme.

"There is a national consensus that circumstances in black schools have to be normalised. Where order does not exist, (it) must be created.

"A climate of learning and studying must be established in schools. The squandering of resources and time must be ended. The whole community must be involved in this," the report says.

It describes 1990 as "a year of extremes" in which DET and its officials and teachers experienced tension, failure and frustration.

Through a determined effort to rectify shortcomings, the department managed to make breakthroughs, to change attitudes and to provide a credible service.

The report attributes last year's bad performance and the breakdown of order in schools to "deliberately organised" activities which "seriously disrupted education".

It cited protest marches and 'sit-ins as activities which contributed to this breakdown.
New brick machine a boon for squatters

SOUTH Africa probably has 7 million inadequately housed people with 4.2 million squatters on the Rand and around Durban alone.

To house them properly the country needs to build 1.8 million homes — right now.

But the two main actors — the Urban Foundation and the SA Housing Trust — last year built only 13,397 homes between them.

At that rate it will take 138 years to clear the backlog.

These two institutions, along with the SA Development Bank, see their current priority as finding land on which the poor can build.

No policy

As one of their planners said: “We are talking the legal, institutional, financial and land ownership issues — all pre-requisites in meeting affordable housing needs.”

Meanwhile, the Government, which has no discernable housing policy, hasn’t built a house in years — except for its own officials.

The situation appears disastrous. But David Herbstein, a former financier and now a low-cost housing entrepreneur, disagrees: “It’s not a disaster — it’s a challenge,” he says.

He believes South Africa can do it — given the will. He says it certainly has the technology. But he does acknowledge that the picture is bleak.

“I am aware of the building will gain momentum only when land is available, we could be moving much faster with the actual building of homes,” he said.

Tens of thousands of people already have land but they cannot afford to build because material prices have gone through the roof. Finding ways to make cheap, but durable, bricks is therefore absolutely essential.

“But the tragedy is that they are available but people don’t know it.”

I went with Mr Herbstein to one of the poorest areas on the Rand — Ivory Park squatter camp near Tembisa.

There I found cement and ash building blocks selling at R1.60 each. But, they are too porous you can pour a cup of water straight through them.

Mr Herbstein is so determined to be part of the answer to the housing challenge that in October he invested all his capital into developing a machine which makes high-quality bricks — enough in one day to build one four-roomed house.

The cost of the bricks needed for one house is R450. That’s five times cheaper than normal. With six unskilled workers it is possible to turn out enough for two houses a day.

The secret of the machine is that it can be towed — and it makes bricks on the spot by using brick dust from the house’s own foundations.

This cuts out the prohibitive cost of having to transport bricks.

The bricks are six times bigger than a conventional housebrick. It takes 700 to build a 34 sq m house.

David Herbstein believes that of all the alternative building materials he has seen, nothing remotely comes near the quality of an earth brick.

He was unable to hide his irritation when talking of the disparity between what squatters are expected to pay for bricks and what they “really need to pay”. A tiny four-roomed core house — one that can easily be added too — would cost only R550, he says.

The “low-cost” houses now on the market start at R15,000.

Mr Herbstein believes squatter communities could be helped to build their own machines. He has suggested this to 65 of South Africa’s major companies. Only three replied saying they were “already doing enough”.

Ironically the same three companies each expressed concern about the fact that Mr Herbstein had a commercial interest in the machine.

Near Ivory Park Mr Herbstein has his brick-making machine churning out bricks and selling them — sometimes just six at a time.

Huge cracks

People buy as they get the cash. I saw “show houses” of quite appalling quality costing up to R5,000. One was made of concrete wall slabs and I could see the sky through many gaps in all four walls. Cost: R1,500.

Another house, a metal structure, seemed hot enough to bake bread in. On winter nights it would be as cold as an ice box.

“My idea of earth bricks is neither new nor unused,” said Mr Herbstein. France has built whole towns from earth bricks, and architects across the world now see them as appropriate, aesthetic and durable.
Plan now for squatters, warns expert

One of South Africa's leading consulting engineers has warned that the country's cities could be surrounded by massive squatter camps if government does not begin planning immediately for the adequate use of land and natural resources.

Ian Cameron-Clarke, a member of the geotechnical department at consulting engineers Steffen, Robertson and Kirsten, said that vacant land unsuitable for residential areas would be the first to attract informal settlements.

"On the Witwatersrand, for example, considerable tracts are undermined at shallow depths, and unless suitable stabilisation measures are adopted, may be hazardous for human habitation," he said.

Other areas may be subject to seasonal flooding or shallow water tables, which could cause serious health hazards if no adequate sewage systems were provided.

"One could envisage a situation similar to that seen in squatter camps, but on a much larger scale: flooding of houses; impassable, tundrat- ed or eroded roads and tracks; unhygienic waste water and sewage facilities; uncontrolled waste dumps and the indiscriminate use of any available materials for construction."

If unplanned settlement is allowed, many of the resources needed for infrastructure development will become inaccessible and other, more expensive sources will have to be used, he argues.

"It is imperative that planning and management of the natural resources (land, water, materials) be undertaken at as early a stage as possible," said Cameron-Clarke.

"Government and local authorities must take immediate steps to implement suitable planning and management procedures. The object should be to identify areas which are unsuitable for development, grade the remaining areas according to suitability, and identify local sources of construction material," he said.
Squatters ‘receiving top priority’

The major problems facing migrants were the disintegration of their social structure and a shortage of housing and employment opportunities, according to the annual report of the Department of Planning, Provincial Affairs and National Housing tabled in Parliament yesterday.

These were the conclusions of research by the department on black urbanisation and migratory tendencies.

Rapid urbanisation had led to an increase in squating and backyard occupancy. To counteract this, land was being identified to help the orderly settlement of the newly urbanised.

To date, about 106 000 ha of land had been identified and approved for this purpose. An amount of R10 million had been budgeted for land last year, especially to provide for the needs of the lowest paid.

The squatter problem was enjoying highest priority and, since the concept of informal housing was now generally accepted, large numbers of homeless people could be settled on plots with basic services.

The report says the South African Housing Advisory Council has been directed to prepare a national housing policy and strategy. The council is also devoting attention to interest rates, State funds for housing, the involvement of financial institutions in housing for lower-income groups, housing subsidies and high-density housing.

To assist communities and individuals who do not have access to an established infrastructure, the department has instituted various schemes, among them the interest subsidy scheme, 3 percent housing savings accounts and material loans, the report says.

Strategies have also been formulated and approved for dealing with street children, unemployed black women, and care for the black aged and disabled. — Sapa.
Surety from peer pressure

The National Stokvels Association of SA (Nasasa), which has 7,000 groups representing 84,000 members, hopes to be appointed by the Trust as a distributing agent for its loans.

As Nasasa president Andrew Lukhele explains: "In the black community the spirit of communalism is very important. It is an abomination for a member of a stokvel to default, and to do so carries the risk of ostracism which tarnishes not only the member but also his whole family. This pressure minimizes the default rate considerably."

Lukhele says that default is rare in stokvels.

There are believed to be 800,000 stokvels with 9,6 million members generating about R2.4 billion annually. They provide an ideal structure to bridge the gap between the finance available for low income housing and the people who need it.

Faced with a lack of delivering capacity, the Trust will depend solely on financial and other institutions to act as the distributing agents and it has invited them to submit proposals on how this should be done.

"The challenge is to create as many group credit organisations as possible to get money into the market quickly," says Kitshoff.

For the Trust the waters are relatively uncharted, presenting it with huge potential risks. Kitshoff says the Trust is in the process of drawing up a policy stipulating the rules and regulations for each of the distributing agencies and outlining its lending criteria.

"We are presently working out ways to pass on some of the risk to the financial institutions, otherwise they will be under no constraint in handing out credit. It will be left to the financial institution to handle the evaluation of risk."

It is envisaged that the scheme will be based on group lending of the stokvel kind with perhaps intra-group guarantees acting as a back-up to peer group pressure.

The Perm, one of the potential participants in the Trust project, is presently working out the details of a scheme to grant loans to individuals in a group context. Other bodies which are likely to be involved are the Urban Foundation, the Housing Trust and the Get Ahead Foundation.

The Trust believes that peer group pressure as a surety is not as risky as it may seem, having already been tested by the Urban Foundation's Cape-based Group Credit Company, through which the Trust intends to channel some of its money.

Although it is still early days — Group Credit only started operating in November 1989 — MD Christine Glover says there has not been one case of default. By the end of April the company will have lent R3.5 million to 94 groups of 1,700 individuals.

The groups of people are mainly squatters not normally eligible for traditional housing finance. The deposit, 10% of the loan in the form of savings, is pledged to the financial institution advancing the loan.

In terms of the Group Credit Company schemes, risk assessment lies very much with each group. The group undergoes an intensive period of training enabling members to develop the skills to evaluate the risk of incoming members and know how to allocate loans to individuals.

Glover says the board of Group Credit Company has given preliminary approval for the company to go national. She explains the success rate of the lending scheme as being due to the pledge made on the group member's savings and secondly to peer group pressure.

"Public embarrassment does wonderful things," she adds.
Farm land taken back by ‘victims of apartheid’

The Argus Correspondent
JOHANNESBURG. — At least six communities who were removed from their land in the last 25 years have attempted to reoccupy farms from which they were uprooted.

Three of the land invasions — at Goedgevonden in the Western Transvaal, McLentown in the Border region and Crimen in Natal — have followed the White Paper on land reform in which the government rejected the idea of restoring victims of forced removal to their old farms.

This week there were indications that the government was rethinking its “let-bygones-be-bygones” stance on racially inspired population removals, as Archbishop Desmond Tutu warned that a failure to redress the seizure of black-owned land would lead to widespread resistance.

Unauthorized attempts

It is apparent that unauthorized attempts to reclaim land will continue despite government opposition. It is also clear that official responses to rural land occupations are ad hoc and inconsistent. This unpredictability not only fuels hopes of dispossessed communities contemplating a return to their land but also creates among land claimants a renewed sense of being arbitrarily treated.

The six attempts at reoccupation have resulted in one community gaining a firm foothold, two establishing a shaky toehold, and three more being forced to retreat to square one.

Court action is pursued with variable vigour — using different laws and forms of police intervention.

Negotiations are under way with a variety of authorities — local, regional and central. There appears to be no single source of authority on what is essentially a national issue. While the government says “no” to a policy of restitution, it is impossible to discern what its line is when faced with reoccupation as a fait accompli.

To complicate matters, parties with no direct interest in the matter — like the white farmer of Venterdorp and McLentown and conservative political groups — are attempting to influence the process.

In relative terms, the reoccupations have been simple. In only one case has the contested land passed into private hands. In the others it remains vested in local or central government.

Private property interests

The claim of the Mengu community illustrates how private property interests may further complicate matters. The land from which they were forcibly removed in the Tsaltsikama area has been divided and is in State and private hands. Each of the 19 farmers concerned bought the land with a 100 percent government loan and stands to make a profit of more than R1 million if he sells at present prices.

Already land occupations are sowing dissent and confusion. How much more so if the Mengu and others like them were to embark on a course of reoccupation?

Can a changing South Africa do without a land claims court/commission which operates in terms of clearly stated principles and procedures? The alternative seems to be a period of transition pockmarked with evictions and arrests of people widely regarded as victims of apartheid.
Forced-removal victims 'should get priority'

VICTIMS of forced removals should be considered for preferential state support, SA Institute of Race Relations executive director John Kane-Berman says.

Writing in the latest edition of the Institute's Race Relations News, Kane-Berman described forced removals as one of apartheid's worst brutalities and victims should be considered as preferential claimants in state spending programmes.

He described the failure of government's white paper on land reform to address the grievances of forced removals victims as a serious deficiency which would have to be rectified.

Victims of such removals had often had their homes destroyed and land taken away, while some often lost jobs after being removed far from their places of employment.

"Vast numbers of people found themselves dumped destitute on the veld as the government pursued its programme of purging the white-designated area of unwanted blacks," Kane-Berman said.

"The grand apartheid design has now been abandoned of course, but its legacy will haunt this country for years to come."

One of the dangers of a highly centralised political system was that it would practise redistribution in favour of urbanised people, while the rural poor would pay the price: "One of the great challenges facing SA is to ensure that the old black/white divide is not replaced by a rural/urban divide," he said.

"One of the strongest arguments for federalism is to ensure that people in rural areas are adequately represented in the structure of government."

He added, however, that the basis for federation could not be the homelands.
864 camps for
some 115,000
2-in squatters

CAPE TOWN — There were
864 squatter camps in South
Africa with more than 2 mil-
lion inhabitants. Minister of
Planning, Provincial Affairs
and National Housing Her-
nus Kriel said in the House
of Assembly yesterday.

He said those with the
highest number of squatters
were Diepmeadow in Sowe-
to (87,514), Ebelenhle at
Secunda (193,600), Kwa-
Guga at Wilbank (55,060),
Soweto-by-the-sea/KwaZak-
hele/Zwibe (130,066), Uiten-
hage (80,130), Inanda (245,000)
and Grootville at Lower Tu-
gela (80,000).
2 million squatter figure far too low?

By Barry Street

MORE than two million squatters are living in 864 squatter camps throughout South Africa outside the homeland, the Minister of National Housing, Mr Hernus Kriel, has disclosed.

However, his figures, given in reply to a question tabled in Parliament by Mr Daan van der Merwe, CP, nominated, are far below the unofficial estimates of seven million squatters.

The Deputy Minister of Planning, Mr Andre Fourie, for instance, cited the seven million estimate when he appeared on SATV's Agenda on Monday night.

The Independent Development Trust and the Urban Foundation have also estimated that one in six South Africans, about 7.5m out of a total population of about 40m, live in informal housing.

These estimates, however, include the 10 homelands, which were not part of Mr Kriel's reply.

His reply indicated that there were 27 000 squatters in Khayelitsha, but the overwhelming majority of the estimated more than 500 000 residents of the area live in informal housing.

Although it has been estimated that about three million people are living in informal housing in the greater Durban area, Mr Kriel's figures for the squatter camps exclude squatters inside the official boundaries of KwaZulu.

He said there were 245 000 squatters in Inanda, 29 000 at St Wendelins near Pinetown, 4 000 at Eerlingshauw Quarry in Durban and 3 700 at Dassenhoek in Pinetown.

Mr Kriel also said 103 600 squatters were living at Nooklipphong at Na-boomspruit, 42 000 at Jagen at Potchefstroom, 55 000 at Kwabel as at Davel, 47 500 at Thembisa at Kempton Park, 139 000 at Soweto-by-the-Sea at Port Elizabeth, 60 128 at Uitenhage, 68 784 at Reeston/Gompo at East London and 30 000 at Crossroads.
SQUATTER CAMPS 315-315-19

THERE are 864 squatter camps in South Africa with more than two million inhabitants, Planning, Provincial Affairs and National Housing Minister Hermis Kriel told parliament this week (296).

Those with the highest number of squatters were Diepkloof in Soweto (97,314), Eshowe at Saldanha (60,600), kwaZulu at Witbank (55,000), Uitenhage (60,128), Soweto by the Sea/kwaZakhele/Zwide (130,000), Crowville at the Lower Tugela (60,000) and Ixopo (245,000).
Paarl squatter plan is opposed

By JOHN VILJOEN, Staff Reporter

DALJOSAFAT residents and farmers are opposed to the Paarl municipality's "autocratic" decision to build a squatter-transit camp in their area, but are legally powerless to fight it.

Opponents of the plan fear it could hit tourism to the culturally and historically rich Daljosafat area and send property prices plummeting.

The Paarl Town Council last week approved the development of an "emergency housing area" as a temporary refuge for the town's homeless.

Official proclamation in the Provincial Gazette of the transit camp — a five-hectare area along the Bo-Daljosafat road — is expected soon.

The 18-member Daljosafat Action Committee was formed in October after hearing of the plan. It consists of two farmers and a businessman from the area, and representatives from nearby Dalville and Greenhill.

Action committee chairman Mr Martin Pentz of Dalrivier, Daljosafat, said he did not wish people to think that farmers were against the squatters or the idea of a squatter camp.

"We know there is a major housing problem in Paarl, but we are unhappy with the position of the proposed camp," he said.

The municipality was autocratic in approving the plan and should instead sit down with everyone involved to discuss a long-term solution to the squatter problem, he said. The decision was hasty, and would bring only short-term relief.

"Who says they (the squatters) want to live there anyway? If the municipality does research and finds this to be the only alternative, then we have no case. But I do not believe this has been done."

The committee had consulted lawyers and, as opposed as they were to the plan, had no power to take legal action to stop it, he said.

A town planner commissioned by the committee recommended smaller, distributed transit camps as this would allow greater control.

Mr Philip Malherbe, action committee secretary, said the municipality was calling the plan an emergency housing scheme, but this was just "a pretty name for something ugly".
JOHANNESBURG — Several white farmers have been wounded by police gunfire, according to some reports — after vigilante-style raids on squatter camps near Venterdorp.

The incident has been confirmed by the Minister of Law and Order, Mr. Adriaan Vlok. He said the police action had taken place at the Goedevond farm squatter camp 12km outside Venterdorp early today. No one was killed and he would not say how many had been wounded.

Mr. Vlok, who was speaking at Tembisa township on the East Rand, left immediately by air for Venterdorp to assess the situation.

Unconfirmed reports said at least four rightwing farmers had been shot and wounded by police after about 2000 farmers confronted the squatters, who have settled on ancestral land from which they were removed during the peak of land invasions. Other unconfirmed reports said at least 10 people were wounded.

A police spokesman, Major Ray Harthop, could not immediately confirm the shooting, but said police had taken action against the farmers. He declined to elaborate at this stage because of the "sensitivity of the situation." Extremist rightwingers are also reported to have attacked a second squatter camp outside Venterdorp today, leaving up to 10 people seriously wounded, mostly with stab wounds.

A resident and secretary of the ANC Youth League, M. M. Kerse, said dozens of "paleo-clad" white men wearing khaki clothes smashed and stabbed their way through the squatter camp adjoining the Tsheling township outside Venterdorp. His telephone conversation was abruptly cut off, when he said khaki-clad men on horseback had returned to the township and he had to flee.

As the clashes broke out, Conservative Party leader Dr. Andries Treurnicht sent his right-hand man, Dr. Perdi Hartzenberg, to the western Transvaal town to cool the frayed nerves of the supporters.

NP national secretary, Dr. Andries Beyers, said he had received reports from supporters in Venterdorp that the police opened fire while they stood between the squatters and the farmers.

Sharp ammunition

"Three farmers were wounded by birdshot while a fourth was shot in the stomach allegedly by police using sharp ammunition," Dr. Beyers said.

Dr. Beyers said farmers had expressed concern about the presence of the squatters as "the rate of crime, particularly burglaries and stock thefts, had risen dramatically since their arrival."

Today's confrontation between the farmers and the squatters began soon after midnight when about 2000 CP supporters gathered outside the farm, which is between Venterdorp and Derby.

Cordon off

Police were called in and they immediately cordoned off both groups. The stand-off continued throughout the night with insults being traded on both sides of the dispute.

One witness, Ezekiel Sebei, said some farmers evaded the cordon and began to tear down shacks. Radios, clothing and other household contents were thrown about as the farmers allegedly harassed squatters. He had taken several injured squatters to Venterdorp Hospital. — Sapa.
Trouble spots are socio-economic projects' targets

CAPE TOWN — The Independent Development Trust (IDT) has targeted urban trouble-spots in Natal and the Transvaal in the first round of projects it has undertaken to fund.

A significant proportion of the R1bn already approved by the IDT's board of trustees is aimed at addressing socio-economic needs in violence-torn areas around Durban and Johannesburg.

Areas in the Western and Eastern Cape have also been identified for assistance, but the majority of projects aim to serve broader national educational, housing and health needs.

The main emphasis of the first range of projects is on housing: R750m has been budgeted for land subsidies and R70m has been allocated to the Urban Foundation for the provision of low-cost housing.

More than R60m has been set aside for funding. The IDT Finance Corporation will use R46,8m to mobilise R100m worth of housing finance from the private sector, while the Group Credit Company will receive R14m for the provision of short-term loans to funding institutions.

The upgrading of squatter camps in trouble-spots in Natal and the Transvaal are a high priority. More than R11m has been allocated to the first phase of the upgrading of Bester's Camp in Durban, while R100 000 will go to the Legal Resources Centre in Johannesburg for a feasibility study on the upgrading of Phola Park in Tokoza on the East Rand.

A grant of R33 000 has been made for the establishment of housing and community facilities for the squatter community in the greater Cape Town area and an additional amount of R300 000 has been set aside for development of community projects in Crossroads and Khayelitsha.

Funds have also been earmarked for conversion of hostels into housing units.

The IDT has made provision for a R10m loan to the Pinetown Regional Water Services Corporation for the construction of bulk water supply schemes in areas identified for low-cost housing projects. It has also agreed to lend the Umagazi Water Board R6,2m for the upgrading and provision of water supply schemes in rural areas in the Valley of a Thousand Hills.

The trust's approval of a wide range of educational projects and its provision of bridging finance for existing programmes reflects its emphasis on education.

Rebuilding

New projects range from the reconstruction of schools and classrooms destroyed during outbreaks of violence to the provision of university loans for disadvantaged students and programmes to improve teaching skills.

Almost R40m has been allocated for the rebuilding of schools in the Fort Elizabeth area and an additional R500 000 specifically for a secondary school in the Walmer township.

Rural areas in KwaZulu will receive almost R3,8m for new classrooms over a three-year period.

A number of the projects emphasise literacy, pre-school education, the upgrading of maths and science skills in high schools and career and vocational guidance.

Adult education programmes and facilities for mentally handicapped children are also given priority.

Health care is expected to feature strongly in the next round of allocations from the Trust's R2bn.
ABUSIVE FARMERS... White farmers insult members of the press as they leave the site of a confrontation with police near the Western Transvaal town of Ventersdorp, where at least three farmers were shot on Saturday.

Squatter attack:
Right-wingers 'warn police'

JOHANNESBURG. — Saturday's attack on a Western Transvaal squatter camp by conservative farmers received unanimous support from right-wing groups yesterday.

Squatters on Goedewonden farm, near Venterndorf, were attacked before dawn by right-wingers on horseback and in bakkies trying to force them off the land.

Shacks were burnt down and people assaulted. After police opened fire to disperse the farmers, an apparent revenge attack was launched on Tshing. Residents said doors were kicked down, their belongings smashed and people assaulted.

Law and Order Minister Mr Adriaan Vlok rushed to the area by helicopter and the tense situation was defused after negotiations with the farmers. Police are patrolling the area.

Seven farmers were wounded by birdshot fired by police, two seriously. Police said 14 township dwellers were injured in the attack on Tshing.

Boerestaat Party leader Mr Robert van Tonder said yesterday that the operation was not political, nor were the farmers taking part linked to any political organisation. — Sapa, Own Correspondent

WOUNDED... A Western Transvaal farmer shows his injuries on Saturday after being shot by police during a confrontation with black squatters near Ventersdorp.
Tension as AWB warns on squatters

VENTERSDORP. — Nervous residents of Ventersdorp's Taing township have armed themselves with sticks and knives following rumours of an impending rightist attack, says local ANC Youth League chairman Mr John Lerefolo.

Fourteen squatters and four farmers were injured during an attack at Goedevonden farm at the weekend.

And in a statement yesterday, the AWB warned the Minister of Law and Order, Mr Adriaan Vlok, that if the government did not act after May 28 to move the squatters, they would do so themselves.

Farmers are to meet Agriculture Minister Mr Kraal van Niekerk on June 1 in an attempt to resolve the issue, said Mr Wilco Beukes, regional chairman of the Transvaal Agricultural Union.

The government should set in motion immediately to avoid such confrontations, the SA Council of Churches and the Black Sash said at a press conference in Johannesburg yesterday.

In Parliament, Mr Dries Bruwer (CP-Lydenburg) said that farmers had taken action against the squatters because they had made it impossible to farm. No one wanted to insure harvests in the area. — Sapa
Swanieville: Residents plan protest strike

JOHANNESBURG. Krugersdorp's black community will hold a stayaway tomorrow to protest against Sunday's massacre of 27 people by an "impli" in Swanieville squatter camp.

Krugersdorp Residents' Organisation (KRO) publicity secretary Ms Nomvula Mokonyane condemned the massacre yesterday, adding: "The involvement of the police in the murder is an outstanding fact.

"The slaughter strengthens our demand for the dissolution of the present government and the creation of a new one," Ms Mokonyane said.

Police have categorically denied involvement in the massacre.

- At Khayelitsha, a shack and two cars were set alight and other vehicles were stoned in the past two days, according to police.

- Police yesterday reported two people killed in the latest political violence, including a man hacked to death at Swanieville squatter camp, site of Sunday's massacre.

The second victim, a youth, was stabbed and hacked to death at Bomela in Port Shepstone, police said.

In other incidents reported by police yesterday:

- At Ndaleni, near Richmond, a group of people fired at an SADF vehicle. Police returned fire, slightly injuring a black man;

- At Kagiso, near Krugersdorp, police vehicles were stoned on a number of occasions; and

- At Sebokeng, near Vanderbijl Park, two private dwellings were damaged in petrol-bomb attacks. — Sapa
Political Staff

THE most serious complaint laid by farmers against squatters in the strife-torn Venterdorp area proved groundless when police found that 36 “missing” sheep were found grazing in the farmer’s own fields.

Two cattle were also reported missing, but one had already been found after it had wandered off.

This was disclosed yesterday by the Minister of Law and Order, Mr Adrian Vlok, when he replied to a half-hour debate on the conflict, when more than 1,000 farmers tried to evict squatters from the Goedgevonden farm at the weekend.

He said only five criminal charges had been laid against the squatters.

In one case, six fence poles were allegedly stolen, but this was still being investigated, while another involved a drum of diesel which had been emptied over a period.

A charge of deliberate damage to property was also laid when water pipes were alleged stolen from a borehole after repairs had been done.

Farmers’ complaints on squatters ‘groundless’

He spoke on the issue twice in Parliament yesterday after motions on the issue were tabled in the House of Assembly and House of Representatives.

He said the actions of the farmers had been a serious threat to the maintenance of law and order.

Mr Sam Louw (LP, Rus Ter Vaal) said the actions of the farmers could be compared to the actions of the Ku Klux Klan in Mississippi and was typical of white conservatism.

However, the deputy leader of the Conservative Party, Dr Ferdi Hartzenberg, said the government’s actions on Saturday were akin to that of the British colonial government at Slagternek.

The actions of the police in shooting at farmers amounted to a deed of civil war by a government against its subjects and unarmed farmers had been shot at with sharp-point ammunition.

The Democratic Party’s law and order spokesman, Mr Tian van der Merwe, said that when 1,000 people came looking for confrontation, they came looking for trouble and there was little evidence the police had acted irresponsibly.
Plan to give squatters house-building skills

SA’s sawmilling industry is set to launch a training programme to help squatter communities acquire the necessary skills to build themselves timber houses.

The programme will be launched next Tuesday and, says SA Lumber Millers’ Association (Salma) CE Andries Swart, Salma will spend R1m of its own funds on the programme.

Swart said in a statement yesterday research had shown timber was the most widely used material in shack constructions.

Salma, “as the custodian of timber construction technology in SA”, had decided to tackle the housing problem by training squatter communities in timber-frame construction.

“Salma has developed a series of excellent short courses of two to three weeks’ duration. People thus trained will be able to erect good-looking, durable and effective timber houses which comply with the national building regulations,” he said.

Salma marketing chief Peet Simonis stressed that his association would not be building houses for squatter communities. “We only teach people how to build the timber houses and it is up to them to take the initiative and build themselves houses,” he said.

Simonis said the association was in the process of establishing seven training centres in urban areas. The first such centre was already running at Crossroads in the Cape, while another was being established in Tembisa.

“Fifty people will be accommodated at each of the centres for the duration of each course and Salma will charge those who are able to pay R30 for a course. Those who cannot afford the fee will be taken on free of charge,” he said, adding that Salma was promoting wood.

The Urban Foundation and the Manpower Department — through its training schemes — were also involved in the programme, he said.

He cautioned, however, that the training programme alone would not solve the squatter housing problems. “What is also needed is building materials at affordable prices. Timber dealers often found it insufficiently profitable to supply this market due to the risk factor.

“However, the sawmilling industry has started a process to set up a direct distribution channel in co-operation with communities in informal settlements,” he said.
New status for squatters

The squatter camp in Lenasia Extensions 9 and 10 was declared a transit camp in November 1990 but it was later established that new status was granted on the basis of incorrect information, Planning, Provincial Affairs and National Housing Minister Mr Hernus-Kriel said yesterday.

He was replying to a question by House of Delegates Central Rand (NP) MP Mr Desmond Paliachey.

It had since been found that the land description provided in the application for a transit status was incorrect, Mr Kriel said. He said an urgent investigation had been launched to rectify the matter.
Squatters trained to build timber homes

According to Salma research, material costs for a double-storey timber-frame home can be as low as R102/m²—which is vastly cheaper than conventional housing.

Swart was speaking at the launch in Isando, Kempton Park, of a Salma-sponsored training programme aimed at helping squatter communities acquire the necessary skills to build themselves timber houses. Salma yesterday unveiled a two-bedroom house made almost entirely from timber which Swart said could be built for R9 000—making it one of the cheapest low-cost housing options.

Swart said Salma would spend R1m of its own funds on the training programme for which three-week courses had been developed. No fee would be charged for the training.

He said two training centres were already running at Crossroads in the Cape and at Tembisa on the East Rand, and others would follow.
Whites in attack on squatters

GERMISTON — Squatters who had received permission by court order to remain on the premises of the old Gede hoop High School in Railway Street here were set upon on Saturday night by a group of white people armed with "jaamboks and knobkerries.

Police said the incident took place between 11pm and midnight.

A spokesman said yesterday that by the time the police arrived at the scene, the attackers had already left. The police contacted the ambulance service.

Criminal dockets have been opened and the matter is being investigated.

"The situation is pretty calm at present," the spokesman said. — Sapa
Anti-apartheid activist Father Trevor Huddleston (left) greets ANC leaders Nelson Mandela (centre) and Alfred Nzo yesterday at the start of a three-week visit to South Africa for the first time since he left 35 years ago.

FW’s son to wed girlfriend Erica

WILLEM de Klerk, younger son of the State President, is to marry Erica Adams in December.

By walking down the aisle together, the couple will outrun the pillory once held there by the architects of apartheid — the Moodie Montaguses Atlee.

Held on Christmas Eve, the pillory was abolished in England in 1669. The couple are to be married in December, the same month as the wedding of Prince Charles and Lady Diana Spencer, the couple were married on Christmas Eve, 1981.

The couple have three children and one on the way.

The marriage will be officiated by the chief priest, Father Trevor Huddleston, and the couple are to be married in a quiet, private ceremony.

Trauma

It has caused trauma in the families of both the de Klerk and Labour Party MP Denis Adams.

"De Klerk, whilst in his official capacity, was not allowed to see Prince Charles. He was there on a non-official basis. He had a similar meeting with his daughter," said the friend.

The issues were highlighted in the press.

Me and Mrs de Klerk were aware

To Page 3, RETURN TO PAGE

The people’s friend back

TREVOR Huddleston, a turbulent anti-apartheid priest who left South Africa 35 years ago, yesterday returned to the country and immediately warned the time had not yet arrived to celebrate the demise of apartheid.

An Anglican Archbishop, Huddleston received a warm welcome from senior African National Congress national executive committee members, including Mr Nelson Mandela, Mr Walter Sisulu and Mr Alfred Nzo.

Addressing a press conference at Jan Smuts Airport, Huddleston made it clear that this visit, his first to South Africa in 35 years, was not to celebrate the demise of apartheid.

"The time for any celebrations will be when a government democratically elected by all the people of South Africa assumes office."

"Regrettably, my sole purpose is to make whatever contributions I can to further the cause of peace and reconciliation, and to work towards a just and democratic society," said the priest.

Mrs de Klerk, whose marriage to the State President was not announced until many years later, said their home was safe on the outskirts of Pretoria.

"He is a good man and he has always protected me," she said.

Rothmans
New data in black urbanisation book

THE number of black people living around the cities of SA in shacks or other self-erected housing exceeds the total number of white people in the whole country.

This has emerged from the second edition of John Kane-Berman’s book South Africa’s Silent Revolution, published jointly by the SA Institute of Race Relations (SAIRR) and Southern Book Publishers.

Kane-Berman, the executive director of the SAIRR, said in August 1996 the government had made a commitment not to demolish the shacks of squatters without first consulting the communities concerned.

Instead of seeing such housing merely as a nuisance to be removed by a bulldozer, the government now regarded it as part of the solution to the country’s huge housing shortage, Kane-Berman noted.

The book also deals with the rapid growth of the African school-going population, pass rates and wage inequality. — Sapa.
More shack dwellers than whites
Squatters exceed total number of SA whites

JOHANNESBURG. — The number of black people living around the cities of South Africa in shacks or other owner-erected housing exceeds the total number of white people in the whole country.

This has emerged from the second edition of Dr John Kane-Berman’s book “South Africa’s Silent Revolution”.

Published jointly by the South African Institute of Race Relations and Southern Book Publishers, the book is being translated into German in time for the Frankfurt Book Fair later this year.

Dr Kane-Berman, the institute’s executive director, said the government now regarded squatter housing as part of the solution to the country’s huge housing shortage. — Sapa
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S.A's housing headache

Politics/Parliament

By Kaiser Namandje

Thestacle said he believes that the government should be more proactive in addressing the housing crisis, with a focus on policies that provide affordable housing options to a broader section of the population. He highlighted the need for the government to work with private developers to increase the supply of affordable housing and emphasized the importance of ensuring that housing developments are accessible and sustainable. He also called for greater investment in public housing programs to address the backlog of unmet housing needs. Thestacle concluded by urging the government to take a comprehensive approach to housing that includes both supply-side and demand-side interventions to effectively tackle the housing crisis.
Repeal brings no joy to homeless

THE repeal of the Land Acts has not fulfilled the fundamental objective of the dispossessed black people, the president of Azapo said yesterday.

Mr Pandelani Nefolohodwe said in a statement: "Azapo considers the reconquest, ownership and redistribution of land as a vital and cardinal objective of the oppressed and dispossessed."

"The homeless will still be homeless, the ownership of the land is still in the white hands, either in the form of land owned by white companies or by individual white landlords.

"Black people have no resources nor the collateral to purchase this land from white people.

"White people are also not going to release the land free to the poor with the result that the status quo remains, save to mention that discrimination is now no longer part of the statutes."

Meanwhile the scrapping of the Group Areas Act has been widely welcomed in Natal by churches, community organisations and political groupings alike.

The director of Diakonia in Durban, Mr Paddy Kearney, said although the Act should have been scrapped years ago, the news was "very welcome".

He said the Act had had a devastating effect on communities in South Africa, and had also affected the work of the church severely as it had divided communities.

He urged people to welcome their new neighbours moving into their areas "so that the hurt that apartheid has caused can be eased".

Spokesmen for the ANC and the IFP both welcomed the move and promised further official statements later.

However, conservative groupings are clearly unhappy with the Government's move.

"What's changed?" Civic Action League chairman and Durban city councillor Mr Arthur Morris remarked.

"Group Areas has unofficially been gone for quite a few months now."

"The fact that it has now been officially scrapped just bears out what I have always said - the Nats are the biggest liars in creation."

"They promised in the last general election to uphold separate development; that we would maintain our own schools and own residential areas."

"They're acting completely in opposition to their mandate from the white electorate."

By THEMBA MOLEFE and Sowetan Correspondent

NEFOLOHODWE
The government has decided

squatters

War on squatters gets tougher

By Israel Lachman

The Commissioner of Police General

face and squatters face

fire that burns and police would use.

squatters

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Squatter units 'a war declaration'

OWN CORRESPONDENT

JOHANNESBURG. — The ANC has called government plans to set up "squatter assistance units" a declaration of war on squatters.

In a statement yesterday the ANC said the proposals, outlined on Friday by Planning Minister Mr. Heros Kriel, were "a recipe for confrontation and an endorsement of thuggery against defenceless, homeless people".

Mr. Kriel said the units would be set up by the provincial administrations to "assist in matters concerning squatters".

The ANC statement accused the government of not caring for the plight of millions of homeless people, and of stepping up police surveillance of squatters and the enforcement of anti-squatting laws.

It said the measures announced by Mr. Kriel would allow any group, under instruction from a landowner, forcefully to remove squatters.

Operation Masekane for the Homeless (Omahllo) said yesterday that the introduction of the squads could only lead to further civil strife.
**CURRENT AFFAIRS**

**SQUATTERS**

**RISKY BUSINESS**

The success of government's new plan to deal with the growing squatter problem depends on whether the authorities involved remain committed to undertakings given in parliament last week by Hernus Kriel — Planning, Provincial Affairs and Local Government Minister.

Unless they do, the strategy could backfire badly, raise tensions in both black and white communities and put new pressure on the negotiation process. The ANC has already rejected the plan and accused government of "declaring war" on squatters.

In essence the plan proposes a crackdown — but in the most gentle way possible. Special "squatter auxiliary units" are being formed and will be on duty around the clock to assist the police, local authorities and the public in dealing with squatters.

At the same time the provincial authorities — who bear ultimate responsibility for dealing with squatters in terms of the pending land reform package — must identify, service and make available sufficient land for "informal settlements" to accommodate "illegal" squatters and people moving in from rural areas or other towns and cities.

Unlike other government spokesmen — including President De Klerk (Leaders June 7) — Kriel does not regard all shack dwellers as "squatters" and prefers a strictly legal definition:

"Squatting is simply the illegal occupation of land belonging to someone else. An owner is entitled to his land. Squatters infringe on these rights," says Kriel. Shack dwellers living in "legal informal settlements" are not squatters and neither are "backyard dwellers." Kriel says official figures show that at March 31 this year there were 1,6m squatters and 1,7m "backyard dwellers" in SA.

Kriel believes squatting is a complex and emotive issue that needs a goal-oriented approach by government. This must include the provision of sufficient ground for informal settlement and the combating of further squatting.

Existing squatter communities will be consulted about their "orderly resettlement" — but not if they have been "illegally" settled by politicians "or other people with hidden agendas" who have "possible confrontation in mind" — obviously a subjective judgment which is bound to be disputed.

In terms of government's land reform package, provincial administrators will be responsible for controlling squatting and will be given the "necessary authority" to do so effectively.

The police also have a responsibility to investigate all reports of squatting on private land and take action if necessary. The Com-

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**CURRENT AFFAIRS**

missioner of Police has sent a circular to all police stations detailing the SAP's responsibilities regarding squatters. Members of the public should report squatting at their nearest police station, says Kriel.

Local authorities must ensure that land owners within their areas of jurisdiction protect their land against squatters, and land owners themselves, including the State and other authorities, must protect their property.

"Where new cases of squatting occur the SA Police and/or municipal offices will use an emergency (telephone) number (to call) the squatter auxiliary units for support.

"Complainants will receive immediate attention with regard to advice on their rights and responsibilities, and where applicable physical support will be rendered. The units will also immediately contact the squatters and direct them to identified land where they can legally settle. They will also assist those in getting to such legal land," says Kriel.

There will be four units in the Transvaal, three in the Cape and two each in Natal and the OFS. The officials who man them will deal with incidents with "circumpection."

"There's no question of a bulldozer mentality," says Kriel. "These units must be seen as assisting in the handling of cases of unlawful possession of land and with the resettlement of people in suitable legal areas, but they don't relieve landowners and local authorities of their duty to act (against squatters)."

The courses of action are: with the "auxiliary squatter units" act with compassion, considering government's penchant for forcibly removing people from illegally occupied land. And will sufficient land be available elsewhere for new settlements, given the history of bureaucratic delays in identifying and providing land for urbanisation?

Planning Deputy Minister André Fourie says the four provinces bought about 10 000 ha of land in the last financial year for informal settlements, and provided 49 000 serviced sites which can accommodate a total of 290 000 people. In addition, a further 23 000 sites are being prepared and another 108 000 are at the planning stage.

In the previous financial year the provinces bought about 4 000 ha of ground and provided only 35 000 serviced sites. In the past two-and-a-half years a total of just over R1bn has been set aside for the purchase of land for informal settlements and the provision of housing.

It seems, then, that there is a commitment to make the new policy work. But it requires a sensitivity that has been lacking for many years in government's dealings with black communities struggling for land. To butt an issue as potentially explosive as squatting at the stage of SA's history could have disastrous consequences for the chances of future reconciliation.
Urbanisation measure approved

The Less Formal Township Establishment Bill was passed by Parliament yesterday, opposed only by the CP.

Jan Hoos (CP Karuma) said in a declaration of vote that the Bill had become necessary to the Government because it had lost control of the blacks streaming to cities and towns.

The Government was powerless against the establishment of squatter camps which resulted from this.

Errol Moorecroft (DP—Albany) said the DP supported the Bill as it addressed South Africa's greatest social need — it created living space for those moving to the cities.

Urbanisation would be an unstoppable process for years to come and considerable land would have to be found for this and existing backlogs.

The Bill was passed with support from all the parties in the House of Delegates and the House of Representatives.

In the House of Assembly, 104 voted for the Bill and 38 opposed it. There were no abstentions.

— Sapa.
LETTERS

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The Editors

are here.

To the Editors:

Dear Editors,

I am a member of the community and I would like to express my concerns about the recent events surrounding the... (content continues, discussing various topics such as community issues, local events, and personal opinions).

Sincerely,

[Your Name]
THE problems of instability in South Africa lay in the competition for scarce resources such as land, housing, access to jobs and opportunities for quality education.

This was said this week by Mr Jan Steyn, chairman of the Independent Development Trust. Addressing the Institute of Directors in Southern Africa, Steyn said in seeking a new dynamic of co-operation, the IDT had negotiated an agreement with Chief Mangosuthu Buthelezi and Mr Nelson Mandela to "co-operate in initiating and implementing non-partisan reconstruction programmes in areas devastated by violence."

He said the trust had pursued the approach of launching development projects in shanty areas with local leaders.

"Given the complexity of the situation and the fact that throughout the world we have seen that once a cycle of self-reinforcing civil violence starts, it is one of the most difficult problems to solve. It would be foolish of us to promise quick results," Steyn said.

The IDT would continue to make what it believed to be a significant contribution to alleviating tensions.
Minister talks on police, squatters

PRETORIA — The police will not physically break down structures and remove squatters as they do not have the legal authority to do this, Deputy Minister of Law and Order, Mr J H L. Scheepers, said here yesterday.

He said the authority to break down and remove structures rested with the landowners, local management and the provincial administration in question.

"In all other cases action can only take place by virtue of a court order.

"The police will, on request, afford the necessary protection where it is requested by persons or institutions who may, in accordance with legal provisions or court orders, break down and remove such structures."

He added: "The police would, naturally, prefer it if the removal of squatter structures takes place after dialogue with the squatters and their co-operation.

"I want to emphasise that no one has the right to occupy the property of another, and that any trespasser on land, without the permission of the owner, will be prosecuted in terms of the Trespass Act of 1959."

He said strict action would be taken against owners if they permit structures for occupation to be erected on such land illegally.
When Homelessness is a Crime

JoAnne College reports on the forgotten squatter issue.
No-frill homes for R5 000

More than 60 percent of black South Africans cannot afford a house costing more than R12 000, while for 15 percent the affordability ceiling is R2 500.

Against this background, added to the ever-increasing squatter problem, Condev Homes, the housing arm of construction giant Murray & Roberts, has launched a project to provide basic homes for low-income groups.

Steel product

Mike Cotterell, general manager of Condev Homes, says two companies in the M&R stable were given a brief eight months to design and build a no-frills home which would sell for about R5 000.

"Using the Walther system, Ribco has produced an excellent steel product, while CI Caravans' teams have used their own technology to make a house from vacuum-laminated sandwich panels."

Both building systems lend themselves to a volume production with a potential of more than 4 000 homes a year.

"These units must not be seen as permanent homes but when compared to the squatter hut, they are a perfectly acceptable structure for the short to medium term until better housing can be afforded."
Police chief spells out property rights

Police are prepared to act against the growing number of squatters.

Following recent criticism of the SAP, Acting Commissioner of Police Lieutenant-General Mulder van Wyk yesterday issued a statement on the police position on squattting.

"The police are committed to protecting the rights of all the people of South Africa. This principle applies equally to property rights, whether they be of the individual, private organisations or State institutions."

Public criticism of the police had shown ignorance of the police's role and legal obligations concerning squatters, Deputy Minister of Law and Order Johan Schaeppers said.

He also spelt out what was expected from the public, including their legal obligations. Members of the public were urgently requested to notify the police of any illegal squatting. In the case of private property, the owner of the land must make a statement to police.

As soon as this had been done, police had strict instructions to arrest those responsible for squatting or issue a summons to appear in court.

Landowners and officials who turned a blind eye to illegal squatting would be charged,
New ‘hut squads’ threaten negotiations

By GAYE DAVIS Cape Town

SOUTH AFRICA’s homeless, dealt the short end of the stick in terms of land and housing, are now to be beaten with it.

The government’s new crackdown on squatters is being seen as a return to old-style kragdadigheid with potentially dire implications for community relations and the negotiation process itself.

Crucially, this week’s announcement of the formation of a nationwide network of squatter support units — dubbed “hut squads” — came without any indication that they would be unleashed only against those squatters for whom alternative land had already been identified.

The new policy is perceived as a punitive action against those with no choice but to squat, with potential for increased conflict around the land issue. “They have declared war on citizens who are homeless as a result of the state’s apartheid policies and economic mismanagement,” the African National Congress said. “For the government to urge people to report so-called illegal structures is to give impetus to right-wing thuggery and encourage a campaign of snipping by racists on the homeless.”

The crackdown is seen as a violation of the spirit of the agreement reached in August last year between Minister of Planning, Provincial Affairs and National Housing, Hernus Kriel, and the United Democratic Front. The meeting came about as a result of the UDF’s campaign of occupation of vacant land. Kriel undertook that there would be no forced removals or shack demolitions without prior consultation with the communities concerned.

No specific distinction was drawn with regard to privately owned land, although the UDF and ANC understood Kriel’s undertaking to encompass this. In terms of the Prevention of Illegal Squatting Act, provincial authorities can stop land-owners ejecting squatters until alternative land is found.

The new policy specifically addresses the concerns of landowners and ignores those of the squatters. Government officials assert that, since squatting is illegal, the new policy cannot be criticised on the basis of turning the homeless into criminals.

This assertion should be seen against the dimensions of the problem. A South African Housing Trust estimate put the housing shortage in 1989 at about 3.4 million units countrywide, with the shortage in the independent and non-independent homelands estimated at 1,093,808 and 908,962 units.

Democratic Party MP Jan van Eck said the action against squatters was “a refined form of apartheid.”
The door to land ownership is about to open for some 100,000 low-income families in the country, according to the Independent Development Trust.

In a statement yesterday, the IDT said nearly 100,000 subsidised serviced sites across the length and breadth of South Africa will become available shortly to heads of households earning less than R1,000 a month.

"At a special meeting in Cape Town, the trustees of the Independent Development Trust gave approval in principle to 108 applications involving 99,800 sites," the statement said.

"This decision will enable poor people to acquire ownership of a serviced stand to which an Independent Development Trust subsidy of R750 will be attached. However, conditions on which these approvals are to be based will still have to be negotiated with the successful applicants."

Disputes

Because of the potential for disputes in the event of these conditions not being met and an application failing, specific details of approved projects would be made public only when contracts were signed.

"The allocations consume all but a tiny residue of the R730 million earmarked by the IDT for the capital subsidy scheme," the statement said.

Apart from the income ceiling, those who will qualify to acquire the land must be over 21, have dependents living with them, be first-time property owners and receive no other housing subsidy, it said.

A total of 66 percent of the applications were linked to city environments and 34 percent to smaller towns. Some 65 percent were new sites and service projects, while the balance involved the upgrading of existing informal settlements.

Of the 108 developers, 37 percent were public authorities (including parastatals), 34 percent were community trusts, 20 percent were utility companies and nine percent were private developers.

In all, 404 applications involving 640,000 sites were submitted by land developers to the IDT.

Evaluate

"A massive exercise - unique in South Africa - was mounted in recent weeks through the deployment of 83 handpicked consultants across the country to evaluate the applications. Technological and financial assessments were made to check whether development proposals were implementable and social assessments done on whether they were desirable."

The project is headed by the IDT's director of housing, Mr Ben van der Ross, who appointed two co-ordinating consultants to work with a network of experts all over South Africa.

"The scheme seeks to give very poor people access as fast as possible to the housing process in a way they can afford and in areas which are likely to become economically sustainable communities," the chairman of the IDT, Mr Jan Steyn, in releasing details of the initiative, said that because the need to relieve the country's acute housing problem was so great, we have had to move with almost alacrity in implementing our capital subsidy scheme, according to the statement.

"An extraordinary process had to be developed in order to apply the criteria which we set while still achieving our objectives within such a narrow timeframe," he said.

He emphasised, however, that this was only a beginning in impacting on the problem of homelessness.

"We must remember that the backlogs are enormous. The large numbers of unplanned, squalid, informal settlements are the best evidence of this fact. Our present effort will probably address only 10 percent of the problem. An ongoing sustained process is essential to resolve the issue," the statement said.

The consultants entered into a painstaking process of talking to a wide cross-section of the communities from which applications had come.

Strategy

"The consultants also interacted with the applicants themselves. They will be advised of the outcome in writing within a couple of weeks," applications approved in principle would now be subjected, among others, to the following assessments before final endorsement was given.

* A projected programme of activity in completing the development;
* Details of a monitoring process to be applied to that programme;
* The developer's policy in allocating sites to individuals;
* A commitment to community involvement;
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"We must remember that the backlogs are enormous. The large numbers of unplanned, squalid, informal settlements are the best evidence of this fact. Our present effort will probably address only 10 percent of the problem. An ongoing sustained process is essential to resolve the issue," the statement said.

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Trust injects nearly R750m into housing

LINDA ENBOR

CAPE TOWN — The Independent Development Trust (IDT) has allocated most of the R750m earmarked for its capital subsidy scheme to a development which will give about 100 000 people ownership of subsidised, serviced sites.

The release of the funds will not only provide land ownership but inject vital development funds into the economy generally and the depressed building industry in particular.

IDT trustees have approved in principle 108 applications involving 99 800 sites, enabling people to acquire ownership of a serviced stand to which an IDT subsidy of R7 500 will be attached.

Releasing details of the initiative at the weekend, IDT chairman Jan Steyn said the trust had moved with almost abnormal speed to implement the capital subsidy scheme.

He said the initiative addressed about 10% of SA’s housing backlog.

Funds were geographically distributed on the basis of a model assessing current populations and projected areas of growth.

The PWV region has been allocated the most stands — 31 800 (22%) to 24 developers. Natal/KwaZulu will get 22 000 stands (25%) allocated to 26 developers; the eastern Cape 13 000 (13%, 14 developers); western Cape 9 000 (9%, 13 developers); Free State 7 300 (7%, four developers); northern Transvaal, 5 200 (6%, six developers); eastern Transvaal 4 600 (6%, eight developers); western Transvaal 4 000 (4%, seven developers) and northern Cape 1 700 (3%, four developers).

Of the 108 developers, 37% are public authorities including parastatals, 34% are community trusts, 20% are utility companies and 9% are private developers.

In all, 404 applications involving 640 000 sites were submitted by land developers. About 66% of the applications were for new sites and service projects with the balance involving the upgrading of existing informal settlements.

Of the applications, 66% were linked to city environments and 34% to smaller towns.

Housing

“A massive exercise — unique in SA — was mounted in recent weeks through the deployment of 63 hand-picked consultants across the country to evaluate the applications,” an IDT spokesman said.

He said technical and financial assessments were made on the proposals.

The allocations consumed all but a small portion of the R750m earmarked by the IDT for the capital subsidy scheme. Applications approved in principle would be subject to a series of assessments before being finally endorsed.

The IDT spokesman said outlying areas and less sophisticated communities may have suffered in the selection process but this would be addressed if further funding became available.

The project is being led by IDT housing director Ben van der Ross who says the process of allocating the R750m has drawn many new participants into the process of providing low income housing.

“Also, our criteria have forced many developers to come to grips with the concept of community participation for the first time,” Van der Ross said.

To qualify for the scheme an applicant must have a monthly income below R1 000, be over 21 years old, have dependents living with him, be a first-time property owner and have no other housing subsidy.
Fears that squatting will get out of hand

SQUATTING in SA could get out of control because the Prevention of Illegal Squatting Act, though its provisions seemed adequate, was not being properly implemented, said the SA Agricultural Union (SAAU).

The union said that while there could be no justification for the public acting against squatters, the "extreme provocation" to which farmers were subjected had to be taken into account before such action was summarily denounced. Squatters are usually unemployed and tend to resort to theft so as to live," said the SAUU. "The theft is not limited to food and other articles, but includes large quantities of expensive equipment.

In addition, neighbouring properties are entered, fences cut, crops damaged and the farmer's animals often wander through damaged fences onto public roads."

In most cases no insurance could be obtained for farms adjoining squatter towns and, if it was available it was extremely expensive.

The SAUU general council said at a recent meeting that the emphasis should be on the prevention of squatting rather than on reactive measures against squatters. Government should prevent illegal squatting and act promptly and effectively when it occurred. The union welcomed the recently established policy framework announced by Planning and Provincial Affairs minister Hernus Kriel. However, it said that, as with the Squatters Act, this would be successful only if implemented strictly so that a tense situation could be defused in good time.
Squatters:
Govt set to act

By ANTHONY JOHNSON
Political Correspondent

THE government yesterday stepped up its campaign against illegal squatting by warning that land owners and government officials who turned a blind eye to the problem would be charged.

The Deputy Minister of Law and Order, Mr Johan Scheepers, said that once statements had been made to the police, they had strict instructions to arrest those responsible for squatting, or issue a summons to appear in court.

If the squatters were found guilty and continued squatting on the property, they would be rearrested.

Police were ready and prepared to act against the growing number of squatters, the deputy minister said.

The latest crackdown follows the announcement earlier this week of the immediate formation of a countrywide network of "hot squads", and a 24-hour hotline to assist rapid response units to nip fresh squatter settlements in the bud.

The government's latest tough stand on squatters has been condemned by the ANC, civic organisations and the Democratic Party.

**Public urged**

However, Mr Scheepers yesterday urged members of the public urgently to notify the police of any illegal squatting.

In the case of private property, the owner of the land must make a statement to the police, he said.

Police had strict instructions to act as soon as this had been done.

Where squatters occupied state land, government officials had been instructed to inform the police, so that necessary steps could be taken.

In an accompanying statement, apparently designed to counter recent criticism of alleged police unwillingness to act against squatters, the Acting Commissioner of Police, Lieutenant-General Mulder van Wyk, said: "The SAP is committed to protecting the rights of all the people of South Africa."

“This principle applies equally to property rights, whether they be of individuals, private organisations or state institutions.”

Mr Scheepers added that public criticism of the SAP had shown ignorance of the police's role and legal obligations concerning squatters.

He also spelled out what was expected from the public, including their legal obligations.

Meanwhile, the Transvaal Agricultural Union has served notice that it intends to establish "security committees" in collaboration with the police and the Defence Force.

The president of the union, Mr Dries Bruwer, reportedly said at Letsilele yesterday that the incidence of crime had increased to such an extent that the union had no other choice than to establish security committees, particularly in the vicinity of squatter camps.

Mr Bruwer said a number of Transvaal farmers had been forced to stop keeping small stock near squatter communities because of theft.
Hustled, no more: now they talk to the squatters

VICKI ANGELIADIS

Weekend Argus Reporter

On the weekend, as the squatters

...
Suspects’ deaths: police deny lawyers’ allegation

The SAP has denied that three suspects killed by policemen last week were acts of revenge for the murders of two policemen and a traffic officer.

In a faxed statement to The Star yesterday, police spokesman Captain Eugene Opperman dismissed as “unfair” comments by Lawyers for Human Rights national director Brian Currin that the deaths of the suspects were “coincidental”.

Mr Currin’s comments — published in The Star on Friday — were in reaction to the killings of three suspects last Wednesday and Thursday.

Two of the men were shot dead in separate incidents on Wednesday by members of the newly formed special unit to investigate attacks on SAP members.

Captain Eugene Opperman said police did not identify the men.

According to police, one of the men was in custody in connection with the fatal shooting of two policemen in Regents Park, Johannesburg, last Sunday, while the other — a suspect in the same case — was about to be re-arrested after he had broken free.

A third — allegedly linked to the fatal shooting of a traffic policeman in Soweto last Thursday — was killed on Thursday when police opened fire on a house in Pinville.

Mr Currin said the killings of the suspects smashed “coincidence”.

Captain Opperman said there was “insinuation” that the first two suspects were killed “as a sort of revenge” was “devoid of any truth or substance”.

He said the function of the new police unit was to probe all murders and attempted murders of policemen and women.

There was no evidence that the policemen involved had acted malice aforethought outside the bounds of the law.

“According to available evidence both the men attacked the investigators and pointed firearms at them.”

Two stabbed men still to be identified

Two men stabbed to death in Johannesburg last week have still not been identified.

Police spokesman Captain Eugene Opperman said the men were stabbed in separate incidents.

One was stabbed in the chest on the corner of Fife and Soper roads in Hillbrow on Friday night and taken to hospital.

Captain Opperman said police had no idea how the man got to hospital as there was no record of an ambulance or private person bringing him in.

He could only be identified by Playboy bunny and dragon tattoos on his right shoulder.

The other man was found the following night on the corner of Simmonds and Harrison streets in central Johannesburg. He was also stabbed in the chest. His hands were handcuffed and he appeared to have been wearing a security uniform.

Both men were between 22 and 25 years old.

Anyone with information is asked to telephone Sergeant Kard of the Brixton Murder and Robbery Unit on (011) 530-3522.

Informal housing is seen as future mode

By Kaizer Nyatombi

Informal housing had to form a key component of a new negotiated housing policy in South Africa, a report released by the Urban Foundation in Johannesburg yesterday said.

The report, entitled “Informal Housing: Part One”, said there was a need for “a unique policy process” in South Africa, formed by events elsewhere in the world but negotiated locally among all actors whose interests were at stake.

The report, part of the UF’s “Policies for a New Urban Future”, said spontaneous informal housing was a national phenomenon, and informal housing was now a major component of contemporary urban residential landscapes.

Informal housing, said the 56-page report, was an important part of the residential fabric of South African towns and cities, and viewpoints which envisaged the re-housing of all or most of the present shack dwellers would have to come to terms with the scale and the fiscal consequences of the programme that was implied.

“Support for a housing policy with informal housing as a key component cannot be taken for granted. Informal housing has come to symbolise exclusion for many South Africans, and disorder and anarchy for others.

“If it is to gain broad support, a new policy will have to be widely discussed and debated, and not unilaterally imposed,” the report said.

The report, according to UF chief executive D L van Coller, was the product of a major five-year study managed by the UF’s Urbanisation Unit under the aegis of the Private Sector Council on Urbanisation — a forum which brings together the major employer bodies, leaders from urban and business communities and the UF.

The second part of the report, entitled “Informal Housing: Part Two”, will be released next year. It will outline an approach to the negotiation of a new consensus around housing in general and informal housing in particular.

- Urban living wears a new face — Page 23

ARUSHA — Leaders from 10 African states said yesterday that they looked forward to a post-apartheid South Africa joining a loose alliance set up to counter the economic dominance of the white-ruled state.

Ending the 11th annual summit of the Southern African Development Co-operation conference, chairman Quett Masire, President of Botswana, said the poor region needed South African participation to boost economic growth. "The region cannot afford to wait any longer for South Africa to join the community of SADCC. We are impatient for the end of apartheid," he said.

The southern African grouping was founded in 1989 by the leaders of Angola, Botswana, Lesotho, Malawi, Mozambique, Swaziland, Tanzania, Zambia, and Zimbabwe to co-ordinate efforts to counter-balance South Africa’s economic power.

Namibia joined after gaining independence last year.

The reforming zeal of President de Klerk caught the SADCC by surprise. The SADCC, appearing increasingly irrelevant of late, has been trying to adapt to a new role.

Dr Masire told fellow head of state that democracy is South Africa and the end of apartheid would give the organisation a fresh lease on life.

He said it was not known when South Africa would join the SADCC “because the process of negotiations to hang power to the black people has not even begun”.

Zimbabwe’s President Rober Mugabe said earlier that the SADCC was ready to admit South Africa once it was democratically and apartheid-free.

He told the heads of state an government in Arusha yesterday that the foot of Mount Kilimanjaro, that South Africa’s gross domestic product was three times that of all SADCC economies combined. Its giant economy could help to rectify the economic imbalance in the region. — Sapa-Reader.
Urban living wears a new face

More than 7 million live in urban informal housing in the country, making this form of shelter a major component of contemporary urban residential landscapes, according to a study released by the Urban Foundation.

By KAIIZER NYATSUMBA.

THOSE South Africans who find the sight of squatter camps—referred to as "informal housing" by the Urban Foundation (UF)—unbearable, had better get used to them. Not only are squatter camps a prominent feature of the contemporary South African landscape, but they are here to stay.

This is according to "Informal Housing: Part One", a report released by the UF in Johannesburg yesterday.

The report, a product of a major five-year study managed by the UF's Urbanisation Unit under the aegis of the Private Sector Council on Urbanisation, says informal housing is a national phenomenon.

South Africa, notes the report, faces a national housing crisis of "considerable magnitude", and one of its consequences is that informal housing has become a major and established component of the South African scene.

It says more than 7 million people live in informal houses in the country's urban and metropolitan areas.

According to the report, there are more people living in informal housing circumstances throughout the country than the total white, Indian and coloured populations combined in all metropolitan areas, and 2 million more than the entire white population.

The report says at least 61,000 housing units will be required each year to clear the nationwide backlog over the next two years. In addition, 113,000 units a year will be needed to cater for "new household formation" up to 1996.

While informal housing occurs predominantly within existing proclaimed black townships or behind homeland boundaries, it is by no means confined to these areas, according to the report.

It cautions that "squattting" and the mushrooming of shacks are not, as is popularly believed, a direct result of the abolition of influx control and that informal settlements are not made up of people flooding in from the rural areas.

"Instead," says the report, "the inhabitants of these settlements are mostly long-standing urban residents forced into shacks through poverty and the shortage of housing."

"Moreover, it is clear that informal dwellers are not a marginal and parasitic underclass grappling on the edges of the cities, but are integrated into the socio-economy of the cities in which they live."

"Informal housing, according to the report, takes different forms in various parts of the country. In some urban areas, most informal housing is accommodated in "large free-standing settlements" (shacks) and there is a low incidence of backyard shacks or outbuildings, and vice versa.

The report says informal housing is a worldwide phenomenon which is both the dominant housing delivery process and the most common residential context for urban households in many countries of the developing world.

Viewpoints which envisage the rehousing of all or most of the present shack dwellers will have to come to terms with the scale of the fiscal consequences of the programme that is implied.

According to the report, there is a need for a unique policy process in South Africa, informed by events elsewhere in the world but negotiated locally among all the actors whose interests are at stake.

The report is the first of two documents, and the second one, "Informal Housing: Part Two", will be released next year. It will outline an approach to the negotiation of a new consensus around housing in general and informal housing in particular.

"Constructive policy debate in South Africa has never been more important," concludes the report. "The level of conflict surrounding the 'squatter' issue adds urgency, but it also has the effect of focusing attention on the symptoms of the housing crisis rather than on its roots. This is not to deny the imperative of resolving the conflict."

"Informal housing will continue to exist at least as long as all South Africans are assured of access to safe, secure and affordable housing in an environment that supports viable and permanent communities."
R1 000-m lifeline

THE Government has made available R1 000 million for social and economic upliftment and job creation projects - and poor people will benefit the most from this.

This was revealed in a document released in Pretoria yesterday by the Department of Economic Co-ordination and Public Enterprises.

While 73 percent of the money (R742 million) is aimed at reducing the backlog in the socio-economic field, a massive 40 percent (R408 million) will go towards easing the problems in squatter communities and for creating rudimentary infrastructure to house about 270 000 people.

R31 million for the upgrading of 15 hostels around the country and another R84 million for strictly health matters, such as building 141 new clinics in underprivileged areas and their staffing.

The Department of Education and Training will receive R138 million, most of which will go towards building about 1 900 new classrooms.

Other projects include the building of 64 creches, 34 community centres, two centres for the aged, three workshops for the disabled and two children's homes.

Squatter communities and underprivileged communities around the country will also get basic sports facilities in the form of 83 soccer fields, 59 netball courts and 12 rugby fields.

The Government will also provide drinking water to 53 communities in the self-governing states.

The security services will be bolstered by the creation of 50 satellite police stations and 250 police contact points - both of which are aimed at placing the police in greater and more immediate contact with communities.

Roads will also be improved through an injection of R204 million for the purpose of road building, maintenance and upgrading.
Developer calls for action on housing

A call for immediate action on a housing policy and day-to-day strategy which will not be shackled by red tape and bureaucratic bog-down is made by Gavin Hardy, executive director of the housing division of construction giant, Murray & Roberts.

The group is a leader in housing development. Welcoming the repeal of legislation governing land use, Mr Hardy appeals to the authorities to put a housing policy "on the table so that the major players in the housing field can plan ahead".

He urges a situation whereby, on a daily basis, developers are able to answer these questions:

- How many houses were delivered yesterday?
- How many are planned for today?
- And how many for tomorrow?

"The thrust of government thinking is away from separate development and own affairs towards a negotiated system of joint local government based on private ownership," he says.

"Its aim is to rationalise the present system of racially-based land tenure rights and land registration and to upgrade leasehold rights to full ownership."

Mr Hardy calls on all parties involved to devise, in consultation with private enterprise, a comprehensive national housing strategy to enable the building industry to meet the needs of all.

"Specific attention must be given to eliminating red tape to facilitate the provision of land and the development of housing," he says.

"We believe this can be achieved only by merging the 13 housing authorities into a single representative authority," he says.
Political Staff
DURBAN. — Privileged whites would simply have to get used to the idea of having squatters as neighbours, top National Party members warned yesterday.

They stressed that the massive urbanisation taking place in areas such as Durban could be controlled in an orderly fashion only if land and certain facilities were provided for the squatters.

"In some cases these would be on property close to privileged areas, they told delegates to the National Party Natal congress yesterday.

New Planning, Provincial Affairs and National Housing Minister Mr Leon Wessels said he was angered and saddened by people who thought they could remain in their "white ivory towers".

"I become sad when people lack the sensitivity to understand that there are people who need their assistance," said Mr Wessels.

He said he that when he joined his new department a week ago he was told about "the Nimby virus". This afflicted privileged people who were aware of the problem but said: "Not in my back yard".

Natal party leader and Minerals and Energy Affairs Minister Mr George Bartlett said Durban was going to develop into a large metropolitan area and the public had to accept that have-nots must be housed.

He appealed to Durban residents not to be led astray by those right-wingers who tried to make mileage out of the problem.
Major new housing deal soon

DURBAN — Government will soon unveil a major new plan to ease the national housing crisis and address the problems arising from SA's rapid urbanisation.

Planning, Provincial Affairs and Housing Minister Leon Wessels said in an interview that his department was working on drastic changes to existing policies to allow for the rapid provision of land for settlement and to address the massive housing shortage around SA's cities.

The new approach would be outlined in at least one White Paper to be tabled during the next session of Parliament, amounting to "a major policy statement" on a par with government's "orderly urbanisation" strategy announced in 1989.

He said a major goal of the "co-ordinated national policy on housing and urbanisation" would be to cut the red tape hampering the identification of residential land and provision of urgently needed housing.

Wessels said the number of conflicting bureaucracies "will have to be drastically rationalised and streamlined".

Ways had to be found to boost government, private sector and individual efforts "to make available informal housing and housing for the less privileged".

Earlier, while addressing the NP's Natal congress on problems of squatting, homelessness, poverty and rapid urbanisation, Wessels said SA would have to see "the results, not the beginning" of a fresh approach by next year's session.

Housing

He told delegates that short cuts would have to be found to speed up the provision of housing to the poor. SA faced the "awful spectre" of 16.4-million people living below the poverty line.

Government needed to be seen as a "caring government" but money alone would not be a solution to a "monolith task".

"We need to have a joint policy and a joint development strategy. Talented and qualified people are not available in large numbers and we need to harness these people," he said.

Wessels said he was sometimes angered by South Africans who believed they "can still remain in ivory towers and don't feel the need to assist or become involved" and saddened by those who "won't understand" the plight of the poor.

"I want to serve notice that I am planning to do battle with these people in the future," he said.

He said the "developing" component of SA society was marked by a high rate of illiteracy, poor or inadequate housing, a high infant mortality rate and unhygienic living conditions. The hardest hit are the aged, children and the disabled. If their plight is not addressed, dependency and deprivation will strip them of the human dignity that is their birthright."
CAPE TOWN — The Nedcor-Old Mutual scenario's proposal for a massive investment in housing for the poor as a way of kickstarting the economy has been called into question by Stellenbosch economics professor Colin McCarthy.

Speaking at the Western Cape Jacob Zuma regional congress, McCarthy said economic quick fixes did not exist.

"To turn the SA economy around will take time," he said.

"Apocalyptic doomsday talk will definitely not benefit the economy, but neither will the creation of false expectations through the advocacy of quick fixes be helpful."

He questioned whether the economy could supply the building materials necessary for a massive house building programme at unchanged prices or whether this would merely result in bottleneck inflation.

"Does supply really create its own demand in a money economy? Will the effects on the balance of payments be negligible? I have my doubts about these issues."

Economic growth required an inflow of foreign capital, McCarthy said he did not have much faith in the idea that the economy could grow faster on domestic savings through a drastic lowering of the capital requirements of economic growth.

To attract foreign investment, the economy would have to be competitive internationally and therefore have an export orientated development strategy.
Housing plan gets nod despite censure

By Michael Chester

The Independent Development Trust (IDT) has confirmed that it is proceeding ahead with its R750 million subsidy scheme to tackle the massive black housing shortage — despite cautions from the World Bank that the plan should be redesigned.

The IDT said at the weekend that the first allocations from the subsidy package were expected to be approved within the next few days to start the flow of funds to new housing developments across South Africa.

The scheme was going ahead regardless of advice from the World Bank that it should be "re-evaluated".

The advice was in a report that warned South African planners: "The present structure for formulating and implementing housing policy is hopelessly inefficient and contradictory."

IDT chairman Jan Steyn said the trustees were undeterred by World Bank criticisms about the way subsidies would be handed over to housing site developers rather than directly to homeless families.

As originally planned, the R750 million would be shared among developers, who would in turn cut R7 500 from the cost of each serviced site transferred to families qualifying for grants.

It was envisaged that the scheme would ultimately provide 100 000 basic housing sites for the poorest section of blacks.

The World Bank has argued that international experience showed that schemes which handed subsidies directly to homeless families had been far more effective than when grants were made to developers, which, it warned, could raise the risk of graft and bribery.

Mr Steyn has replied: "Conditions differ from one country to the other, and interventions have to accommodate local sensitivities and needs."

Moreover, the IDT had made it mandatory that its consultants ensure full community participation in negotiations going on at a nationwide network of 1 088 developments.

Also, less than 10 percent of allocations would go to commercial developers — the rest would be in the hands of community-based initiatives.

Moreover, decisions had to be taken in the absence of a comprehensive national housing policy, which was still being formulated by the De Loor Commission.

"If we had waited for the formal enunciation of such a policy," said Mr Steyn, "it would have meant a delay of years in redressing some of the intolerable conditions under which so many poor South Africans live."

"The capital subsidy scheme alone cannot solve the housing problem in South Africa, but it is a beginning."

"When we obtain the additional funding we anticipate from within and outside the country, we shall take the process further."

The IDT was disappointed that it had not even been consulted by a World Bank team that carried out the special study of South Africa's urban development policies.

- Black housing plans under fire — Page 11
Squatter areas to get crèches, 141 clinics to be built to help the poor

The Argus Correspondent

PRETORIA. — About 64 crèches are to be built in squatter areas throughout the country with money allocated by the government to the South African National Council for Child and Family Care.

Announcing the major health and welfare projects to be embarked on as a result of the government’s recent R1 billion donation to the poor, Mr Dawie de Villiers, Minister of Economic Co-ordination and Public Enterprises, said the preschool child would benefit greatly from the allocation.

An amount of R84 million of the R1 billion fund was ploughed into health and welfare by the government.

The money will be used also to build 141 clinics in the country and in self-governing territories.

The Department of National Health and Population Development will act as co-ordinator of these projects while ground-level health authorities will be responsible for the buildings.

Moves are afoot to establish a community committee for each project in order to ensure the active participation of that particular community.

The 141 clinics would ensure the lack of infrastructure caused by urbanisation and population increases would be partially overcome, said Mr De Villiers.

At the same time, it would help fight unemployment by using out-of-work skilled, semi-skilled and unskilled workers.

A training programme for workers to learn plastering, painting, carpentry and other skills also would be undertaken.

Apart from creating employment, other uplifting actions could take place by means of community involvement.
Shanties and shacks to stay

SHACKS and shanties will have to form a cornerstone of housing policy in a new South Africa, and the country can no longer view such housing as a temporary phase of development near our cities.

Recognising this, housing subsidies should be applied to support informal housing, said Mr Graham Lawrence, town clerk of the Limpopo West Town Council which controls Khayelitsha.

Mr Lawrence was speaking at a conference on "informal settlement — the engineer's challenge and responsibilities" held at UCT.

Mr Lawrence said that poverty and "low levels of living in informal housing" are a fact of life for three-quarters of the world's population.

Less than 10 years ago informal housing conjured up images of slums, with anti-social and unsanitary conditions.

"They were seen as dens of iniquity, to be avoided, discouraged and destroyed at all costs" said Mr Lawrence.

WILLIAM BARKER
Business Staff

Since 1985, however, there had been a dramatic change in the official attitude, and there was now consensus as to the inevitability — if not desirability — of informal settlements. What was needed, said Mr Lawrence, were administrative changes designed to cope with the phenomenon.

Such changes would include:

• Frameworks which offered people a range of choices and encouraged them to help themselves;

• A role in the decision-making processes that affected their lives; and

• Access to land.

Difficulties arose when governments built homes for the poor.

"Without a clear understanding of the needs of the poor, building standards have been too high, and too expensive, and this has added to an already difficult situation" said Mr Lawrence.

It was estimated that more than seven million South Africans lived this way, and the number was increasing, said Mr Lawrence. Misconceptions also hampered acceptance.

The black sociologist Ademola Saliu had said that overcrowding is regarded by most Africans as a "naturally acceptable cultural practice", and privacy was not a major concern.

"Resources directed to solve the problem of overcrowding in Africa may be tantamount to waste," said Mr Lawrence.

By allowing the poor access to resources, the State would actually be encouraging and supporting housing action taken by the poor themselves.

"Informal housing should be acknowledged as a basis for a practical housing policy — in short a recognition of the poor's ingenious answer to their housing needs."
The weekend was an occasion to remember at the Sebokeng College of Education held an "open day" celebration called "The Art Day." Here students entertain guests with traditional dancing and songs. Pic: LEN KUMALO

More land for poor urged

THE Administrator of the Cape, Mr Kobus Meiring, yesterday called on all municipalities to make land available for the housing of poor communities who need to live close to their workplaces. Qunu 24/11/91.

Meiring said local councils and the public should realise that enforcing one-sided legislation was not the solution.

People should be aware of the need to uplift the poor community. - Xupa
Solar energy:
Bringing power to the people

WHILE the nation looks eagerly toward a "new South Africa", the situation in the "real South Africa" is very bleak.

Some 20 million people still live in Third World conditions with no electricity and no running water.

The vast majority of these are rural communities which are unlikely to gain access to power lines within the foreseeable future, if ever.

This is because the supply of electricity, through a grid of power lines, is uneconomical because of distances involved and extremely small loads.

For these disadvantaged communities - whose main priority is quality electric lighting and the ability to power their television sets - candles, paraffin and car batteries are a way of life.

Emphasis

While great emphasis is placed on provision of housing - we put ourselves on the back when basic structures are provided - no thought is given to providing basic services.

These townships soon develop into modern slums; a legacy of what we call "social upliftment".

Guilty are local authorities, municipalities and black workforce employers.

Everyday we create new slums where we cast-off pile people into train type "houses" or matchbox-like structures.

But every night these people have to collect their water from a single tap on the street corner in their township which is blander than hell.

In their homes, children vainly try to study by the flickering light of a candle. In the next room, if they are lucky, a black and white TV runs from a car battery that had been logged many kilometres to be recharged (R8 a week - plus transport).

These people spend a minimum R50 a month for these primitive, yet basic necessities.

What is the answer?

If these were installed at the time of constructing the house, monthly repayments would amount to less than half of what they currently spend on the degrading practice of using candles/paraffin/car batteries that have to be recharged constantly.

Solar power is safe, clean, quiet and reliable. There are no moving parts and no running costs.

A solar panel is mounted on the roof. The panel is connected to a battery. During daylight hours the solar panel transforms into electricity. The electricity generated is then stored in a battery.

The BP Teletite which works on the above principle can power up to six 15-watt fluorescent light while also servicing a black and white TV.

Solar electricity is ready to be used to light up townships into a brighter South Africa.

See more on this at the Golden Highway Housing Expo.
In this document, we discuss the importance of housing and the challenges faced by homeless individuals. We also highlight the work of the Independent Development Trust, which focuses on providing affordable housing and support services to those in need.

The document includes a pie chart showing the distribution of housing types, with information on private rental, homeowner, and social rented homes.

Survey results indicate that 30% of respondents are living in social rented homes, while 38% are homeowners. The remaining 32% are in private rental.

The Independent Development Trust (IDT) is focused on developing affordable housing projects. These projects are designed to provide permanent homes for homeless individuals and families in the community.

The document also includes a section on the economic impact of homelessness, highlighting the costs associated with providing support services and the benefits of stable housing. 

In conclusion, the IDT is dedicated to ensuring that everyone has access to safe, affordable housing, and that no one is left behind in the fight against homelessness.

Survey conducted in October 1999, focusing on the experiences of people who are currently homeless or have experienced homelessness in the past.

Key points:
- 30% of respondents live in social rented homes.
- 38% are homeowners.
- 32% are in private rental.
- The IDT focuses on developing affordable housing projects.
- Economic impact of homelessness is significant.
SMALL LOANS FOR THE VERY POOR

The IDT Finance Corporation has been set up with initial capital of R120 million to help finance shelter for the very poor.

The IDTFC will make small loans to low-income borrowers for housing. Money will be lent, at the usual interest rates, to small groups of township borrowers whose sense of group responsibility and trust ensures that most members make their repayments regularly.

The IDTFC's start-up capital has been put up by the AECI Pension Fund, Fedlife, Metlife, the Mine Officials' Pension Fund, Old Mutual, Sanlam, Southern Life, and Syfrets Managed Assets.

The IDT has provided R450 million to guarantee their investments.

The IDTFC will lend money to community-based financial intermediaries known as Group Credit Organisations (GCOs). The GCOs will lend the money on to groups of borrowers.

Groups will allocate five-year loans of no more than R5000 to each of their members — people who cannot borrow money for building homes in the normal way. Each member of a borrower group stands surety for the others. Loans are paid out to each person a bit at a time, instead of in a lump sum, over the first two years.

The demand for this sort of funding could be as much as R500 million a year, say the IDTFC's managers. They hope to raise it by getting investors to place their funds into specially structured securities that give investment houses the opportunity to invest in development.

The IDTFC believes these investments should be secure because the IDT has provided collateral. Research shows that in this sort of township borrowing scheme, the vast majority of borrowers pay the money back.
Upgrading of
squat sites

CAPE TOWN — The first contracts in the Independent Development Trust (IDT) R75m capital subsidy scheme to provide serviced land to the poor were signed with four developing agencies yesterday.

IDT housing director Ben van der Rees said the remaining 104 contracts would be signed over the next two months. Included in these contracts would be four projects involving a total of about 29 000 sites for the upgrading of squatter camps, rather than the provision of serviced sites.

Once difficult community negotiations had been finalised, contracts would be signed for upgrading about 18 000 sites in Sea Point, Port Elizabeth, 11 000 in Basters camp near Durban, 3 000 in Nambiti Freedom Square in Bloemfontein and 4 000 sites in Phola Park on the Reef.

The four contracts, worth R13.7m, signed yesterday were for a total of 1 427 sites, and were signed with developers who had worked closely with the community in drawing up their plans.
Business must tackle the housing crisis

If SA is to survive the transition to majority rule and become the powerhouse of Africa, some fundamental problems must be put right. Perhaps the most important is the parlous state of housing for the poor.

A recent analysis by the Urban Foundation estimated the current backlog at 1.2m houses — that’s 60,000 units a year if it’s acceptable to reduce the backlog over a 20-year period. And to handle the projected population growth, another 113,000 houses must be constructed each year. That’s a total of some 173,000 houses a year, but the foundation estimates that less than 10% of this is being built now.

The natural reaction is to blame government for creating the problem in the first place and falling short in its resolve to deal with the crisis. This reaction is no doubt justified, but in view of the importance to the country of getting poor people into their own homes, businesses are going to be forced to play their part.

As a businessman, I appreciate the reluctance of companies to invest in this area. By most yardsticks it does not appear to be a good risk because it’s possible the loans would not be repaid, the structure could be destroyed in violence, and repossession of the mortgaged property may become unavoidable. But circumstances may demand that investors compromise business principles in the larger interest of the country.

The crucial and urgent nature of this problem was recognised last year by government when it voted R2bn to the Independent Development Trust set up by Jan Steyn. That money has collected considerable interest and R1,250m is now being distributed. Numerous authorities and developers are being assisted in the development of, among other things, new townships.

In addition, R750m has been earmarked for an ambitious capital subsidy scheme to assist the very poor to acquire sites, serviced with waterborne sewage, gravel roads and reticulated water. Having gained title to these pieces of land at almost no cost, the new owner, who must earn less than R1,000 a month to qualify, may erect a shack or a properly designed and built residential unit.

The problem, of course, is that if you earn less than R1,000 a month, it is difficult to come up with the deposit required to build a house and, without that, lending institutions will not even consider a loan.

If a company feels it should assist its staff to purchase their own homes, either through subsidising the deposit, providing collateral to a lending institution against a loan or making the loan itself, there are several ways to do this.

For example, the Income Tax Act allows companies to assist an employee to buy a home and claim part of that expenditure as a tax deduction. This also applies to organisations that invest in staff housing schemes that comprise more than four residential units.

The ceiling on the allowances specified in the Act dates back to the early Eighties and has not been adjusted for inflation. Thus, while some relief is granted by this measure, the amounts are hopelessly outdated and should be raised by government.

Another possibility for companies is employer-sponsored cluster townships, which, with the abolition of the Group Areas Act, are now a feasible option. A group of firms — or a single one — earmark a site that is convenient for their labour force. Funded jointly or in collaboration with a building society and/or a developer, a town- ship is constructed with installed infrastructure in keeping with the financial status of the workers.

If a building society is involved, the loans could be guaranteed by the companies through collateral deposits. Employees are sold the homes on a fully bonded basis and could be further assisted through government’s First Time Homeowners’ scheme and the Loan Guarantee Initiative. Different schemes could be introduced for different income levels.

The benefit of the employer-sponsored cluster scheme is that the risk in building isolated homes in townships prone to violence and payment defaults is reduced. There is less pressure to conform because defaults would have an impact on those remaining. Further, employees would be encouraged to care for their homes through interacting with their neighbours and the company’s involvement.

Companies also could teach employees about home ownership and the necessity of paying for services. The need for this arises from the contrast between white and most black families, for whom possession of title; the right to buy, improve and sell; and the complexities of bond finance are unfamiliar concepts.

Firms that have completed cluster schemes or are studying the concept suggest that a scheme must be developed in consultation with the work force, that it’s better to cluster small groups rather than the entire work force to avoid the firm’s complete disruption in the event of a protest action and that the position of retrenched or resigning staff members must be clearly established.

The urgency of the housing situation is highlighted by the belief that if the country is to thrive, the economy must be in a growth phase before the transition to majority rule, and that one of the key engines of this turnaround will be massive housing for the poor. The business community ignores this at its peril. The thought that one in four black workers goes home each night to a squatter camp should stimulate the desire to help improve living conditions.

The fact that these good deeds need not be entirely without benefit to the company should weigh heavily in favour of early and generous action.
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The crucial and urgent nature of this problem was recognised last year by government when it voted R2.5bn to the Independent Development Trust set up by Jan Steyn. That money has collected considerable interest and R1,25bn is now being distributed. Numerous authorities and developers are being assisted in the development of, among other things, new townships.

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The fact that these good deeds need not be entirely without benefit to the company should weigh heavily in favour of early and generous action.
NEW STUDIES by the Independent Development Trust show that the Government will need to go on ploughing at least R500 million a year into subsidy schemes to make even a dent in the black housing crisis.

That is the estimate of essential funds needed to maintain the momentum of the black advancement programme launched by the IDT.

Research has revealed that no fewer than a million black families are struggling to survive, with no chance of affording even a simple house plot without subsidisation.

Fresh cash injections will soon become urgent as the first R2 billion runs out. Almost R1.5 billion has already been spent or committed on scores of projects aimed at improvements in many spheres, from housing to education and health services.

Appeals for more funds are now reaching out to international investors. The first cash injection by foreign investors — a significant breakthrough as the IDT spreads word of its dilemma — may be imminent.

Top United States investment banker J P Morgan of New York has confirmed that it will take the lead in seeking a substantial loan for the IDT on the Euromarkets.

IDT chairman Jan Steyn has plans to visit London, Zurich and Frankfurt in the next few weeks to seek the support of prominent European bankers and financiers.

Observers have taken note that Mr Steyn has also visited Brussels for talks with top officials of the European Community — no doubt putting out feelers about the chances of more EC funds flowing into socio-economic projects.

The first foray into the international money market will aim to raise at least R100 million (R250 million), and the total could be higher if there is a good response.

"All the signals look good," says IDT communications director Jolyon Nuttall. "We're very optimistic about the outcome. We're busting a gut to find new sources of funds to keep the wheels turning. More money must be found."

The Eurodollars have been earmarked primarily for such projects as new rural water systems, new schools and more clinics.

But IDT housing director Ben van der Ross believes that responsibility for funds to be ploughed into housing subsidies for the poorest layers of black society must beshouldered by the State.

"It would be a total disaster if the Government failed to follow through with pledges of more State funds in the 1992 Budget," he says. "It's going to need repeated injections of at least R500 million a year to meet demand."

The phenomenal dimensions of demand has emerged as the IDT presses the buttons to launch its R750 million scheme to provide "homeless families with at least the basic requirement of serviced house sites which they can claim as their own, and on which to build when cash becomes available."

Even seasoned experts have been alarmed by the evidence that has emerged of the scale of poverty.

IDT executives have worked out a basic profile for each homeless family able to qualify for a R7 500 capital subsidy to cover the cost of a small house stand on which they can construct shelter of some sort and improve on it as and when they can afford to do so.

It is a profile of utter poverty: trying to maintain a family — an average of seven — on a total household income of less than R250 a week.

The IDT was overjoyed to find that the R750 million scheme promised house sites for no less than 100 000 families — meaning about 700 000 people, on the basis of the average size of black households.

The sting has come with discoveries about precisely how many more families fit the profile of impoverishment. Applications have already soared above 640 000 — and new estimates put the potential total as high as 1 million.

"That means the first phase of the programme can reach barely 10 percent of all the homeless families that deserve assistance," Mr van der Ross points out.

"Fortunately, even the most cynical taxpayer knows that it's essential to solve the problem, and feels no resentment about seeing the Government reaching into the State coffers for such an exercise."

"Home ownership is critical to any strategy aimed at breaking the cycle of poverty and giving hope to the poorest and most desperate layers of society at family and community level."

Saw 30/9/91
Food for safety’s sake
Plan to alleviate squatter camp misery

THE Neighbourhood Watch has come up with a plan to sell inexpensive, nutritional food packs to squatter camps in a bid to curb the rising crime rate.

According to Mr. Marius Wessels, the organisation's national convener, increasing poverty has forced squatters to steal so they can eat.

"Many of the people in these camps are living below the breadline. They spend what little money they have buying food with low nutritional value, at exorbitant prices.

We have now come to realise that we should not only concentrate on security and safety, but also the upliftment of society," he said.

Wessels said the Neighbourhood Watch has been working in conjunction with Professor Hector de Muelemaare, director of research for National Brands Ltd. to set about determining the contents of the assistance packs.

One of the items likely to be included in the pack is "vegetable milk." Wessels says the soya-based milk contains more vitamins, calcium and minerals than dairy milk.

The nutritional value can be varied to produce baby formulas or cater for other specific needs.

As vegetable milk is lactose-free, it does not cause diarrhoea, a major killer in underprivileged communities, when drunk by undernourished and lactose-intolerant people.

"The people in the cities and towns are scared of squatter camps, but we cannot wish them away. The food packs would go a long way to furthering safety and security in South Africa. It would be short-sighted of us to barricade our neighbourhoods without addressing the cause of the problem.

"The programme is not profit-oriented, but solely concerned with the upliftment of struggling communities," he said.

According to Wessels, the programme was a lengthy one and it is not known exactly when it would be implemented.

"We still have to find out if the squatters would accept what is put into the packets. We do not want to do something that would be unpopular.

"We are first going to send out questionnaires and packages of test samples to get a feedback. We intend approaching various municipalities to help us with manpower in this regard.

"Our starting point will be Durban because this is where we have been doing our research."
PROPERTY
VALUE-ADDED TAX
Informal sector endgame

The VAT stick which is being used to beat government also looks set to give the low-income housing market a pasting. Even without this, the sector — regarded as a priority for those who envisage the future SA as a property-owning democracy — is all but crumbling at the foundations.

DP MP Tony Leon points out that at Khayelitsha in the Cape Peninsula, for example, which he visited recently, there were 12 homebuilders in the market a year ago; but now there are only two. The significance of the withdrawals is that they were pre-VAT. Given the volatile situation, the tax will make things even more difficult.

He comments: “Without a satisfactory solution at the bottom end of the market, we just won’t be able to build high enough walls around top-end homes to make them safe.”

According to Independent Development Trust Finance Corp figures, there is a 1.2m black housing backlog with an additional 1.1m homes needed this decade. That translates into an annual demand for the construction of 174 000 houses between 1990 and 2000. But only about 25 000 dwellings are being built each year.

To cap it all, says Gavin Hardy, chairman of the National Association of Home Build-

Shaky foundations

Here are seven million black dwellers in SA. Each has his home, whether squatter, poor, rich or in between. Yet VAT could add 9%.

<table>
<thead>
<tr>
<th>MONTHLY BUDGET</th>
<th>ADDITIONAL ENSUING EFFECT</th>
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<tbody>
<tr>
<td>VAT could add 9%</td>
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<tr>
<td>Taxi, bus and train</td>
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<tr>
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</tr>
<tr>
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Total costs are R858.367

needs to be financed. Prior to the introduction of VAT, this required a deposit of R750 or less with monthly instalments of just over R148 over four years.

He estimates: “VAT will add nearly R15 to these costs — which may not seem much. However, when one considers that this is roughly 2% of the take-home pay and many households are already living beyond their means (see cost of living table).”

The cost of living for these families is also being pushed up by VAT.

Leon stresses that he doesn’t want to bash government over VAT. Zero-rating housing would not wipe out antagonism to VAT, he feels: “There are people looking for a cause of war to maintain mass mobilisation and protest. Government, through VAT, has unwittingly handed them the ammunition.”

Nevertheless, he’s convinced that the country’s first priority is the provision of affordable housing. This should be reflected in fiscal policies.

Leon adds: “Government identified export-driven growth as a priority — hence the treatment of VAT on capital goods. That was making an economic policy and giving it a physical effect. It must try the same with housing if it hopes to establish the commendable goal of a property-owning democracy in SA. To do so, it must tailor all other considerations, fiscal policy included.”

While Hardy and Leon may well be pleading for special interest groups, there is little doubt that the low-cost housing is a political flashpoint which needs addressing along with other critical political and economic issues.
Homes of straw are a reality

By JOSHUA RABOROKO

HOUSES built of straw are not limited to the realm of fairytales but could provide a practical solution to the housing crisis in South Africa.

A local innovator, Mr Lea Bertie, has devised a way of using waste products such as sawdust, straw and maize stalks to produce strong, lightweight bricks and paneling.

Waste products are bonded with cement and compressed to form bricks, panels and even window frames. Waste found on site can be used and the process does not require skilled labour.

Pyrosil bricks and panels have been successfully tested and approved for thermal conductivity, fire resistance and compression strength by the CSIR and the SABS and have been entered in the Audi Innovators for Environment programme.

The pyrosil building system has already been used to build family homes in Mauritius. Three houses are packed into two containers and can be assembled in five days.

Existing buildings can be strengthened and insulated by painting and walls with a Pyrosil coating.

"Many homes in this country are insufficiently insulated and require excessive energy to heat them, leading to wasted resources and air pollution," he said.
An example of how people can improve their living conditions is through the development of new housing in a formal town that was developed by a housing association. The new houses provide a better quality of life for the inhabitants, improving their overall well-being.

Urbanisation

Man's basic desire to improve his living conditions and improve his standard of living cannot be ignored. The urbanisation of the countryside encourages people to move to cities in search of better job opportunities and a higher standard of living. The housing association has provided new houses for people to live in, improving their quality of life. The association has implemented various measures to ensure that the new houses are of high quality and provide a comfortable living environment.

The housing association has received positive feedback from the inhabitants, who appreciate the new houses and the improvements they have brought to their lives. The housing association is committed to continuing its efforts to provide better housing opportunities for people who need it.
Role-players in dealing with squatting

THE Cabinet decided on 13 March of this year, that the management and prevention of squatting should be consolidated at provincial level and that the Provincial Administrators accept full responsibility.

* Central Government
Central Government is responsible for determining general policy and to monitor the execution thereof. This will ensure uniform action throughout the country. The Minister will periodically report to the Cabinet on the state of affairs.

* The provincial authorities

With the adoption of the Abolition of Racially based Land Measures Bill by Parliament, the provincial authorities were given the legal powers to deal with squatting within, and outside the areas of local authorities. The Administrator has the power to intervene when a local authority fails to act.

* The South African Police
The South African Police has a legal obligation to investigate all complaints of alleged contraventions of the Prevention of Illegal Squatting Act, 1951. (Act 52 of 1951). The SA Police has a monitoring function to report cases of squatting to the responsible authorities.

The SA Police also provides security on request when squatter structures must be removed by law.

* Local authorities
As landowners, Local Authorities are very closely involved in dealing with squatting. A local authority should ensure that its land is not occupied unlawfully, and should act in terms of the Act when this occurs. It also has the duty to ensure that landowners falling within their jurisdiction do not allow land to be occupied unlawfully.

It is essential to identify and acquire suitable land for the establishment of towns, in time, so that serviced ervens could be made available. Although the province is making a tremendous effort to eliminate the backlog, it is a comprehensive task that cannot be addressed by one body only, and local governments have a major role to play in this regard.

* Landowners
All landowners are in the first instance responsible for whatever happens on their land. Where land is occupied unlawfully, the owner may lodge a complaint with the SA Police.

A landowner may also demolish a building or structures erected without his permission without a court order and he may remove the materials from his property. He has recourse to civil legal remedies based on statutory and common law.

The mere entering of somebody's land without that person's permission is an offence according to the Trespass Act, 1959 (Act 6 of 1959). Immediate action is one of the most effective means of preventing squatting.
URBANISATION

With the establishment of formal towns for informal settlement, the TPA is creating an opportunity to allow people to own land and to improve it according to their means — this man is doing just that.

WHAT IS A SQUATTER?

A SQUATTER is regarded as somebody who occupies land and property unlawfully.

According to the Prevention of Illegal Squatting Act, 1951 (Act 52 of 1951), illegal squatting is prohibited.

Furthermore, no person may enter, or remain on or in any land or building without the permission of the owner or the lawful occupier of such land or building, whether such land is enclosed or not.

Backyard dwelling is not in itself regarded as unlawful. Informal residential areas or settlements that were officially approved and where residents occupy informal houses on allocated sites, are not regarded as squatting areas.

Squatter areas consist mostly of poor families who are seeking better living conditions.

In the development of formal towns for informal settlement, the Government is addressing the needs of the poor in providing even with affordable services where the people may upgrade their homes and the standard of services in the course of time.

Government policy

SQUATTING as a worldwide phenomenon has become synonymous with accelerating urbanisation.

The period after 1986 is characterised by the presence of larger numbers of people in urban areas. It is believed that a large intra-urban movement of people is taking place and that the majority of the people who are now visible, were already staying in the areas.

According to the latest sources, 56 percent of the black community are already urbanised and it is expected that 75 percent will be urbanised by the year 2000.

This means that more than 10 million people will have to be provided with living space in the near future.

This figure reflects the magnitude of the problem and the enormous demand it will place on the country and its resources.

In order to manage and deal with squatting efficiently, it is necessary that the Government's policy be stated clearly.

The objective of the Government is to manage urbanisation effectively to prevent squatting. In striving to achieve this objective, the Government accepted the following policy position:

- that a landowner's rights be respected and that these rights be protected against any unlawful infringement;
- that land be designated to accommodate squatters lawfully in an orderly fashion — this mainly entails the provision or erection of basic services infrastructure in the area, where an individual or group erects his own structure according to his needs and means; and
- that where illegal settlement occurs, orderly resettlement be undertaken after consultation with those involved.

The prevention of squatting is not only the responsibility of the central and provincial authorities. Local authorities must accept that land has to be made available for low-cost housing to prevent squatting.

Local authorities are called upon to share the responsibility for the provision of land and the rendering of services to low-income settlements with the other authorities in future.

It is also believed that the private sector has an important role to fulfil by also providing for the needs of the lower income groups in the different communities.

Co-operation between the Transvaal Provincial Administration and the private sector may enhance the Transvaal's ability to address its housing need.

This may also serve to be to the advantage of the country as a whole.

POPULATION OF THE PWV-COMPLEX 1990–2010

<table>
<thead>
<tr>
<th>Region</th>
<th>1990</th>
<th>2010</th>
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<tbody>
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<tr>
<td>E-RAND</td>
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<td>PTA</td>
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Source: Dept of Planning and Prov. Affairs
STATE STRATEGY AROUND HOUSING

The state first involved itself in working class housing in the 1940s, when the manufacturing industry was growing rapidly. Throughout the 1950s and into the 1960s, many towns were built to house a growing black "labour force." But, by 1960, the state had stopped building townships in "white" South Africa. Then building townships only in the "homelands" - as part of an emerging "homelands" strategy aimed at exploiting workers' growing pace at the "wages." Since the 1960s, the state has been trying to get the capitalists to build houses in the urban townships, and to sell rented township houses to residents.

The present strategy of the state is a continuation of the policy started in the 1960s. Instead of actively trying to solve the housing crisis by building more houses for the working class, the state is in fact moving away from building any houses at all. It is leaving this entirely to building companies and private developers.

This is not to say that the state now has nothing to do with housing. Its present strategy includes:
- Selling existing township houses to residents at a discount.
- Making land available for "development" by building companies.
- Providing infrastructures and services through the Regional Service Councils.
- Giving direct subsidies to state employees and to first householders who buy houses costing less than R6,000.
- Giving tax reductions to companies that have housing schemes.
- Providing site and service where "orderly" squatting has occurred.
- The involvement of the Development Bank, together with black local authorities, in housing through the extension of credit at a reduced rate of interest for housing.
- The establishment of an Independent Development Trust (IDT) with R2 billion for "development," including housing.

What is most obviously missing from this list is the actual building of houses.

At the same time, the resolution calls for the elimination of profiteering from housing. But if you eliminate profit, the problem is not solved. In fact, if a government does not want to build houses, it will therefore clear that, on its own, this resolution will solve nothing.

Another clause calls for measures to "force financial institutions to make small loans available to all citizens." Once again, if the state is building houses on a non-profit basis, then why should a person need to apply for a loan to get a home?

COASU'S SOLUTION TO THE HOUSING CRISIS

At its fourth congress in July this year, Cosatu adopted a (composite) resolution on land, housing and housing. The resolution notes that the present housing crisis is the direct result of the apartheid capitalist system. It goes on to say that it is the state that has overall responsibility for the provision of housing, and spells out how this should be done.

The Cosatu resolution is weakened by its composite nature, that is, by trying to combine different authorities' resolutions on the question. The result is that while the resolution clearly recognizes that housing is the overall responsibility of the state, it still goes on to direct its demands at both the state and the bosses. Thus, the resolution is not clear on whose responsibility it is to solve the housing crisis.

For example, there is one clause which demands of both the state and the bosses that they initiate housing programmes. Yet we have already seen that the bosses only build houses for profit.

At the same time, the resolution calls for the elimination of profiteering from housing. But if you eliminate profit, the problem is not solved. In fact, if a government does not want to build houses, it will therefore clear that, on its own, this resolution will solve nothing.
1,2-m houses needed: Govt

SOUTH Africa is in dire need of a non-racial national housing policy, Government Minister Mr Leon Wessels said yesterday.

Addressing a housing conference in Durban this week, Wessels - Minister of Planning, Provincial Affairs and National Housing - said there was a housing shortage of about 1.2 million units and a yearly demand of a further 175 000 houses.

He said the housing problem could only be addressed by a partnership between the Government and the private sector. The Government's role in addressing the problem should primarily be a "facilitative" one, he said.

"The Government's approach is to approach South Africa's problems pro-actively and constructively with the participation of all interested parties.

"The community must help us to identify the (housing) needs and the priorities of these needs."

Wessels said a person remained ultimately responsible for his own housing.

"It is not possible for the State to take the responsibility of supplying conventional houses to meet the need for low-cost housing."

He said unconventional solutions were required such as "informal towns" where services could be supplied initially at an affordable level.

"The residents can erect basic shelter until they can obtain permanent jobs and develop the capacity to consolidate their housing position by saving, using their own initiative and labour."

Wessels explained that the Government had instructed the South African Housing Advisory Council to recommend a new housing policy which would ensure that as many families as possible had access to at least a residential site, and that there was greater involvement by the private sector in providing low-income housing.

He said the council had found that the present proliferation of institutions dealing with housing had a negative impact.

South Africa was moving toward a housing policy based on affordability, he said.

Said Wessels: "We can no longer deny a man a shelter merely because he cannot afford to buy or build a house which must comply with ridiculous and inappropriate standards." - SA Press Association.
Homeless pose a problem for SA

IT WOULD be unrealistic to look forward to a stable and peaceful new SA in an environment of widespread homelessness, Institute for Multi-Party Democracy executive chairman Oscar Dhlomo said at the national congress of the SA Institute for Housing in Durban recently.

"The future SA will be required to facilitate and promote — not hinder — people's access to education, health care and housing. No post-apartheid government that remained quiet or was indifferent about these issues, would win a future election," he said.

The principle of wealth-creation advocated by the free enterprise system normally started with the ability of citizens to own property.

"It is therefore true to argue that if the policy of the future government is the economic empowerment of the deprived masses, then wealth creation through property ownership will have to be part of that policy," he said.

The future government needed to look carefully at ways of making more land readily available for housing and the bureaucratic red tape, accompanied by sheer inefficiency in some cases, characterising the entire process of acquiring and developing land for housing, needed to be done away with, he said.

Speaking at the same conference, SA Development Bank and SA Housing Trust chairman Simon Brand said private sector institutions had yet to adjust on the financial and construction sides to the changing pattern and demand in SA housing.

"After some tentative financial advances into the lower to middle income market, there had been almost a complete withdrawal. In a new SA, considerable further adjustment will be required in national housing policy, and it will be desirable to have the widest possible support." It was clear that the housing standards set in the past for a limited section of the population under artificial policy conditions were not sustainable under the new policy and market conditions.

"Given the extended scope of national housing objectives, important adjustments in housing technology and design will be required, in addition to adjustments in the financial and construction sectors if the housing needs and demands of the new SA are to be adequately met," Brand said.
Low-Cost Housing

Cheap Bricks for

Soweto Today, November 14, 1991

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SA Housing Trust helps house 190,000

THE SA Housing Trust had granted R400m in loans and provided housing to about 20,000 families (190,000 people) over the past four-and-a-half years, trust chairman Simon Brand says in his annual report.

Brand said financial institutions had been reluctant to enter the low-income market because of repayment boycotts and other civic actions.

"In addition, extremely limited funds were available from government to support first-time home owners with interest subsidies," he added.

The trust, through its subsidiary Khayaletu Home Loans, granted about 20,000 loans at an average value of R22,000. B 16 May 1998

The aggregate amount of subsidies provided to home owners during this time was about R60m.

"By providing the required long-term finance, the SA Housing Trust was able to ensure continuation of building activity for some 44 developers (excluding small builders), providing employment to about 10,000 people," Brand said.

He warned the provision of long-term finance at subsidised interest rates put increasing pressure on the trust's resources.

"Continuation of a significant role will be directly dependent on the future capitalisation of Khayaletu Home Loans (Pty) Ltd and the nature and extent of government subsidies to individual first-time home buyers, be that by way of capital subsidies on land or interest subsidies," Brand said.
Cheap housing goes on show

FABCOES and timber company Sappi have joined forces to find house designs which can help solve the housing backlog, the two organisations announced in Pretoria this week.

Fabcos chief executive officer Jabu Mabuza told a press briefing at the organisation’s offices in Pretoria West that the houses on display ranged in price from R1 500 to R4 500, which could be paid over five years.

Four houses, with two and three rooms, with tiled roofs and walls built with hardboard and asbestos, were on display.

Mabuza said it was surprising that most squatters chose a flat-roofed hardboard house costing R3 500, instead of a stronger one roofed with ceramic tiles.

He said Fabcos and Sappi, which also deals with building materials, took into account that there was a growing number of squatters, especially in the PWV and Durban areas, “because of the acute shortage of housing in the black community.”

“If we are to address the backlog, we will have to provide 1.8 million families with houses now and build 400 000 units every year for the next 10 years,” Mabuza said.

— Sapa
Black property market takes dip

THE property market is heading for rough times which could result in cutbacks on a number of houses supposed to be built for blacks.

By JOSHUA RABOROKO

The main factors that could lead to this situation are financial institutions' reluctance to offer home loans and the escalating violence that has reached alarming proportions in the townships.

Banks and building societies are refusing to give loans because of non-payment of bonds caused by townships boycotts and violence.

Rabie Holdings has cut back on the number of houses it is building in black areas to 30 a month from its peak of about 300 a month a few years ago, the company's finance director, Mr Ken Maggs, said in Cape Town this week.

The group, which was previously one of the largest black housing developers, was now heavily involved in the upmarket residential market in Cape Town.

This trend is likely to be followed by other developers at a time when there is an acute shortage of houses for blacks resulting in the mushrooming of squatter camps.

Sources in the industry have indicated that there are many obstacles although they are optimistic that things will change in the so-called new South Africa.

Maggs said that Rabie had drastically reduced the exposure in the black housing market after a R708 000 operating loss for the year to June - last year a R5.7 million operating profit was earned.

However, he added, although the company remained exposed to the market in the Transvaal, it had withdrawn in Natal and the Cape.

"The group is continuing in the Transvaal - in areas such as Soweto and Tembisa - because it still has some land holdings to develop," he said.

Rabie still remained committed to the affordable homes market through its 40 percent holding in Kwispaces, which included the Zooppa, Portacamp and CI Park Homes businesses.

Sources in the building industry said they believed the black housing market was dead.

In his chairman's report Dr Simon Brand of the South African Housing Trust said financial institutions were reluctant to enter the low-income market in any meaningful way.

In addition, extremely limited funds were available from the Government to support first-time owners with interest subsidies.

"It follows clearly that new and innovative ways will have to be found to address socio-economic development in South Africa during the period of political transition."

"To achieve this we will require the commitment of all concerned to increasing the momentum of development," he said.

Director of Mapco Construction and Developers Mr JC Mshani said financial institutions had throttled their lending.
THE Azanian Students Convention has welcomed the Foundation of African Business and Consumer Service's involvement in low-cost housing.

Azasco's deputy president, Mr. Vusi Hlongwa, said his organisation applauded the timely move by Fabcos to intervene on behalf of the toiling black people by pledging to assist in building affordable houses for the poor.

He said: "The white government has failed with its moral obligations to provide housing. White companies and multi-nationals took advantage of the plight of black people by reaping super profits out of the housing problem."

"This failure has led to the mushrooming of squatter camps countrywide, which are fertile ground for being a killing machine, evidenced by current massacres of our people."

He was responding to a major move towards alleviating the acute housing shortage taken by Fabcos to build more than a million low-cost housing within two years.

Fabcos has identified poor housing standards and the general housing shortage as the most pressing socioeconomic problem facing South Africa.
Housing advice group in action

By JOSHUA RABOROKO

HOUSING Advice Centre, a legal aid voluntary association specialising in housing, has been launched in Johannesburg.

Under the leadership of a leading attorney, Mr Brian Leveson, the centre aims to help improve consumer protection in the lower income home ownership market.

It also aims to:

- Take legal reasonable steps to educate the public about the legal and financial implications of home ownership and associated matters;
- Help the lower income community with their legal problems of a home ownership or associated nature by offering legal advice and assistance including proceeding with litigation.

They can be contacted at Room 404-407, 4th floor, Gloucester House, 66 Risik Street, Johannesburg. Tel (011) 333 2476/7.
Business as usual is already impossible in South Africa, especially in black communities.

According to Mr Ben Pieters, head of Khayalethu Home Loans (Fy), attached to SA Housing Trust, a totally new approach is needed - such as a joint venture involving low-income communities themselves, the private sector and the Government.

Such a partnership could at least trigger renewed funding for low cost housing and funding for attendant social infrastructure in low-income communities.

Pieters said he believed that the timing was right for such a joint venture.

Funding

South Africa's reintegration in the world community would encourage access to funding models and innovations tried in similar markets. Many of these models involve government intervention and private enterprise participation.

But the key, Pieters said, lay within black communities themselves. Failure to counteract rampant instability is tantamount to pressing the self-destruct button.

Khayalethu continually interacts with all potential participants in the suggested joint venture. It is regularly consulted by Government agencies and tries to attract private sector finance to low cost housing. It also educates low-income communities to the importance of a stable environment.

He said: "Ultimately, the business and the black communities have to form joint venture. Maybe we'll have to play middleman for a few years. The important thing is to make a start."

By JOSHUA RABOROKO

"Communities which fail to honour commitments and seek confrontation on every conceivable issue will fail behind communities which genuinely seek development. Investment funds will go to the stable environment."

He believes that the Government and the private sector could establish their credentials inside black communities by showing their commitment to seeking innovative solutions to the housing crisis and the lack of social infrastructure.

Simultaneously, specific black communities could establish their good faith by taking steps to reintroduce stability to their areas.

He believed the Government had to shoulder responsibility for basic shelter at the lowest end of the scale, and an equitable subsidy system needed to be put in place as soon as was practical.

He added: "The Government's role in encouraging investment in housing and infrastructure will come increasingly under the spotlight. The business community should look at various instruments now so it can advise and co-operate. Time is running out."

Studies

According to him, the United Nations Centre for Human Settlements has made in-depth studies of financial resource mobilisation for low-income groups. Its findings might be adapted in South Africa.

He said the situation was serious, but certainly not hopeless. Innovation and change will make a difference. But lip-service to peace had to cease in black communities just as it had to stop in upliftment..."
Call for flexibility in informal areas

THE House of Representatives' housing directorate has broken with previous standpoints on informal housing by calling for more flexible control over settlements.

In its policy document, the directorate recommends that the ultimate objective of informal housing should include full land ownership.

The document proposes the provision of all basic services to informal housing areas, with the assumption that the upgrading of this basic system is the ultimate objective.

Housing director Anton Fuchs says the directorate seeks to keep restrictive measures to a minimum and to create machinery which will afford squatters the opportunity to acquire a house.

"For example, we recommend that building restrictions on the back and one side of the property be dropped. We are trying to adapt housing to the conditions, with as few regulations as possible," Fuchs says.

The local authority in whose jurisdiction the settlement falls must accept responsibility for it. Central housing departments will become directly involved only in exceptional cases, Fuchs says.

The document also recommends increased community involvement in the development. "The creation of employment opportunities within the informal settlement is extremely important, and should lead to self-sufficiency."

The document says informal housing areas should be created within existing communities, where people can contribute to the upliftment of the informal sector.

Some of the recommendations in the document are that:

- Purified water must be provided to individual properties, or at least to a central point for every five to six houses;
- No communal toilets may be provided, and some or other form of sanitation on every property is advised;
- Refuse removal be provided by a resident entrepreneur;
- Street lighting, and not the provision of electricity to public facilities such as shops, schools and community centres, be made a priority;
- An overall reticulation system be provided immediately, while a low tension system can be supplied to individuals according to their needs;
- Electricity be provided on the pre-payment system;
- The planning of informal township layouts must take place according to the same principles that apply to formal towns;
- Community facilities such as clinics and creches must receive priority; and
- A support service regarding the erection of houses must be available on an ongoing basis.
Schemes to bring light to everyone

ALTHOUGH most South Africans can afford electricity, it remains unavailable to about two-thirds of the population, says the SA Institute of Race Relations.

In its latest Social and Economic Update, the institute noted homes without electricity spent an average of R60 a month on fuel in the form of paraffin, candles and coal, while electricity could be supplied for less than half that cost.

In addition, almost 61% of the Department of Education's 7,645 schools did not have electricity, thus limiting their potential to provide a well-rounded education programme, including audio-visual aids or technical education involving electrical tools.

Card

The Update said both the National Energy Council and Eskom aimed to provide energy to all South Africans, and Eskom hoped to supply 80% of the population with electricity by the year 2000.

The pre-paid meter, known as the budget energy controller, was widely accepted as an alternative means of electricity supply. The system operated with a disposable magnetic card slotted into a meter box in the user's home. The advantage of the system was that the user bought only as much electricity as he could afford.

Municipalities were making use of this system, and in Durban a plan had been introduced to electrify every home within its boundaries, including shacks, within the next five years, using the budget energy controller. It was hoped that by 1996 168,000 homes would be electrified.

Update said one system Eskom was considering to provide electricity to communities in areas without access to the national grid was Remote Area Power Supplies (Raps), which would generate its own electricity by making use of either conventional electricity or a hybrid of energy sources such as solar power, diesel generators, and wind and hydro turbines.

Farmers, rural schools and clinics and individual dwellings were seen as the potential market for Raps.

The publication's business section noted that in March this year government had estimated the informal sector was growing at 8% a year, while further research indicated the number of people involved in the informal sector on a full-time basis had increased by 20.3% between October 1989 and October 1990.

Consequently the job creation possibilities in the informal sector were of increasing importance.

The publication noted that the Johannesburg City Council had convened a group of 10 officials to advise all workers on a one-to-one basis, and intended to expand this programme into other areas at a later stage.

Eskom to connect 168,000 homes
SQUATTERS - GENERAL

1992
Housing in crisis

By Gavin Hardy

With 1991 now behind us, it is worth taking stock of developments of the past year and looking forward to this new year, which in many ways will be a turning point for the South African housing industry.

Last year's highlights included the repeal of the Group Areas Act, establishment of the Independent Development Trust, restructuring of the Urban Foundation, a visit by representatives of the World Bank and the meeting of a National Housing Strategy.

These events happened against the backdrop of further economic decline, unprecedented violence, high interest rates, a squeeze on credits and subsidies, and increasing politicisation of housing and a severe downturn in the number of business opportunities in the housing industry.

Faced with these problems, many players suffered horrific losses. Others simply withdrew from the housing arena. Those remaining in private sector players have increased their support for their association (NAHB) which has redoubled its efforts to develop solutions.

Still the reality of South Africa today is that fewer and fewer houses are being delivered.

The ravages of inflation, economic stagnation and higher costs as a result of VAT have further battered less fortunate consumers' ability to afford housing.

This scenario appears to have prompted the various industry players to go into stall mode, waiting for the De Loor task group's recommendations for a NHS which, hopefully, will signal the beginnings of an upturn.

What little State money is made available for "urbanisation" increasingly favours Government and quasi-government development organisations at the cost of the private sector.

Partnership

One can only hope that those organisations will soon realise that the housing crisis is too vast and too pressing to be tackled in splendid isolation.

The truth is that the State needs the private sector in order to solve the housing problem, and a mutually satisfactory partnership arrangement is both vital and overdue.

It is also clear that the housing delivery process is in desperate need of a re-think.

To get the show back on the road requires either immense Government intervention or a radical freeing up of the environment to allow easy and effective participation by the private sector.

Further, the housing delivery process must be de-politicised as a matter of urgency, as a continuation of the present situation will further discourage pragmatic businesses from becoming involved.

As with sanctions, the politicising of housing is hurting the less fortunate...

There are other major areas of concern that must be addressed through a combined public and private sector effort.

Perhaps the most vexing is the issue of housing affordability. A very large and growing number of South Africans cannot afford to buy a conventional home without a subsidy.

This problem has to be addressed from the point of view of providing financial assistance and developing innovative products to provide shelter for the needy.

It is worth bearing in mind that no solution to this problem will be forthcoming while disposable income continues to decline, especially at the lower end of the market.

Of major concern is the reluctance of the vast majority of private sector institutions to develop mortgage finance instruments for informal housing (below R12 500), because of perceived risk.

Given that at least 60 percent of blacks cannot afford a conventional home, this state of affairs cannot continue.

Attention must also be given to reducing the bureaucracy that is stifling the housing delivery process, and to formulating an effective, co-ordinated housing policy and strategy.

In this regard we look forward to the publication of the De Loor task group's findings.

Not all recent developments on the housing scene have been negative.

The scrapping of the Group Areas Act and formulation of a concerted housing strategy are among the positive moves, as are the "site-and-service" programmes initiated by the ITR, Transvaal, Natal and Cape provincial administrations, House of Delegates and House of Representatives.

These projects are laudable efforts to assist the poor. However, development agencies must remind themselves of the need to plan for the numerous and diverse needs of the community, not just their immediate need for shelter and the need for a balanced community across a spectrum of affordability.

It is unfortunate that more and more government and quasi-government organisations are operating as developers (at a cost to the taxpayer) and to the detriment of the few remaining private sector developers.
Duncan warns of threat to property rights bill

A BILL of rights guaranteeing private ownership of property would be useless unless the homeless millions in South Africa were adequately provided for, Black Sash advice office co-ordinator Sheena Duncan has warned.

Writing in the latest edition of the organisation’s journal, Sash, Duncan says such a bill of rights runs the danger of being ignored and overturned, however valuable its provisions.

She says despite the repeal of the Land Acts and the Group Areas Act, more than 86% of land remains in white control.

She goes on to raise the possibility of provisions in a bill of rights which would compel owners of unused land to grant leasehold tenure on such land.

Much of the ground owned by white interests is not used, and is being kept for investment purposes or as a tax advantage, Duncan asks if any person has the right to own land which is not used, and to seek constitutional protection to keep out people who need it.

Gavin Du Venage

She questions the right of protected ownership of property that can be seen as having been taken from others — people who had no legal protection and no rights to reparation.

Duncan believes the debate should begin by looking at the fundamental right to adequate shelter — loosely defined as protection from the elements and security of tenure. Establishing a legal system based on the present situation would perpetuate past injustices and almost certainly doom the efforts of a democratically elected government to meet expectations.

Instead, she calls for creative approaches to the problem, means that exclude nationalisation which Duncan describes as expensive and unproductive in the long term.

The difference between ownership and usage must be recognised. In traditional African culture land is communal property, allowing tenants to make use of it productively while enjoying security of tenure.
Bold new plan to aid homeless

BY JOSHUA RABOROKO

STOKVELS, which are black informal clubs investing about R170 million annually, are to embark on a business venture to provide housing options for the homeless.

The president of the National Association of Stokvels of SA, Mr Andrew Lukhele, said yesterday that a seminar would be held in Johannesburg on February 7 where details of the project would be explained.

He said the whole Stokvel City Housing Project as a business was dedicated to black economic empowerment in the interests of nation building.

Solving

He said the limitation of the State's housing and local authority policies suggest that other options could be used in the search for stability in the townships.

Research has shown that most blacks stayed in shacks or informal houses which have sprung up in open places, either within or adjacent to the townships.

In the Pretoria, Witwatersrand, Vaal Triangle townships there are more than 415,000 formal township houses, 422,000 backyard shacks and 635,000 shacks on vacant land, according to research.

Lukhele said stokvels were planning to help alleviate the black housing crisis by diverting millions of savings from banks to unit trusts, which would serve as collateral for housing loans.

The arrangement would allow black savings to be ploughed back into the black communities, rather than having the money loaned to affluent whites.

Catering

The South African financial system had until now been catering for regular earners with assets, fixed abodes and a track record of payment.

He said while that was a proven method of reducing the risk of non-payment, it excluded millions of blacks from formal financial assistance.

It also meant that savings by blacks were largely used as loans to rich whites in the suburbs and "very little or nothing is in turn ploughed back into the black communities who provide it and need it most," Lukhele said.

The acute housing shortage could be reduced if ingenious methods were used by concerned people in South Africa.

Sprung up

Stokvel members could use their unit trust certificates as collateral for home loans from banks.

As a result of reluctance to lend money to blacks because of violence, unrest and boycotts "black self-help" was important to solving the chronic shortage of housing.

"Members of the stokvel for housing will include people who are members of stokvel groups affiliated to Nasasa and relatives who are owners or tenants in rented township houses.

Venture

It would also be ideal for houses in one street to be taken as a stokvel group because they know each other.

He said one of the first steps to be taken in this venture was for experts in town planning and related research "fields to visit 'targetted' areas of Soweto.

"Some of the unique features include the adherence to health standards and kickbacks to tenants other than rents from backyard dwellers," he said.
Trust Is to Acquire Land for the Poor

PROPERTY

SOWETAN Thursday January 16 1992
ANYONE who has had a take-away pizza delivered to their front doorstep in New York but failed to achieve the same here will have come to grips with one of the shortcomings of South African cities: they are too spread out to be efficiently serviced.

This is one of the arguments presented in this fourth and culminating publication in a series about the future of South African cities, albeit without this trite example.

According to Dewar and Uytengouardaardt, who are attached to the Urban Problems Research Unit at the University of Cape Town, the "urbanisation explosion" occurs predominantly among the poor, leading to increasing unemployment and inequality in the big cities.

"Dominant urban planning and management practices in South Africa are based largely either on simple ideological considerations of race separation or on conventional planning wisdoms developed ... in Western Europe and the USA." The authors question both these practices.

Firstly, they believe that although political orders will change, "the human issues raised by urban growth will not". Based on this premise they believe it is necessary to develop an urban theory which is "humanist ... and thus capable of transcending political ideologies".

Secondly, they believe that plan-
new South Africa

By ensuring "continuity of the urban fabric" to blur the artificial boundaries between areas. This is relevant to apartheid planning practice which created unnatural buffers between the white city and surrounding dormitory townships.

By increasing density to counteract urban sprawl. The authors argue that this is a prerequisite for an effective public transport system.

The real value of Dewar's and Uytenbogaardt's manifesto is to be found in the appendices at the back of the book. Here they apply their theories to greater Cape Town and develop the embryo of a new town plan.

The starting point is what the authors identify as "good" in the existing plan of the Cape Town: Main Road, Lower Main Road and the railway line ribbons that structure activity through the southern suburbs. Extending the geometry of these routes, they shape a large grid over the rest of greater Cape Town, extensive enough to envelope all its far-flung townships.

This achieves urban continuity, establishes routes along which activities can cluster, and provides a legible pattern along which public transport and public buildings can be structured.

While the planning tendency internationally is to contain cities or even encourage independent satellites, Dewar and Uytenbogaardt advocate a plan that can only make Cape Town bigger and more unmanageable. This is understandable in a political context where the rallying cry has been for "one city" and "one tax base".

To advocate that Mitchell's Plain or Atlantis become independent cities would be to echo apartheid planning and deny township inhabitants access to the advantages of urban life.

This is why, notwithstanding the authors' bona fide "humanist" intentions, the context in which they are operating inevitably polarises their plans.

Their manifesto demonstrates the futility of trying to transcend ideological considerations. Few town planners are ever presented with a blank slate on which to sketch out their schemes.

The starting point for design is the existing, which is always politically based.

Notwithstanding these criticisms, if Dewar and Uytenbogaardt's plans were to be implemented, Cape Town would be a better place for many more of its citizens. And that is the acid test of any town-planning exercise.

Melinda Silverman
Homeless in need of urgent assistance

By Michael Cline

The Government has been urged by the National Association of Home Builders (NAHB) to allocate a massive R1 650 million chunk of the 1996 budget to special subsidies for homeless low-income black families.

Minister of Housing Lelo Vuyela has been told that bold intervention has become vital to reverse a disaster slowdown in the flow of affordable new homes.

The NAHB has suggested the expenditure programme should be launched this year.

The subsidies should take two forms:

- R1 500 million a year in capital subsidies to accelerate the provision of serviced sites to no fewer than 240 000
- Makes every 12 months.

Momentum

A portion of the total should be channelled into the Independent Development Trust (IDT) to maintain the momentum of the R1 750 million scheme it has launched to provide 30 000 serviced sites for homeless families with incomes below R1 000 a month.

The remainder should be handled by the Development Bank and earmarked for homeless families whose joint incomes peaked above R1 000 a month.

These subsidies should be in a combination of schemes to finance the delivery of serviced sites or else in direct cash subsidies tied to spending on whatever sort of shelter was chosen by the beneficiaries themselves.

- R1 150 million a year should be ploughed into first-time home-buyer subsidies aimed at families in slightly higher-income brackets — covering one-third of the interest paid on home bonds for seven years.

The NAHB estimates that this second programme would facilitate the building of at least 110 000 houses a year in the price range between R12 000 and R16 000.
The African Bank has decided to enter the property market in a bid to alleviate the housing crisis in the black community.

**African Bank’s new homes plan**

The African Bank has decided to enter the property market to help alleviate the housing crisis.

Chief executive officer Mr Jack Theron said the bank was concerned about the housing shortage and it wanted to help poor communities to acquire houses.

The bank, through its Homemakers’ Plan, would grant loans to applicants in the normal way in which financial institutions lend money to those needing it.

He said: “We will look at every case and consider its merits and demerits. It is our aim to help poor families find a roof over their heads.”

“Most financial institutions have burnt their fingers in the property market by lending money to people who at a later stage failed to pay their bonds. We are prepared to take the risk.”

The bank would also look at violence, unrest and other problems that might hamstring the building of houses for blacks.

Theron said the past year had witnessed the establishment of a rising number of squatter settlements throughout the country.

Research has shown that blacks who are unable to find a formal house live in the backyards of friends and relatives’ houses or in the servants’ quarters of white homes, or in hostels, compounds, or shacks.

It has also been shown that formal black houses have an average of 13 people living in them. The majority of formal houses are rented.

Shacks are more typically a home to black people than are formal houses, according to research.

In the PWV region for example, there are 412,000 formal houses, 422,000 backyard shacks, and 635,000 shacks on vacant land.

Theron said: “This clearly depicts the worsening problems of poverty and homelessness in the black community.”

Although important efforts were made by both the Government and the private sector, it appears as if these efforts up to now merely represent a drop in the ocean.

“Certainly this problem is not too much in charity but more in the provision of employment with adequate remuneration, to enable families and individuals to build or otherwise provide their own accommodation,” he said.

Theron said the bank was committed to the economic empowerment of black people and to mobilising and recycling the black community’s savings by making them available for improving their economic potential.
Bringing in the mess

W

ith a formidable reputation on record as a building and no-nonsense financial expert, Dr Joop de Loor was widely acclaimed as the ideal selection when the Government cast around a year ago to find the head of a special task force charged to solve the country's housing crisis.

As former director-general of the Department of Finance, as Auditor-General keeping a stern eye on State accounts, and as South Africa's representative at the International Monetary Fund dealing with political flak and global pressures, he had amassed long experience with conundrums.

But Dr de Loor, however, was shaken when he came face to face with the size of South Africa's massive housing problems, with the number of homeless black families running into millions. Worse still was the lack of coordination in housing policies - which a World Bank reconnaissance mission examined last year and wrote off as a shambles.

Problems were compounded by a complex maze of bureaucratic pushing and pulling in different directions. The Department of National Housing must have been the focal point where many players were in competition for priority treatment.

It was not only the four provincial administrations that were in the tussle. As a result of apartheid blunders and cuisine-geographic and racial patterns, also involved were three "own affairs" departments, four homelands claiming status as independent states but heavily dependent on South African funds (Transkei, Bophuthatswana, Venda and Ciskei), plus as many as six more homelands claiming self-governing status.

The net result was that while the housing crisis was growing bigger at every new count, the supply of new low-cost housing was slowing down to a pathetic trickle.

"Lord knows how many fingers were in the pie," recalls Dr de Loor. "Everyone wanted a bigger slice for themselves - each trying to bend the rule and pandering to their own particular constituency, often with little regard for anyone else's prayer.

"It seemed the State was pouring in more and more cash - and still seemed to be fewer and fewer."

The initial hard core of the task force that Dr de Loor mastered around him was drawn from a mixture of public sector specialists and leaders of the SA Housing Advisory Council. The exercise became known as the De Loor Commission.

All had a basic directive: to tackle the brick of ultimate success and feel confident the final report will be handed in to the Cabinet next month.

But he adds a caution that even Cabinet approval may not yet signal a full mobilisation of a master plan that will cure the housing ills.

"The hard reality is that no one can wave a magic wand that will cure the instant disappearance of housing queues," he warns. "Solutions, even running at full speed, will take several years - perhaps as long as a decade."

The main ambition is to offer a practical formula for a new housing policy that will win consensus with everyone involved - the homeless themselves, the public and private sectors, the building industry, the financial institutions.

Dr de Loor has held politics at arm's length in the exercise. He believes that it would be futile to set a massive new housing programme in motion without total consensus and close consultation with key extra-parliamentary groups.

He remains optimistic that accord will be reached once consultations get into stride. "But the consultations may delay matters a few more months," he says, "but the wait will be worth it if it means better and faster results in the end.

Dr de Loor intends to keep precise recommendations under wraps until long after he hands over to the Cabinet. But there are at least a few hints coming from insider leaks. An example of which is the likelihood that the Government will be advised to keep State intervention at a minimum, withdrawing from actual physical housing construction but concentrating on the role of facilitator - swimming away all red-tape lumbering and outdated regulations concerning its role as a treasurer for public funds to be plumbed into the system.

The commission is expected to lay the emphasis on ways in which the private sector can be mobilised to catch the initiative and take on the task of providing all the new homes needed through construction work and new financial packages.

But again and again, the emphasis is laid on a workable plan that will win consensus and, hopefully, in turn, end to the loss and violence as well as rent and bond boycotts, that have caused the withdrawal of builders and bank finance from the housing market at the moment.

The commission has also had to take into account the need to strike a balance in the amount of cash needed to propel the housing programmes into a much faster pace, and the vast amounts needed elsewhere in the whole reform process.

"You cannot call a halt to expenditure on education and health while you commit all your resources to housing," says one member. "We need to find a reasonable balance."

The lassitude of urbanisation has been high on the agenda, too. The view has been taken that now influx control barriers have been removed, integration process will have a high rate for may take 10 to 15, it levels off. And as to be laid to find "...and more and more" the metropolis.

"We have to... Alternatives in the subsidies should be employed or low-income people going into homes of some..." says a...

"The...Trust has cut its R750m million R750m fund scheme to provide..."
The De Looir team is also looking at incentives to encourage the private sector to tackle the home-to-rent market on a far bigger scale. Members estimate that as many as 15 percent of homeless black families prefer the idea of rented accommodation — but developers have long shunned the market for reasons they argue are all too obvious as reports flow in of rent and bond boycotts, violence and mayhem on building sites.

"Dr de Looir believes that brings the whole issue back to square one: the imperative of communalism on a total housing strategy.

It achieved, the flow of foreign investments needed to bring solutions closer may resume sooner than expected.

"The World Bank is showing very deep interest," says Dr de Looir. "But it wants to see full agreement on a housing accord before it makes a move on financial assistance. If the World Bank makes a move, other international institutions and perhaps overseas governments may consider assistance.

"All of them, however, are likely to insist on concessions on strategies that look workable and cost-effective.

"But at the moment, when it comes to housing, they also wonder why South Africa, and its private sector in particular, does not make full use of its own financial resources to start the ball rolling. They're not fooled by political rhetoric. Every report of bond and rent boycotts is another nail in the coffin of a plausible housing policy.

"They want to see South Africans themselves make the first move with a demonstration of genuine strategies that have all the hallmarks of ultimate success.

"No country on earth has ever found a total solution to its housing problem. But in South Africa, with a popular vote coming in members and the supply of new low-cost houses shrinking, the housing shortage backlog is growing bigger every year.

"It's vital that we find new strategies to solve the dilemma — and soon."
Housing crisis holds key to problems says Minister

SOUTH Africa’s problems would not be resolved unless a solution was found to the housing crisis, the Minister of Housing in the House of Representatives, Mr David Curry, said this week.

Speaking in a debate on the State President’s opening address, he said: “What does it mean to have the right to vote if you don’t have a roof over your head?”

Impressive

Housing was the key to the safety of the country and of its future.

His administration had an impressive record of providing housing for coloured people, but now it was being punished by having its allocations cut.

It was difficult to understand why this was being done.

“Last year we budgetted for an extra R50 million and this year we are getting less. But what happens to extraparliamentary organisations like the Independent Development Trust? R2 000 million is given to them.”

Meanwhile, his administration was sitting with housing experts at regional level who had no funds. R300 million was locked up in serviced, vacant erven in coloured areas.

“When will we build houses there?” he asked. - Sapa.
7m blacks homeless

BY JOE MOKETWA
HE Independent Development Trust (IDT) has been
pumping money into squatter settlements in a number
of areas across the country, including Port Elizabeth,
Uitenhage and Klerksdorp.

Headed by Jan Steyn, former head of the Urban Foundation,
the IDT has adopted the UF's recommendations that a one-
off capital subsidy be provided to the developer who con-
structs a serviced site and hands it over to a beneficiary.

Some R750 million has been set aside for the scheme.

But the subsidy scheme has run into problems, according
to Planact, an urban planning and development research
organisation. In a memorandum entitled The IDT and
Development: An Alternative Approach, Planact outlined
several of them:

- The IDT capital subsidy scheme provides R7 500 for
each site that is transferred to a beneficiary. At the pre-
sent rate of inflation the real value of this amount
decreases by about R100 a month. This in effect means any
community is penalised R100 for every month it spends in consultation.

- The IDT decided the serviced sites should be 250 square metres
and have waterborne sewerage, a toilet and a tap. When communities
started participating in the projects they began to make choices which differed from the
IDT conception of how low-income people should live and spend their money. As the Trust
was paying the developers building the infrastructure, it was still
able to decide what level of services the sites would receive.

- The cost of the land is built into the R7 500 subsidy. The con-
sequent tendency to use cheap land, on the outskirts of towns
and economic centres, will locate the poor precisely where
apartheid wanted to put them. Over the past 20 years communi-
ties have shown that they are determined to move closer to the
centres of employment to reduce travelling costs.

- The IDT has insisted that the capital subsidy be paid to the
developer only after the site has been transferred to an individual
ly identified beneficiary given private ownership of the site. While
this gives individ-
uals security of tenure it is also turning land occupied by com-
units into fragmenta-
ted parcels of com-
mmoditised land —
which can be traded
on the market.

If the people who have been granted the sites require money for
subsistence, they will be vulnerable to offers from
speculators who can pay cash for
the land and then develop middle-
income housing.

There is nothing in the IDT scheme to prevent this from happening.

- The subsidy is only paid after the site has been delivered to an
individual. This means communities cannot utilised the scheme for
non-profit community development as they do not have access to
the capital or large-scale credit
necessary to build the infrastructure decided on by IDT. This also
implies a bias towards a development
process driven by private sector developers rather than communities.

- The IDT has only allocated money to finance the delivery of
sites. No money was provided for
the activities which are necessary
for effective and sustained com-
munity participation.

- The scheme has focused on delivery of sites within the existing
urban planning framework.
The IDT has not used its financial
clout to force local authorities to
find ways of increasing popula-
tion densities in the cities, a pro-
cess which would prevent urban
sprawl and protect the environment.
Focus on the squattting issue

WIDESPREAD squatting threatens to become one of the hottest socio-political issues of the future and SA Housing Trust consultant Philip Hamm has called for an urgent "Codea" to solve the housing crisis.

Families are setting up home in plastic, cardboard and iron shacks, either legally in informal settlements or illegally wherever they can find space.

They number millions. They are generally black, poor and often unemployed, and most find it impossible to finance any improvement to their lot and all are shunned by their richer, more established neighbours. They are a vital part of the future of this country.

Mr Hamm, a civil engineering graduate from the University of the Witwatersrand who has completed two overseas post-graduate scholarships - one from the Confederation of British Industries and the second from the French Government - outlines the background of and problems related to the country’s housing crisis.

Quoting an Urban Foundation report, he says the need in SA is for nearly 2 million additional low-cost houses before the year 2000, which means a total of 200,000 units a year to meet increased demand caused by population growth, according to statistics provided by the SA Housing Trust.

Added to that, about 150,000 houses a year are needed in the next eight years to catch up with the current backlog.

In order to meet the twin needs, a total of 350,000 dwelling units must be built every year until 2000. But the reality is that only 100,000 are being built annually.

The key is affordability - to house an estimated 5 million squatters currently living in the R5,000 to R10,000 bracket countrywide, he says.

The Urban Foundation claims most present-day squatters were actually born in the cities and are already urbanised.

For 40 years the official blueprint had been to create separate communities and deliberate restrictions resulted in slow, illegal urbanisation.

But the sheer effort of trying to improve their lot saw many people infiltrating the cities, cramming up to 20 squatters in shacks in one backyard in existing townships.

Past political policy not only stifled the natural process of urbanisation, but by doing so also increased the current backlog as no financial mechanisms were in place to cater for low-cost housing.

Then came the scrapping of the Group Areas Act which officially allowed people to live in places of their choice nearer to metropolitan areas. Already urbanised people promptly sought other accommodation in preference to backyards where they are forced to pay high, unaffordable rentals.

For 40 years the official blueprint had been to create separate communities and deliberate restrictions resulted in slow, illegal urbanisation.

Housing expert Philip Hamm (left) gives his views on the problems of and possible solutions to the country’s housing crisis to SHIRLEY WOODGATE. This is the first in a two-part series.

The new Government policy is to encourage organised squattting by making semi-developed stands available in planned areas.

Mr Hamm says what is offered is the opportunity for people to group together in mini-mum development townships with proper layout, mainly dirt roads, provision for storm water, schools, shops and sports facilities but no sewerage or electricity which may be installed later.

Plots of about 250 sqm are provided with pit latrines and one tap for every eight stands.

This first step provides some kind of roof over a head, but does not address the human deprivation experienced by squatter communities.

Bare survival is the norm in the camps, which can only be dubbed "jungles of inadequacy" where about 40 percent of the poverty-stricken inhabitants are unemployed and cannot obtain funds to build their houses.

This destructive experience - combined with loss of assistance to upgrade - leads inevitably to crime and invites disease through lack of food and hygiene.

The daily experience is in homes that leak or collapse during thundershowers, sweaters or freeze in the extremes of the weather. In the corner is a sticking toilet which fills up when it rains, the places are fly- and rat-infested.

At night it is pitch-dark and women are raped or mugged when they go to the toilet. Homes are plundered daily and children roam the streets unattended while their parents go to work 30 to 40 km away to earn enough to eat, Mr Hamm says.

The best and most valuable assets in a society are its children. Their growing up experiences will determine our future.

If they do not have proper homes, it does not matter how much training they receive, they will retain a certain backlog of inefficiency and emotional instability from their childhood, Mr Hamm says.

In a squatter settlement the status of women is low. In this type of environment, society eventually degenerates to the survival of the fittest.

Elevating the status of black women in South Africa is one component of the key to the future, Mr Hamm believes.

The future of the nation as a whole will be determined by housing people properly in affordable homes, then attending to their schooling and health.

These conditions are the best form of birth control, with wanted children the best investment a nation can make.

The level of experience in these areas needs to be exposed as it will leave an indelible mark on South African society, Mr Hamm says.

TOMORROW, Mr Hamm will outline possible solutions.
Let’s take the risk of having homes for all

In the last of a two-part series, housing expert Philip Hamm discusses the housing crisis. SHIRLEY WOODS/CAPE TIMES.

The biggest cost-saving lies in cost-effective transport systems, affordable creches, schools, and private shopping and recreation centres.

Transport and the cost of travel to work is a serious problem which must be addressed.

The state must make its contribution. In developing nations, one of the three elements in the apartheid education, housing and health care.

In South Africa, there was a single strong housing department eight years ago, but it became tainted as it was conceived to be an arm of the Group Areas Act. Now, we must enter a new era where the private sector must vigorously take on the task of providing mass housing, and the Government role must be one of policy-making and co-ordination.

A typical problem is the haphazard application of subsidies which has created confusion and frustration in the competitive open market. In some areas, home-owners' repayments vary by between R100 and R800 for virtually the same type of house, and property developers are stuck with developed stands which they cannot sell because free stands are available just across the road.

This confusion is partly the cause of rent boycotts and the reluctance of home-owners to make monthly payments on their bonds.

The situation in South Africa is unique as most of the housing shortage was created by the apartheid system.

Finally, Mr. Hamm says, it must be stated that all South Africans must accept (that in a new political dispensation, supporters of the new government can justify some improvement in their situation. Therefore, any future ruling party may be compelled to take drastic action to solve the social problems, which may have far-reaching effects on the stability of our present socio-economic system.

So it is necessary to take a leaf out of the Codesa book, where a political transfer is managed exceptionally well by negotiation.

It may be possible to involve closer-to-home solutions in this major area if all important players are brought together soon to solve the housing crisis.

Otherwise, the problem could well become so serious, that a future government may be justified in nationalising some available funds, as the only solution to human suffering from
SQUATTING

A test for Solomon

If there is a solution to the squatting problem, nobody has hit upon it. Some relief may be possible through imaginative, decisive and swift planning; and there is evidence that the bureaucrats are stirring at last. But what can be done about thousands of people who build shacks (often virtually overnight) on ground that has not been allocated for settlement?

Not surprisingly, the reason that such ground is not allocated to squatters is precisely that it adjoins the back yards of established residents, many of them affluent.

The present government is probably impotent to act, given the National Party’s embarrassment at its former enthusiasm for forced removals of stable communities. If the State is neither willing nor able to deal with squatting, established residents most certainly are — as we have seen in the recent demonstrations by communities afraid both for their security and the value of their property.

Meanwhile, the Central Witwatersrand Metropolitan Chamber has requested the Transvaal Provincial Administration (TPA) to suspend further development at Rietfontein — apart from the first 2 000 stands, as well as the planning of the development. Investigation of the area — and other possible sites for low-cost housing — will now get under way.

Rietfontein lies on the south-west periphery of the PWV area and is a pilot project for future informal housing programmes. However, its remoteness from jobs — 35 km from the city and 10 km from the closest rail transport — has been criticised by a Metropolitan Chamber task team.

Land at Rietfontein is owned by the TPA and is to be developed by it within a “structure plan” being prepared by the Central Witwatersrand Regional Services Council. It is proposed eventually to accommodate some 600 000 people on 100 000 serviced stands with an average size of 200 m². This development fills part of a longer-term need and will serve as an extension to the Vaal Triangle as well as the greater PWV area.

To date, consulting civil engineer BKS Inc has been appointed by the RSC to design a bulk water main for Rietfontein and to act as construction manager for its execution by labour-intensive methods. The idea is to create job opportunities for local residents, pass on contracting skills and encourage black entrepreneurship.

BKS’s brief was to supply the water for 2 000 erven in Poortjie — the first phase of the Rietfontein development. About 3 000 people (on 500 erven) are now living in Poortjie; ultimately, the R3m pipeline will service 20 000 stands or 100 000 people.

Residents in the area are presently living in temporary shacks. They have moved from various informal settlement areas around Ennerdale and Westonaria and a school has been built for them. In the opinion of one person closely associated with the project, while Rietfontein is far from the Johannesburg CBD, it is at least catering for an existing population.
Rural electrification this decade ‘unlikely’

CAPE TOWN — Substantial electrification of rural areas and informal houses in SA was unlikely this decade, Stellenbosch University economist Servaes van der Berg said at the weekend. In a paper delivered at the ANC national meeting on electrification, Van der Berg said pressures on financial and skills resources would limit electrification to formal houses in the urban areas.

He foresaw most formal houses having electricity within the next 20 years. The paper was based on a soon-to-be-released final report of a research project for the National Energy Council undertaken by Van der Berg and J du Tolt.

Van der Berg said SA did not have the financial resources for full-scale electrification, even if political problems retarding electrification were overcome.

To eliminate the full urban housing backlog by the year 2000 would require 420 000 additional connections per year for the first decade, and to cope with the increase in the urban population, 220 000 connections the following decade. Financial constraints made this unlikely.

ANC science and technology group’s L.H. Napa Maepa said a common feature of all successful electrification projects overseas was that they were undertaken as the result of a conscious decision and commitment by the government of the country. Another key feature was the total participation by the local population.

He believed electrification projects undertaken by Eskom or the present “unrepresentative” government would be stillborn. Community controlled and sponsored electrification initiatives were the sole viable means of bringing electricity to black communities in SA.

Our Cape Town correspondent reports that the meeting decided to establish a convening committee to call a follow-up meeting before March.
Foreign loans could help poor this year

THE Industrial Development Trust is to acquire financial loans from foreign sources as well as the World Bank and from the private sector to “aggressively invest” in providing homes for the poor this year.

It will consult with political organisations, the Government and a wide range of actors and interested parties, according to IDT’s communications director, Mr Jolyn Nuttal, in Cape Town this week.

IDT chairman Mr Jan Steyn met a group of the World Bank representatives who visited South Africa on a fact-finding mission last week.

Nuttal said: “We will pay a lot of attention on providing funds not only for homes, but instead of a roof over people’s heads, the trust has gone for ground under their feet.”

By JOSHUA RABOROKO

More than a third - R750 million - of IDT funds has been allocated to a capital subsidy scheme under which 100,000 serviced sites would be given to the very poor.

About 700,000 people - an average of seven families - will benefit from the security that land title brings.

Dwellings

“We believe that the people who receive the sites will build dwellings on them, he said. “Some may start with shacks which they will gradually improve. Using the land as surety, others will borrow money to build more substantial homes.”

“Yet we know that 100,000 sites are only a beginning, we have in fact received applications to subsidise 640,000. More money must be found,” he added.

Referring to education, Nuttal said a model of how community control, and therefore community protection, could be obtained in school management has been developed through a national school building initiative that will see 50,000 additional classrooms constructed in the next three to four years.

“The challenge is to establish community learning centres which could function up to 14 hours a day, seven days a week.”

Facilities

“Given proper administrative facilities and inexpensive community halls, the centres could - in terms of the model - provide primary school facilities until early afternoon, and cultural activities and adult education thereafter.”

In rural areas, it could be used for primary health care as well, he added.

IDT chairman Mr JAN STEYN
Let's erect better shelters and demolish word 'squatting.'
By IKE MOTSAPI

FOREIGNERS should not be allowed to buy land and property in South Africa and those in possession should be compensated.

This was said yesterday by callers to the Sowetan Radio Metro Talkback Show when voicing their concern and displeasure at foreigners who owns, among other things, properties when the question of land distribution had not settled.

Most callers felt that South African citizens should be the only people allowed to buy land, especially when a section of them were denied this in the past.

The ANC's expert on the land issue, Ms Bongiwe Njobe, told listeners that some foreigners acquired land unfairly in the past.

She said blacks were denied the right to buy property and land in the past but that this had changed.

Njobe however warned against foreigners buying land and property in South Africa because they "will be contributing towards investment in the country."

She said the ANC was busy discussing the issue.

Joe Mthimkulu from Sebokeng said land should not be sold to foreigners because "it could be used to meet the increasing challenges of providing houses to the needy."

He said: "Population explosion demands that certain steps have to be taken to house the millions and millions of people needing accommodation."

Fatima from Cape Town said foreigners who owned property and land in the country should be refunded the money they spent for their purchases.

She added: "Consideration should be given first to people who seriously needed houses."

Jimmy Petersen from Eldorado Park said: "The issue is very complex in that the land rightfully belongs to blacks.

"Blacks in South Africa suffer because they had been prevented to buy or acquire what is rightfully theirs."

Joe Pearce said he was against land and property being sold to foreigners.

He said: "There should be a moratorium on the land owned by foreigners. "The land has to be bought back from them and placed in a trust. "Once this has been done local people can team up and buy it."

He said foreigners bought land for cheap and sold it for huge profits.
Squatters: The problem

WIDESPREAd squatting threatens to become one of the hottest socio-political issues of the future and South African Housing Trust consultant Philip Hamm has called for an urgent "Codesa" to solve the housing crisis.

Families are setting up home in primitive plastic, cardboard and iron shacks, either legally in informal settlements or illegally wherever they can find space.

They number millions. They are generally black, poor and often unemployed.

Most find it virtually impossible to finance any improvement to their lot and all are shunned by their richer, more established neighbours.

They are a vital part of the future of this country.

Mr Hamm, a civil engineering graduate from the University of the Witwatersrand who has completed two overseas post-graduate scholarships — one from the Confederation of British Industries and the second from the French Government — outlines the background of and problems related to the country's housing crisis.

Quoting an Urban Foundation report, he says the need in South Africa is for nearly two million additional low-cost houses before the year 2,000, which translates into a total of 500,000 units a year to meet increased demand caused by population growth to the year 2,000 alone, according to statistics provided by the South African Housing Trust.

Added to that, about 150,000 houses a year are needed in the next eight years to catch up with the backlog.

To meet the twin needs, a total of 350,000 dwellings must be built every year until 2,000.

The reality is that only 25,000 are being built a year — a mere fraction of the demand.

The key is affordability, to house an estimated five million squatters in homes in the R5,000 to R10,000 bracket, in informal housing settlements nationwide, he says.

The Urban Foundation claims the major proportion of present-day squatters were born in the cities and are already urbanised.

For 40 years the official blueprint had been to create separate communities and deliberate restrictions resulted in slow, illegal urbanisation.

But the sheer effort of merely trying to improve their lot, saw many people infiltrating the metropolitan areas, cramming up to 60 squatters in shacks in a single backyard in existing townships.

Past political policy not only stifled the natural process of urbanisation, it thereby increased the current backlog as no financial mechanisms were in place for low-cost housing.

Then came the scrapping of the Group Areas Act which officially allowed people to live in places of their choice near to metropolitan areas.

Already urbanised people promptly sought other accommodation in preference to backyards where they were forced to pay high, uneconomical rentals.

The new government policy over the past two years is to encourage organised squatting by making semi-developed stands available in planned areas with basic services.

Mr Hamm says what is offered is the opportunity for large numbers of people to group together in minimum development townships with proper layout, mainly dirt roads, provision for stormwater, schools, shops and sports facilities but no sewerage or electricity which may be installed later.

Plots of about 250 m² are provided with pit latrines and one stand tap for every eight stands.

The Urban Foundation reports that many of these squatters have homes in the homelands and may not require permanent accommodation in the cities.

This first step provides some kind of roof over a head, but does not address the human deprivation of squatter communities.

Basic survival is the norm in the camps, which can only be dubbed "jungles of inadequacy" where about 40 percent of the poverty-stricken inhabitants are unemployed and cannot obtain money to build their houses.

It also means that this poverty-stricken community must build its own houses and the people must pull themselves up by their own bootstraps.

It must first be emphasised that while squatters in other countries comprise mainly drop-outs from modern society, South African squatter camps contain many potentially stable, professional and middle-class people who are there because they are politically disadvantaged.

It is obvious that such people will react positively to social upliftment initiatives.

In such a case, the State must act as a catchnet to provide some humanitarian relief and shelter for the people.

It would be irresponsible to shout “fire” in the emotional theatre of low-cost housing and crowded squatter camps, without also stressing that South Africa has the inherent economic strength, manpower and technical ability to master its housing crisis.

At the root of the immediate problem lies the “risk factor” associated with the provision of small bonds in the low-cost-housing sector.

The reality is that it is uneconomic for financial institutions in the private sector to issue small home loans because of the runaway costs of administration, which could be as high as R100 a month on a R10,000 bond requiring monthly repayments of about R180.

At this level, if the owner defaults or takes part in a rent boycott, the total loss to the building society is serious.

As a first priority it is therefore necessary for the financial institutions and civic organisations to sit down and hammer out ways to address the risk factor and find systems whereby private sector institutions can move downstream and invest in mass housing schemes.

But putting a finger on the crumbling dyke will not avert the threatening human disaster.

Increased participation by financial institutions alone will not redress the dism al housing performance.

Any rethink of housing strategies should involve the following strategies:

• It must be realised that the lack of suitable housing is a world-wide phenomenon, with more than a quarter of its total population living in squalor.

For some considerable time the United Nations Commission on Human Settlements has been working on global strategies to improve human living conditions, particularly in developing countries.

South Africa can benefit greatly by cooperating with UNCHS activities and learning from the misfortune and successes of other nations.

But while certain operations are universal, including financial systems, standards, qualities and future upgrading, the final solutions must be tailored to South African conditions.

• A vital aspect is aiming for community involvement.
Almost 1-m
houses for
blacks needed

There was a shortage of 936,972 houses for blacks nationwide, Minister of Local Government and National Housing Leon Wessels said in the House of Assembly yesterday.

He said in a written reply to a question by Peter Soal (DP Johannesburg North) that the Government's aim was to provide shelter for all South Africans by the year 2000.

The shortage in the Transvaal totalled 397,391 houses, 238,205 in Natal, 232,885 in the Cape and 73,911 in the Free State.

The Government had provided 1,350 houses nationally in 1991 with 477 built in the Transvaal and the rest in the Cape. None was built in the Free State and Natal.

In the Cape, Transvaal and Free State, the private sector built a total of 6766 houses. No information was available for Natal.

Local authorities built 15 units in the Transvaal, and none in the Cape and Free State. No information was available for Natal. — Sapa.
Housing figures uncertain

CAPE TOWN — The official estimate of the black housing shortage outside the homelands was 935,972 at the end of last year, but with an estimated 7 million people living in squatter camps, the shortage is clearly higher.

Local Government and National Housing Minister Leon Wessels said yesterday the estimated shortage in the Transvaal was 387,891, 238,205 in Natal, 235,865 in the Cape and 73,991 in the Free State.

Wessels, replying to a question in Parliament by Peter Soal (DP, Johannesburg North), said the state had provided 1,350 houses in 1991, 677 in the Transvaal and 673 in the Cape, but none in Natal and the Free State. Local authorities provided 15 in Transvaal.

The private sector provided 5,913 houses in the Transvaal, 2,173 in the Cape and 685 in the Free State, but there was no information available for Natal.

Asked when the shortage would be eliminated, Wessels replied it was the aim of government that by the end of 2000 shelter will have been provided for all in SA.

SAPA reports Wessels said 13 free settlement areas totalling 4,787ha had been proclaimed by the end of June last year.

He said there were six areas in the Transvaal, four in the Cape and three in Natal.
Major changes needed to address problems

BASIC social challenges facing the black community in South Africa were yesterday identified as housing, joblessness and education.

The guest speaker on Radio Metro's Talkback Show, sponsored by Trib-ute magazine as part of its fifth anniversary celebrations, was Mr Molatlehgi Thale, Azapo's political education commissar.

He said the three aspects were a deliberate creation of the Government.

"Fundamental and qualitative changes will have to take place before these aspects can be remedied. And that can only happen if the Government was removed and replaced with that of the people."

Thale's sentiments were echoed by the ANC's deputy head of the welfare department Mr DalibMpofu who, however, differed with him on the methods of combating the problems.

"I agree with Azapo on the challenges facing the black community and I will also like to add that they will plague us for long time. However, it needs to be remembered that the ANC had already held talks with organised commerce to address socio-economic problems." Thale disagreed and said these forums were only addressing the symptoms of the problem.

"These aspects can only be fairly addressed by a government which will accept responsibility towards the people."

He added that problems related to jobs should be left to "people in charge of commerce and industry and bodies like trade unions."
Plea for homes aid
request, according to the executive director of NAHB, Mr Daan Roelvert yesterday.
He was "sincerely hoping" the Government would look into the matter when tabling its Budget in Parliament on March 18.
Roelvert said that it was hoped the project - to take place as soon as funds are available - would create jobs for the unemployed.
The association had suggested an expenditure programme that would be repeated every year until the problem had been solved.
The subsidies should take the following forms:
R1,500 million a year in initial subsidies to accelerate the provision of serviced sites for no fewer than 200,000 bonds every 12 months.

Joint incomes
A portion of the total be channelled into the Independent Development Trust to maintain the momentum of the R750 million scheme it has launched to provide 100,000 serviced sites for homeless families with incomes below R1,000 a month; and
The remainder should be handled by the Development Bank of Southern Africa or a similar agency and earmarked for homeless families whose joint incomes peaked above R1,000 a month but were still struggling.
These subsidies should be a combination of schemes to finance the delivery of serviced sites, similar to IDT approach, or else in direct cash subsidies in the form of coupons tied to spending on whatever sort of shelter was chosen by the beneficiaries themselves.
R150 million a year should be ploughed into first-time home-buyer subsidies aimed at families in slightly higher income brackets - covering one-third of the interest paid on home bonds for seven years.
The board estimates that this second programme would facilitate the building of at least 110,000 houses a year in the price range between R12,500 and R65,000.
It has also urged the Government to make public commitments to policies pledged to assign priority to spending on housing subsidies.

All stories by
JOSHUA RABOROKO
Labour's legacy of waste exposed

By NORMAN WEST
Political Reporter

THERE is a crippling shortage of housing, yet 24 000 serviced plots worth R200 million are lying unused, it has been disclosed.

The new Minister of Local Government and Housing in the House of Representatives, Mr Cecil Herandien, said yesterday this was “nothing short of a scandal”.

This was “one of the many headaches” he had inherited from the former Labour Party-run Ministry of Housing, headed by Mr David Curry, he said.

He conceded the government was short of funds, but insisted that if the previous administration had done more “it could have secured funds from the devil if necessary. This I intend to do.”

Miracles

Mr Herandien said he was “engaged in serious negotiations” with the government and the Independent Development Trust, led by Dr Jan Styn, for some of the R2 billion earmarked for housing development to be channelled to his department.

“I do not wish to raise false hopes that I can work miracles in the short time before the demise of the tricameral Parliament, but I have a dream to put as many families as possible on these plots— even if only within four walls and a roof.

“If we could provide them with basic structures, they could add these with a minimum of red tape.

“The most basic structure is better than a plastic-and-cardboard shack.

“I have inherited a scandalous housing backlog from the Labour Party administration and intend to move heaven and earth to get as many homeless people as possible on to those 24 000 empty plots.”

Mr John Hopkins, Deputy Director of Housing, agreed with Mr Herandien that the backlog of housing for the...
ment to be discontinued for the good

"I do not wish to raise false hopes that I can work miracles in the short time before the demise of the present Parliament, but I have a dream to put as many families as possible on to those plots— even if only within four walls and a roof.

"If we could provide them with basic structures, they could add to these with a minimum of red tape.

"The most basic structure is better than a plastic-and-cardboard shack.

"I have inherited a scandalous housing backlog from the Labour Party administration and intend to move heaven and earth to get as many homeless people as possible on to those 24,000 empty plots."

Mr John Hopkins, Deputy Director of Housing, agrees with Mr Herandien that the backlog of housing for the coloured community could be eased significantly if the 24,000 unused serviced plots in the country were sold.

He said the plots, priced from R8,000 to R16,000, had been financed with House of Representatives loans for low-income earners.

**Disuse**

Local authorities owned more than 90 percent of these properties, which were to be sold to individuals who qualified for state-subsidised housing.

Mr Hopkins appealed to all authorities concerned to develop properties like these in the best way possible to benefit the community.

"More than R300 million in capital is tied up in these properties, which are not being developed further because state funds for low-income housing have dried up."

If the plots were not developed soon they would fall into disuse, Mr Hopkins said.

Certain banks and building societies were prepared to provide small loans for the purchase of these sites and a basic starter home.

**Improve**

A breadwinner who earned less than R2,000 a month, and therefore was not in a position to be helped by banks, could apply to the local authority to buy a plot on special terms, Mr Hopkins said.

He urged local authorities and management committees to relax building regulations to allow self-help builders to begin with a modest structure that could be improved within a certain period.

Some local authorities allowed self-help builders to occupy temporary shelters on their sites while building their homes.

Mr Hopkins said prospective buyers should contact their local municipalities directly to find out about available sites.
Join civic bodies - PAC

THE deputy president of the Pan Africanist Congress, Mr Dikgang Moseneke, yesterday urged members of his organisation to join civic associations or form theirs in cases where it was not possible.

Addressing a service to commemorate the death of the PAC's founder, Mr Robert Sobukwe, at Regina Mundi Church in Soweto, Moseneke said struggles were won "on the ground".

"We should find out why people live in shacks, why they pay high rent and why the transport system is not proper. These issues can only be addressed within civic bodies," he said.

Turning to the Convention for a Democratic South Africa, Moseneke said the forum was similar to the Native Representative Council of the 40's.

He said those who served in the NRC of the 40s and those in Codesa believed "it's possible to destroy the system from within."
THE private sector, the Government and all the negotiating parties in Codesa have been urged to set the necessary preconditions to making affordable housing a reality.

In his annual report, the chairman of Anglo-Alpha, Mr Peter Byland, says the private sector is willing and ready to play an important role in solving the desperate shortage of affordable housing in South Africa.

Byland says this problem has continued to be of concern to the private sector because of the social implications of large numbers of homeless people.

Considering the benefits that housing construction would bring, the Government's lack of progress in providing or stimulating the provision of affordable housing is disappointing.

He says: "I believe that a large portion of the private sector is ready and willing to play its part. This is evidenced, for example, by the fact that the cement industry has put together a scheme offering considerable financial assistance for affordable housing, but has not yet found an authority able to translate this offer into action.

"A further problem arises in that although some land has been made available and suitable housing built thereon, as in the Orange Farm district, no financial institution is prepared to provide finance because of the high risk involved."

"While the successful efforts of local interest groups, such as the Middleburg Forum are laudable, this problem is widespread and requires the urgent attention of all political and civic leaders," he said.

Byland says agitators and promoters of rent boycotts need to ask themselves whether they have the support of the people.

He says: "I do not believe so and hope, with many others, that they can be prevailed upon to stop their adverse influence immediately and so help create a stable housing market.

"I would urge Government and all the negotiating parties in Codesa to make a concerted effort together with the private sector to set the necessary preconditions to making affordable housing a reality.

"The building and construction industry normally lags the rest of the economy by between six and 12 months, which indicates the worst is not over yet," says Byland.

Demand for the company's products, which include cement, stone and lime, declined by 10 percent on average when compared with 1990.

The continued recession together with the prevailing political uncertainty made attempts to accurately forecast very difficult, and he believes that under the circumstances, the results achieved were better than expected."
Lack of funds cripples cheap housing plans

By EVE VOSLOG

LACK OF finance is crippling efforts to provide desperately needed low-cost housing in South Africa — and, with the Budget due later this month, two key figures involved in private-sector housing schemes have appealed to the government to make more money available urgently.

Their appeal follows an official estimate by the Minister of Local Government and National Housing, Mr Leon Wessels, that nearly one million houses were needed for black people outside the homelands alone.

Mr Wessels told Parliament that 235,885 houses were needed in the Cape, 387,891 in the Transvaal, 23,265 in Natal, and 75,911 in the Free State.

These figures do not include the estimated seven million squatters in South Africa.

Mr Rod McGillivray, head of Newco Holdings — formed by the restructuring of housing utility companies in all four provinces formerly under the wing of the Urban Foundation — said money was urgently needed for mortgage bonds, capital subsidies and site and service stands.

"The capital subsidies provided by the Independent Development Trust can assist 100,000 families over two years," he said. "It is simply not enough. At least 200,000 families need to be housed every year if any progress is to be made."

Extra funding had to come from the government.

"It is ultimately the government's responsibility. We urgently need more capital subsidy, which will also stimulate private sector involvement," Mr McGillivray said.

His views were echoed by Mr N J de la Rosa, Chief Executive of Cape Utility Homes, which concentrates on building houses for £5,000-£15,000, for which people need to earn between £500 and £2,000 a month.

"People need homes. A sensible government must do something," Mr De La Rosa said.

He said most financial institutions were still reluctant to lend money to black borrowers because of the bond repayment boycott in which "they were burnt very badly.

"In some areas people are paying their bonds but the building societies just don't want to get back in," he said.

Another problem was the "low affordability of the people," he said.

"Building costs are high. It is difficult to get something that comes into their repayment focus.

"The financial institutions see lending money to people in this category as a high risk with the same high administration costs as for a big bond. It is not profitable for them."
A new multiracial think-tank believes it has found the missing link in Western ideas about solutions to the black housing crisis — the close community spirit of African society. The team plans to challenge Johannesburg to build a novel village to test new concepts, reports MICHAEL CHESTER.

WHENEVER the experts have tried to produce flow of facts and figures about the growing size of the black housing crisis, Walter Lloyd, the head of Building Project Innovation, always had a nagging suspicion that there was a missing link in the chain of logic about solutions.

The socio-economists had all the statistics at their fingertips, the homeless total new above the 7 million mark. The politicians used all their most forceful arguments in warnings about the consequences of failures to cure the shortcomings.

The builders voiced their frustrations, with construction work at a virtual standstill because of blockages in the flow of home loans, while the banks and building societies explained why it was all too risky to plough cash into low-income housing in view of waves of violence and bond boycotts.

"Somewhere, however, there was a crucial link that was missing," he says. "The missing link made all the talk so much hot air."

What was it? Where was it?

He started the search by forming a special think tank at his research base at Milwood, bringing in experts from all the sources that might have clues — the architects, geologists, quantity surveyors, civil engineers, financial specialists — and, in particular, black bonded and community leaders.

"Morfehly, the Issue of affordability had at last hit the top agenda, so that one vital issue that was better understood," he said. "It seemed for a moment that everyone had hit the nail on the board — until the conference tables became awash with lay-outs of row upon row of match-box houses.

"Even the match-boxes began to shrink in size in a corner to cut costs to the bone, with little regard for threats of still worse over-crowding."

"The problem was that everyone thought that their housing solutions in Western First-World tradition would have to sit in the same basic unit, each unit based off each family with its own mortgage to shoulder — or else face eviction."

"But this computer stirred out more print-outs about percentage, cost levels, criteria for loans on this or that amount.

Even worse has been a trend to complicate and concentrate on trying to paper over the cracks with fagades turning 'squatter camps' into 'infringing settlements'."

"However, our think tank reckoned it was now on the trail of the missing link. Finally — hey presto! — It should have been obvious all along: no one had bothered to ask the homeless families themselves how they visualised the world go about the provision of housing for everyone?"

"It began a whole new stream of thinking," recalls Mr Lloyd. The team looked at the Middle East and examined the dense cluster of homes inside Arab villages, designed to cope with the desert heat, and the kibbutz system.

"They looked at the Far East, including the famous long huts of Malaysia and Indonesia, built on stilts and shared by dozens of Western ideas about housing solutions. Now we were able to put a new focus on the issue."

The results are coming through with a radical new look at solutions.

"Mr Lloyd: We have tried to turn away from European concepts about how South African communities of the future should look — and concentrate on how black communities want to be structured."

"With apartheid out the win-

Communal lifestyle ... a typical cluster-home would accommodate an extended family of between 12 and 20 — with several breadwinners sharing the costs of homebond or rent payments on the R75,000 unit.

"No one had bothered to ask the homeless families how they visualised their future home and neighbourhood. No one had properly taken into account the African traditions and cultures that create such a close community spirit."

"We looked at topography and climate, how communities made best use of local raw building materials, whatever rocks, or timber, or mud, or grass. We looked at village planning — houses built in a circle to enclose their grain stores or their cattle or sheep or goats. We looked at home designs, social habits, entire lifestyle.

"And then we turned to look deeper at the cultures, aspirations and the shape of family priorities here in South Africa."

"The exercise has blown away a lot of conventional dose, we have also set out to visualise how black and white neighbours can live side-by-side in absolute harmony — without friction and without resentment."

"We reckon there can be harmony — and lots to be learnt from one another about outlooks and aspirations in building a new society."

Mr Lloyd unveiled a drawing. It shows four small buildings arranged in a square, each facing towards an open patio in the middle to be shared by everyone. (See graphic).

"In Africa we have our own unique ideas about the extended family that are far more important than outsiders realise."

"That is the role of the whole design of each unit, making a house for between 12 and 20 people — from breadwinners to babies in arms. The lay-out gives a feeling of closeness as well as security."

In another drawing, the unit was joined by dozens of similar units that make up a village population of about 4,000 and form a full-scale community."

"Take note," says Mr Lloyd, "that we are not only dealing with housing accommodation. We are talking about communities — in real African tradition. Everyone belongs. Everyone thoroughly enjoys every new dawn."

The think-tank planners have prepared more lay-outs. Now, with the housing units spread in a circle, the focal point is a vast communal area, fitted out with shopping centres, classrooms, church, bus and taxi ranks, sports and recreation facilities, schools, clinics...

The community joins real suburbs with a stake in the economic mainstream close to the factories and offices — and jobs.

The final plans will be presented to a forum at which the Johannesburg City Council, the African Builders Association and the Civic Association of the Northern Transvaal will be invited to join forces in taking on the challenge.©
Solution for the homeless

By JOSHUA RABOROKO

DEBRELL Projects Ltd, a subsidiary of Dorbyl Steel, has established an effective solution to provide affordable housing for the homeless millions in South Africa.

After consultation with numerous organisations local authorities, boards, individuals and groups, certain basic housing requirements were identified.

These requirements were incorporated in the development of pre-fabricated "Zinki" housing systems.

This extendable, durable, easy to erect system of housing is available to township developers, corporate housing, including informal sector such as hawkers and spaza shop owners, projects and individuals in existing townships.

"Zinki" affordable housing is an effective, practical and manageable system. It is a system that caters for the bottom end of the housing market.

The marketing director of the company, Mr Haydon Cairns, said in addition to providing housing, employment opportunities were there in the form of erecting the house after training in the necessary basic skills.

He said that, in addition to the "Zinki" units, the company looked at the informal sector by providing units for spaza shop owners. Single, double and triple units are available.

The notion of "Zinki" homes has been welcomed by the president of African Council of Hawkers and Informal Businesses, Mr Lawrence Mavundla, who said it would help provide shelter for hundreds of spaza shop owners.
US boost for black housing

The US has announced plans for a $60 million four-year housing and urban development project for SA.

The US Embassy in Cape Town said the project would be financed by funds authorized by President Bush when he lifted most sanctions on SA in July. At that time, Mr Bush said he would double US assistance to black South Africans for housing, economic development and education programmes.

The project would support increased production as well as improvement and ownership of affordable housing for "South Africans disadvantaged by apartheid".

— Staff Reporter, Sapa.
US gives R87m for housing

THE US is to grant R87,7m in housing and development assistance for SA's poor.

The US embassy said yesterday the project, which would be spread over four years, would be financed by funds authorised by President George Bush when he lifted Comprehensive Anti-Apartheid Act sanctions against SA last July.

It said the project would "support increased production, improvement, and ownership of affordable housing for South Africans disadvantaged by apartheid".

"Its objectives are to assist the development of affordable housing and increase private sector financing for low cost housing; to support black construction enterprises; and to strengthen black community-based housing and management organisations."

SA Housing Trust corporate communications head Michael Powlis said the trust welcomed all financial support, whether the funds came from local or foreign sources.

"The industry is grinding to a halt because the funding is not getting through to the ground. We need to find out how they (the US) intend to implement the project, through which channels. But it's got to be practical. SA can no longer work through theory alone. It creates expectations, but experience has shown nothing happens."

An Urban Foundation spokesman declined to comment.
A PLAN THAT SHOWS THAT 'Hot Potter' is the house under construction.

Amanda (name withheld) says, "We're not just building houses; we're building communities." She adds, "They're not just bringing in new residents, they're bringing in new opportunities."}

"I'm proud to be part of something that's making a difference," says Andrea (name withheld), a resident of the community. "It's not just about housing, it's about creating a sense of belonging."}

The project aims to provide affordable housing solutions, but also to promote social inclusion and economic development. The residents have been actively involved in the planning and execution of the project, which has resulted in a stronger sense of community and a shared ownership of the space.

For more information, visit www.hotpotter.com.
Stop selling state land, says judge

THE head of the Advisory Commission on Land Allocation has called on the state to freeze the sale of all land which his committee is to review.

"It is my perception that the state is accelerating the sale of state-owned land in terms of their privatization policy," said Mr Justice van Reenen this week.

His statement follows his recommendation earlier this month that a public auction of farmland claimed by the Amakhosi community near Estcourt in Natal be halted. The sale was frozen on the instruction of the Minister of Land Affairs, Mr Jacob de Villiers.

It was the second attempt to auction the land. In November last year a storm of public protest halted an earlier attempt by the government to auction the farm, De Hoek.

This Amakhosi claim dates back to 1873, when the Ilhala chief Langalibalele clashed with the government. His 1 000-strong tribe was scattered from the land it had occupied since about 1800.

Mr Justice van Reenen, appointed to head the newly-formed land committee last November, said various state departments had earmarked about 1 million hectares — 160 pieces of land ranging from 1 000 hectares to two hectares — for the attention of the committee.

This is roughly a third of about 3 million hectares specified as state-owned.

According to the judge, the committee's first public hearing will start within a month.

The land in dispute — 11 plots measuring 250 square metres in the Atlantis Bazaar in the Pretoria business district — is being claimed by six Indian businessmen and an Islamic institution.

Value

The land was expropriated to promote the aims of Group Areas Act from 1968. It is currently owned by the House of Delegates.

The plots, prime real estate, have an estimated value of R75 000 each, according to a legal representative for the businessmen.

Notice of the hearing was given in the Government Gazette on Friday.

Mr Justice van Reenen said investigations into other claims received by the committee, including those from 19 communities represented by the National Land Committee, were still in the early stages.
Land Reform: a Security of the Title

Jo-Anne Collinge looks at the clash between the NP's and ANC's pledges on property
Housing allocations rise by 95.6%

CAPE TOWN — Direct and indirect allocations for housing have been increased by 95.6% to R2.153bn.

The printed estimate of R1.285bn for housing and related infrastructure provision is up 18.2% on last year but together with the income accruing to the various housing funds from loan service and redemption, the amount available will be R1.633bn against R1.497bn last year.

This would be further boosted by R500m to be provided from the sale of additional strategic oil reserves, Finance Minister Barre Vivian said yesterday.

And, he said, it was estimated that a further R1.1bn would be spent on housing by the Development Bank, the SA Housing Trust, the Independent Development Trust and self-governing areas bringing the total to be spent on housing to R3.3bn.

De Plesis said if possible, a further R500m would also be provided in the 1993-1994 financial year from the sale of strategic oil reserves to help maintain the momentum of various housing actions.

He said part of this year's R500m would be available for the financing of housing by the Administrations of the House of Representatives and House of Delegates.

It is proposed that the application of these funds be accounted for in the additional appropriation and that a small task force, led by the Department of Finance, facilitate the consultation and allocation process so as to maximise the development and job creation impact.

The funds should preferably be accessible on the same basis for both government and development institutions, he said.
Low-cost housing needs ‘highlighted by Budget’

THE recently announced Budget has once again highlighted the need for attention to be directed towards the low-cost housing market and the problems associated with it, according to housing specialists.

"Although the restraints within which the Budget had to be compiled are fully acknowledged, it must be realized that future allocations for housing directly from the Budget will have to be escalated," SA Housing Trust MD Wally Conradie says.

In the absence of an accepted housing policy and strategy, appropriate mechanisms will have to be found in the short-term to ensure continuity in the provision and development of housing, he adds. These mechanisms will need to reduce the negative influences that subsidy disparities and lack of co-ordination have on general development.

If this is not achieved the housing backlog will continue, despite the fact that funds are available, and private sector participation will decline even further, he says.

Gough Cooper Homes marketing director Russell Glyn-Cuthbert says the low-cost housing issue requires direction and definition from government. Unless this happens soon the problem will worsen.

"The private sector will also be able to assist more effectively if such a plan is in place and financing is available. Unfortunately, due to the heavy losses incurred in the past, the finance houses are reluctant to loan money and are becoming more selective in approving candidates.

"They urgently need assistance and a government building society would be a possible solution," he says.

Even in the present economic climate and "socially turbulent times" there are many black people well positioned to buy a home. Effective housing has a stabilising effect on a community and contributes to long-term economic growth.

To stimulate the housing market, government released funds from the sale of oil reserves. Of R1.9bn realised from such sales in the previous budget year, R50m was allocated to housing, infrastructure and land.

"In the 1992/93 Budget, a further R90m was earmarked for this purpose. Although the addition of these funds is welcomed, the allocation is 11% less than in the previous year," Conradie says.

The total allocation to housing rose by only 7% from R1,906m to R2,138m which, with inflation around 15%, shows an 8% decline in real terms, he adds.

The market was characterised by low affordability levels, an absence of clear policy guidelines and the resultant inhibition of long-term planning and the almost total withdrawal by the private sector.

"It is essential that the largest possible portion of the funds allocated be used to maximise the mobilisation of funds from the private sector, particularly the life offices, pension funds and financial institutions," he says.

Basic decisions on these issues will have to be taken in the short-term to maintain and expand the momentum regarding the delivery of infrastructure and housing.
Squatter bottle-fed babies 'in danger'

ANDREA WEISS, Medical Reporter

PUTTING a baby on a bottle and returning it to a squatter camp is tantamount to a death sentence.

This emerged from a Press briefing on a Cape Provincial Administration plan to curb stillbirth and newborn deaths.

University of Stellenbosch obstetrician Dr Gerhard Theron said babies on bottles were 25 times more likely to die than breastfed babies if their mothers lived in squatter areas.

He said a bottle-fed baby would probably not live a year in an area where clean water, fuel and milk powder were hard to come by.

The promotion of breastfeeding at every opportunity is part of a five-point plan to curb the 25-in-a-1,000 perinatal mortality rate in the Cape. The first week after birth is seen as crucial to the success of breastfeeding.

The rest of the plan is to:

- Ensure that every woman is examined at least twice during pregnancy;
- Test all pregnant women for sexually transmitted diseases, especially syphilis which is responsible for 25 percent of all preventable stillbirths in Khayelitsha;
- Teach women about AIDS; and
- Promote the use of a labour graph during the first stage of labour.
Create ‘building society’

THE Government has been urged to establish a building society to help alleviate the critical shortage of black housing which has become a “hot potato” in South Africa today.

Property developers and experts contend that finance houses have experienced severe losses in the past, are now reluctant to lend money and are increasingly more selective in approving candidates.

The private sector will also be able to assist more effectively if such a plan is in place and financing is available to help poor black families.

Now that the referendum is over and the country has affirmed its commitment to reform, it is essential that immediate Government action is taken and a formal housing strategy put forward, according to Marketing Director of Gough Cooper Homes, Mr Russeel Glyn-Cuthbert.

Time bomb

The critical shortage of black housing, just like the unemployment crisis, is rapidly becoming a “time bomb” about which very little appears to be happening.

While the need for immediate informal housing exists, a longer-term view is also required, according to developers and experts in the building industry.

To tackle the low cost “affordable” housing requires direction and definition from the Government and unless this is soon forthcoming the problem will become worse by the day.

The building industry urgently requires a long-term guide plan for the development of urban areas.

This will avoid spontaneous, panic motivated, re-settlements such as the Bloemfontein debacle that created more problems than it solved.

Gough Cooper is one such company that has always committed itself to the black housing market and aims to supply a product that is both affordable and of a desirable standard.

Glyn-Cuthbert says: “Even in these socially turbulent times there are many black people who are financially well positioned to buy a home.”

“The quality aspect is a factor for all South Africans.

We have a responsibility to develop land and offer a range of house worthy of home owner pride,” he said.
Consulting engineer Hill Kaplan Scott (HK&S), a leading player in low-cost housing, says only a lack of finance is holding up speedy development of townships for poor people.

The industry has been at pains to remove all other obstacles such as a lack of community involvement, red tape and inappropriately costly standards of servicing. It wants speedy improvements.

HK&S township specialist Redmond Taggart says latest management techniques have reduced workloads that used to take years to months or even weeks. Coupled with this is an unprecedented level of co-operation among all the professional bodies concerned with township development.

Taggart says plans for township development on a massive scale have been drawn up. The Transvaal Provincial Administration (TPA) is committed to providing 315,000 stands for squatters over the next four years and the Independent Development Trust is providing finance for 100,000 stands. Even more land could become available.

HK&S's call for urgent action is not dissimilar to that of the TPA, which recently told the FM that if private-sector employers were to make loans as low as R2,000 available to employees, shack-dwellers would be able to build at least one room and improve their living conditions.

Taggart estimates that the cost of a serviced site could vary between R2,000 and R5,100, depending on whether the land cost is taken into account.
New ideas at housing XPO

THE second “Affordable Housing and Technology XPO” will be held at this year’s Rand Easter Show.

The exhibition puts together all the components of an informal settlement and physically demon-

strates what could be done to address the shelter and related needs of low-income communities.

A range of new and inno-

By TSIDI THINANE

vative housing systems, costing from R2 500 and more, would be displayed. These systems are to ser-

vice people who cannot afford to enter the conventional “brick and mortar” housing market.

The houses can be up-

graded on an ongoing basis.

The exhibition will demon-

strate many exciting new products and concepts from the latest credit card home electricity metering sys-

tems which allows the user to monitor his electricity consumption as well as wa-

ter heating devices, solar powered street lights, water pumps and toilets.

Fifteen companies and organisations will participate in the XPO.
Leaders of the homeless to meet

The first-ever meeting of leaders of South Africa's 7 million homeless people is to be held in Johannesburg from April 29 to May 2 to form a strategy to help solve the country's housing crisis, Operation Masekhela for the Homeless (Omhlle) chairman MzDu Moshugi announced on Thursday.

Omhlle was formed in 1987 in Soweto to assist homeless people get decent, affordable homes.

Moshugi said in a statement his organisation had about 600,000 members at present, of whom about 1,000 would attend the first national conference at a venue to be announced later.

"We at Omhlle want to help rid the country of the unsightly, unhealthy shacks presently sheltering millions of people in and around cities and towns," he said. - Sapo
Homeless bosses set for meeting

The first-ever countrywide meeting of leaders of South Africa’s seven million homeless people, will take place in Johannesburg from April 29 to May 2 to form a strategy to help solve the housing crisis.

The chairman of Operation Masakiane for the Homeless (Omhle), Mr Dan Mosugu, said his organisation had about 600 000 members of whom about a thousand would attend the first national conference at a venue to be announced later.

“We at Omhle want to help rid the country of the insidgity, unhealthy slum conditions presently sheltering millions of homeless people in and around cities and towns.”

According to the latest SA Institute of Race Relations estimate of the number of informal settlers in 1991 varied from 3.5 million to seven million.

The Urban Foundation estimated that the housing shortage in South Africa, including 10 homelands, was 1.2 million units.

The Independent Development Trust allocated R750 million for one-off capital subsidies for the development of 100 000 sites for occupation by informal settlers.

According to Government sources the legal squatter population is at present estimated at 1.5 million, while there are about two million backyard dwellers.

Mosugu said: “We want decent homes for every family. Our people will build the homes themselves.

“All we are asking for are serviced building sites, training and building materials at affordable prices.

“During our first national conference the leaders from different homeless communities will discuss a strategy to implement and speed up housing reform.

“We may not be able to change the situation overnight, but hundreds of our people have already been trained to build and we are on the way.”

He said the conference would be of the utmost importance to coordinate their efforts.
THE housing shortage, estimated to be 1.2 million units in South Africa, creates a climate where potential home buyers are keen to get houses that they often look at financial packages available, and not necessarily at value for money.

Some organisations in the building industry prepare very attractive packages at first sight, but on thorough investigation it has been found that these packages might have various disadvantages, either in terms of eventual payments for their whole project, or in terms of size, number of rooms or finish.

This is the opinion of the general manager of Anvaco Limited, Mr Johann Marx, who said that building systems differed tremendously at present, and it was extremely important to establish which methods of building were used before signing a contract.

He warned potential homebuyers to do their finance through known institutions in order to protect their interests.

These institutions will be eager to visit the site and give advice, he added.

The critical shortage of homes in South Africa, especially in the PWV, is estimated by the Urban Foundation to be 1.2 million units (excluding homelands), according to the latest South African Institute of Race Relations 1991/92 survey.

The institute says estimates of the number of informal settlers in 1991 varied from 3.5 million to 7 million.

Marx said that a badly constructed brick house could cause immense problems in the long run.

What might seem to be relatively maintenance free construction, might turn out to be expensive in the long run.

Many different new building methods have been developed over the past few years, Marx said, but some of these building methods have also proved to be unsuccessful due to the type of material used.

When considering a conventional building method, the type of bricks used and the method of construction became very important.

He advised home buyers to:
- investigate and compare the different building methods before deciding on a house.
- do the finance through a known bank or building society.
- make sure the material used is durable, fire resistant, and complies with building regulations, if you build a prefabricated house.
- rather start smaller and more durable, than big and not durable.
Investigator not identified

POLICE have refused to name the senior officer appointed to conduct the new investigation into the 1989 murder of Soweto physician Dr Abu-Baker Asvat.

The investigation was launched after allegations linking Winnie Mandela to the slaying were published this week.

Lt-Col Johan Mostert said yesterday the investigating officer would not be identified to prevent the media from pestering him and hampering the investigation.

The police said all media inquiries about the matter would be handled by police headquarters in Pretoria.

In 1989 Thulane Dlamini and Cyril Mbathe were sentenced to death for murdering Asvat during a robbery.

But there were allegations this week in the US newspaper, The Christian Science Monitor, that the state was in possession of a statement claiming Mandela had offered to pay R200 000 to one of the murderers after the doctor's death.

Mostert said the new investigation would involve studying statements made by the two murderers.

But it was not known at this stage if personal interviews with them would be conducted.

Both men were currently being held in Pretoria Central Prison, said Mostert.

Statements about the events would also be obtained from others, Mostert said. On completion, the docket would be handed to the Attorney-General for a decision.

Key witness in Mandela trial returns to SA

A KEY State witness in the 1991 Winnie Mandela kidnap and assault trial, Gabriel Pelo Mekgwwe, who was "kidnapped" the day before he was to testify, is back in SA.

Mekgwwe was allegedly abducted from the Soweto Methodist Church manse in February last year, resulting in the postponement of the trial and the initial refusal to testify of two other key witnesses, Kenneth Kgase and Thabiso Mono.

Police sources confirmed Mekgwwe was in the country, but said they were not investigating the matter because Mekgwwe had not laid a charge of kidnapping.

At the time of the alleged kidnapping, media reports claimed Mekgwwe was abducted by ANC members. He was allegedly later traced to an ANC "safe house" in Harare but was moved to Zambia after SA asked for his repatriation.

New Cape MEC sparks outcry

CAPE TOWN — Newly appointed Cape MEC Peter Marais was in hot water yesterday over his assertion that it would be unfair for squatters to enjoy the same voting rights as ratepayers.

Marais, a former Nationalist member of the President's Council, was promoted two weeks ago to MEC for Works, Transport and Traffic Control after President F W de Klerk fired Labour Party members from the provincial executive.

Marais' first major speech in his new post caused an outcry among opposition MPs and embarrassment among his Nationalist colleagues this week. Speaking during the Cape provincial debate, Marais said he could not support a one man, one vote system in which illegal squatters enjoyed the same voting rights in an election for a future city council "as homeowners with properties worth R200 000 or more".

He asked whether fellow MPs would be satisfied with a situation where "those that live in motor car wrecks on an open piece of land got control of the city council because they are in the majority" and could then prescribe how much tax should be paid and how it should be spent.

DP spokesman for provincial affairs Jan van Eck said yesterday that Marais should be made to retract his "insulting" statements about squatters, or be fired.

"We cannot have a person with such a hostile attitude towards a large percentage of people in the Cape in such a position of responsibility. It will undermine all faith among squatters towards the Cape Provincial Administration."
Millions face homeless hell

Desmond Blow

The next South African government faces an almost impossible task: providing adequate housing for the increasing number of homeless.

More people are sharing accommodation and more informal settlements are mushrooming due to the housing crisis worldwide.

Research by the Urban Foundation in townships in the PWV area showed that an average of 10 to 11 people live in each house. Six people live in a formal house and an average of three to four people live in the backyard of the house.

In many cases two or three families share a hostel room designed for two people, while more than 400,000 people live in 4,000 hostels countrywide.

These figures are quoted in the Race Relations Survey 1991-1992, an annual encyclopedia of data and projections of SA’s economy, population, housing, labour, education and other fields.

According to the UF, working on an average household of 6.5 people, there was a shortage of 1.2 million housing units in SA in 1990, of which about 47 percent were in the PWV area, 20 percent in the Durban area and 10 percent around Cape Town.

By the year 2000 basic services would have to provide for an additional nine million people in the urban areas alone.

The UF estimated that by the year 2000 there would have to be sufficient housing to accommodate 48 million people, of which the black population would number 37 million compared with 28 million today.

If everyone was to have accommodation by 1995 an average of 174,000 houses had to be built every year.

In May 1991, then Minister of Provincial Affairs and National Housing Hermus Kriel claimed some of the major obstacles to the provision of housing were:

- The inability of the government to finance the buying and development of land for housing;
- The inability of the majority of the black population to afford conventional housing; and
- Increased urbanisation.

Research by the Development Bank of Southern Africa revealed that between 60 percent and 80 percent of urban blacks could only afford between nine percent of their income (between R35 and R75) a month for housing, which meant that most blacks could not afford formal housing without heavy subsidisation. Between 1985 and 1991 the population in the metropolitan areas increased by 2.8 million.

Durban is the fastest-growing city in the southern hemisphere and there are three million people in the area at present but by the year 2010 the population would reach between eight million and 10 million, according to research by a professor at the University of Natal.

He found the reason for this was the scrapping of influx control and the worsening economy. People flocked to Durban in the hope of finding work.

In the PWV area the total population, according to the Urban Foundation, is 7.2 million and this would increase to 12.3 million by 2000.

In 1989 the economically active population of the PWV area numbered four million and the formal economy could provide employment for 61 percent while the total absorption capacity of the region was 90 percent.

One survey found in May 1991 that as a result of such rapid growth in informal settlements in the PWV area in June 1991 of whom 900,000 lived in backyard shacks.

To house these people will cost R300 million, plus a further billion rand to provide rudimentary services.

In the Port Elizabeth-Uitenhage area the average growth of the metropolitan population has been 5.5 percent compared with two percent in the rural area and the urban population in 1989 totalled 1.5 million.

This area depended greatly on the motor industry which declined substantially in 1985 and 1986, says Professor WJ Davies of Rhodes University.

In 1989 the proportion of people unemployed in Port Elizabeth was 27 percent and in Uitenhage 21 percent. Registered unemployment in the Eastern Cape in April 1991 was double that of 1990.

The Eastern Province Herald reported that one of the reasons was that out-of-work miners had migrated to the area in search of work.

About 45 percent of the black population in Port Elizabeth live in informal settlements.

In 1991 Cape Town was the only city in SA where the white population outnumbered the black population.

In 1985 blacks accounted for only 20 percent of metropolitan Cape Town’s population, but this would likely increase to about 28 percent by the year 2000.

The UF said most of the newly urbanised black population was housed in informal settlements on the Cape Flats and the conditions were unusually harsh.

A study by the University of Cape Town revealed in 1991 that there were more than 60,000 shacks in the Cape Town area.

No Place to Stay... Millions of people in SA have no home to call their own and the crisis is getting worse.
Conference ‘to unite the homeless’

Operation Masekhale for the Homeless (OMHLE) will host the first national conference for homeless people from April 29 to May 2 at the Catholic Renewal Centre in Kensington, Johannesburg.

OMHLE national chairman Dan Moshugi yesterday told a press conference in Johannesburg that the conference was aimed at uniting all homeless communities and strengthening their voice through a national forum.

He said helping the homeless should be the Government’s top priority in the new South Africa.

"The Government’s housing and land policies are a mess with no hope of achieving solutions for the homeless. South Africa’s housing problem will never be solved without proper consultation with the affected people," he said.

Mr Moshugi said his organisation was not asking for hand-outs, but wanted to help people to help themselves. The main problem was acquiring land for the homeless near their workplaces.

"The official National Housing Advisory Council has no representation from the homeless. Only business interests are represented," said Mr Moshugi.

OMHLE, which has members of different political affiliations, started in 1987 as a campaigning body against the forced removal of shacks-dwellers and later became involved in organising the homeless communities.

"We want to promote fair and equal distribution of resources and to expose conditions which create homelessness," said Mr Moshugi.

OMHLE national executive members include ANC stalwarts Walter Sisulu, Andrew Mlangeni and Ahmed Kathrada.
Create opportunities, can ease backdoors, lower standards, and reduce risks. The key is to target the right opportunities and implement effective strategies to achieve desired outcomes. Efficiency, transparency, and accountability are crucial in these efforts. The document discusses several strategies and provides examples to illustrate the importance of these principles.
Pension funds to the rescue

THE urgent need for providing bridging finance to developers of low-cost shelter for very poor urban black communities has been given a significant boost.

An innovative mechanism involves the private placement of R120 million of unlisted debenture issues by the Land Investment Trust.

This R120 million funding has been raised from institutional investors on a purely commercial basis specifically for the low-cost end of the market.

The funds will be used to finance the acquisition of strategic raw land and the development of site and service land as well as land earmarked for starter housing.

The LIT is a non-profit financing organisation specifically established to be a catalyst for an effective land delivery process. It is a subsidiary of the New Housing Company, an independent national housing agency established out of the recent restructuring of the Urban Foundation to control various trading and land investment operations.

LIT general manager Mr Taffy Adler pointed out the board comprised a unique mix of community representation as well as business and professional skills. The mix would help to ensure that socially responsible investment directed at the most needy communities took place in a viable and long-term manner.

LIT chairman Mr Selwyn MacFarlane said that with nearly 60 percent of the black urban population currently unable to afford housing priced at more than R15,000, the need for creative ways of attracting funds from the institutional sector was crucial to the resolution of the country’s housing crisis.

"Housing policies currently being pursued by major housing development agencies are designed to assist poor families who wish to buy a serviced site in a site and service scheme or informal settlement by providing a capital subsidy of R7,500 on the selling price of the site.

"The LIT will play a crucial role in facilitating the provision of this form of shelter. Bridging finance will be made available, especially to community-based developers who cannot get such finance from conventional financial institutions."

The first tranche of R120 million was raised from the AECLI Pension Fund, Anglo American Corporation Pension Fund, De Beers Pension Fund, Edcom Pension Fund, Everite Pension Fund, Fedlife Limited, Metal Industries Group Pension Fund, Old Mutual, Sage and Sanlam.

UAL assistant general manager (securities) Mr Leon Kirkhish said: "The intention is to raise further tranches when required."

The funds raised by the LIT would be used to finance the development of two categories of land:
- That which is subject to the Independent Development Trust subsidy;
- Land earmarked for starter and strategic raw land, with available land around the country having already been identified.

"The need for creative ways of attracting funds from the institutional sector was crucial to the resolution of the country’s housing crisis."

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Low-income homes boost

Sowetan Reporter

23/4/92

The Government is boosting homes in the low-income sector.

The housing move is part of the government's effort to address the housing shortage.

The government is working with the private sector to increase the number of homes available for low-income families.

The move is expected to benefit thousands of South Africans who are currently living in substandard housing conditions.

The government has allocated funds to support the construction of new homes and the rehabilitation of existing ones.

The move is part of the government's broader strategy to improve the living conditions of South Africans and reduce poverty.

The government has been working to increase the number of homes available for low-income families for several years.

The move is expected to have a positive impact on the economy and contribute to job creation.

The government is committed to ensuring that all South Africans have access to decent housing.
Company to build 6,000 homes

Following is a partial reproduction of the text from a news article. The text is not fully visible due to the image cropping.

Company to build 6,000 homes

For more details, please refer to the full article. The text discusses the plans for the construction of 6,000 homes, possibly in an urban area, and mentions the necessary land acquisition and planning permissions.
‘Codesa’ for housing is on the cards

By JOSHUA RABOROKO

Plans are afoot by leading experts to form a "Housing Codesa" at a time when the shortage of homes in South Africa is estimated to be 1.2 million units.

The National Association of Home Builders (Nabh) is hosting a housing conference with the theme "Nation Building Through Homeownership" to find out whether a "Housing Accord" can be formulated and applied.

Other possibilities to be discussed include:
- Can a Nation Building be promoted by homeowners?
- Can a national housing forum provide the long awaited impetus in and resurgence of the housing industry?
- Can South Africa turn the problems into economic - and job opportunities?

Among key speakers at the conference will be the presidents of the ANC, Mr Nelson Mandela, PAC's Mr Clarence Makwetu, Azapo's Pandelani Nefolovhodwe, National Association of Stokvels of SA, Mr Kehla Lukhela.

Nabh's executive director Mr Daan Roehwert said the political stability, job creation, education, health and housing were the five most important issues to determine the future of South Africa.

He said: "Nabh is requesting all political parties to sit on their housing philosophies and strategies to solve the problems during its 1992 housing conference.

Various inputs of the role players in the housing field will be studied possibly culminating in the formation of a "Housing Codesa".

ABILITY

Nabh chairman Mr H Hardy said there was little doubt that there was a direct relationship between the country's ability and the percentage of homeowners.

"We have a long way to go in South Africa to provide at least basic shelter for all who need it," he said, adding, "1991 proved to be a contradictory year."

The delivery of new houses dropped alarmingly, but there was encouraging progress in a number of respects. The first steps in land reform have improved security of tenure for many people and the abolition of the Group Areas Act opens the door for vastly accelerated development of inner city land."

He said the Independent Development Trust initiative in subsidising 100 000 serviced sites for the poorest of the poor had drawn criticism from many quarters, but it was a bold step which in some areas was already stimulating the construction of small houses.

Housing policy after years of neglect has been put under the spotlight, both by the De Looir task group and, for the first time since apartheid has been officially declared dead, two World Bank Missions.

The conference comes at the time when the Urban Foundation has estimated that the housing shortage in South Africa, including the homelands, was 1.2 million units.

According to the South African Institute of Race Relations' latest survey estimates of the number of informal settlers in 1991 varied from 3.5 million to 7 million.

In 1991 approximately 59 percent of the population of South Africa, including the homelands was urbanised - indicating the serious demand for homes.
Dan Moghul

Homeless people

Plan to take action
Consult the homeless, conference told

SA's homeless — estimated at up to 10-million — were systematically excluded from decision-making on issues directly affecting them. Operation Masakhane for the Homeless (Omhle) chairman Dan Moshugi said in Johannesburg yesterday.

Opening the first conference on the homeless, Moshugi said the major problems facing SA's homeless were poverty, inhuman living conditions and exclusion from consultation and decision-making in housing matters.

He pointed out that the De Loop Commission on Housing, which recently delivered a report to government, had not bothered to talk to Omhle, a grassroots organisation which claims to represent 600 000 people in 800 homeless communities. "This insensitivity does not only apply to government — other institutions are equally to blame."

Moshugi said site and service housing projects undertaken by independent developers without consultation were often "a recipe for instant slums."

He said if organisations like the Independent Development Trust and others combined efforts with Omhle, the result would be more and cheaper housing.

"Our people are willing to help themselves, but need proper building skills and affordable, good quality materials."

Moshugi proposed the initiation of building material depots and linked self-help training programmes in homeless communities to stimulate the housing market and provide employment.

"Initial funding to get community depots started would cost a fraction of site and service developments, and training programmes supported by the Department of Manpower could stimulate employment and building development."
Homeless ‘should get top priority’

ALleviating the plight of the homeless should be given top priority in a new SA, delegates from about 700 stricken communities were told at the launch of Operation Massakhane for the Homeless (Omhlle).

The problem of the country’s 10 million homeless could not be solved without proper consultation with the homeless themselves, Omhlle chairman Dan Mosshugui said in his opening address.

He told delegates at the Johannesburg launch that alleviating the plight of the homeless should be the top government priority in the new SA.

“This pressing problem cannot wait until a democratic government is elected,” he said.

Mosshugui accused the government of “playing games with the homeless”. Cipher 31247.

He said the government’s housing and land policies “are a total mess, with no hope of proper solutions for the homeless”.

“We are the true victims of apartheid and it is our future which is at stake.”

Mosshugui said SA’s massive homelessness was a direct result of the government’s apartheid policies and it was a lie to say apartheid was dead if its millions of victims, particularly the homeless, were ignored.

He said the government policy of privatising key industrial and commercial enterprises, such as Iscor and the railways, had worsened the plight of the homeless.

Mosshugui said Omhlle demanded that the government immediately divert its resources to housing the homeless and remedying the wrongs of apartheid.

The Independent Development Trust, the SA Housing Trust and the building industry were also strongly criticised.

Mosshugui said the homeless were being ignored by the National Housing Advisory Council and the De Loeur Commission which was supposed to advise the government on housing policy.
Chairman

Shanties - IDT

7-m Living In

Mr. Sheen - 5:19

The Independent Development Trust is being developed to provide affordable housing for low-cost housing in the CBD. The IDT is an initiative that provides low-cost housing for people living in shanty towns. The IDT aims to provide 5000 low-cost housing units over the next five years. The IDT is expected to provide affordable housing to around 5 million people. The IDT is funded by the government and private sector contributions. The IDT is a government-supported initiative that aims to provide affordable housing to low-income families. The IDT is expected to provide affordable housing to around 5 million people.
Finance the problem: Low-cost housing

People won't pay their in this business if you can't make money

Development finance is a problem, but it can be solved. Money has to be found for the projects and there are very few options. Many local authorities are not getting the right kind of money, and attracting private sector finance is not easy.

The solution is to develop schemes that are self-sustaining and can generate income. This can be done through partnerships with housing associations, private developers, and local authorities. The key is to create sustainable housing developments that can provide a return on investment.

The most successful schemes have been those that have involved partnerships between government, private sector developers, and local authorities. These schemes have been able to attract private sector finance and have been able to generate income from the sale of the properties.

The Department of Housing and the Local Government Department are working closely to develop new schemes and to encourage partnerships between the private and public sectors.

The government is investing in housing developments and is providing grants and loans to local authorities to help finance the projects. The government is also providing tax incentives for developers who are willing to invest in housing developments.

The key is to create a framework that will encourage private sector involvement and to ensure that the projects are self-sustaining.
Trust creating slums, says homeless group

By Zingisa Mkhuna

An organisation claiming to represent 8 million homeless people has launched a stinging attack on the Independent Development Trust (IDT), accusing the Government-funded body of promoting slum conditions.

The IDT was started in 1980 to provide site-and-service schemes for homeless people.

Dan Moshugi, president of Operation Musakhane for the Homeless (Omhle), said at a press conference in Johannesburg yesterday that the IDT was responsible for creating Instant slums, despite the brick and mortar structures it was building.

Mr Moshugi said the IDT channeled large sums of money to contractors who provided poor workmanship and did not consult the homeless people.

The 36 sq m houses in Vosloorus Extension 14 were built on 150 sq m sites, and had no room for expansion, he said.

"There is no privacy between the parents and children right now. What happens when the family grows? The erven are small. Ten years down the line, the houses would be falling apart."

He said Omhle had building schemes where people built their own houses at reduced costs.

But IDT communications director Jolyon Nuttall has rejected Omhle's claims, saying that before the IDT embarked on its task of "trying to break the cycle of poverty in this country, it consulted widely, right across the political, social and economic spectrum."

The IDT invited Omhle to visit a selection of the 106 developments, with 100 000 serviced sites, to view for themselves how false their allegations were.

Mr Nuttall added that the IDT was addressing the need for advice and materials through its follow-up consolidation programmes.

"In our experience, once people get a serviced site, they take it from there, with tremendous energy and resourcefulness arising from pride and ownership."

He urged Omhle to take a constructive role in resolving the housing needs of the country, rather than acting as a "gatekeeper" of the process.
De Loo report out next week

By Frank Jeans

The long-awaited De Loo report on housing will be handed to Minister of Housing Leon Wessels next Wednesday and its recommendations will be put before a press conference.

This was announced by Mr Wessels when he addressed the NAHB conference yesterday. "The De Loo report will make an important contribution to the current housing debate," he told delegates.

"In tandem with this initiative, I will also engage in talks with all interested groups in an effort to negotiate an agreement," Mr Wessels said it was unacceptable that there were political role-players present who could not take up their place in Parliament to debate housing in each other's presence.

Last occasion

"I hope this will be the last occasion where it is necessary for us to bring together politicians to speak on housing outside the debating chambers of Parliament."

Calling for an end to all sanctions, Mr Wessels said South Africa needed investment now and that in the event of the political process not moving fast enough to find solutions for a transitional constitution at Copesa, leaders in the housing field would have to look at other ways to find suitable solutions for the housing problem.

"South Africa can no longer tolerate the poverty of our people, and the serious housing shortage in our communities," he said.
Finance poser stymies cheap housing boom

LACK of finance is the main barrier to the building industry's dream of creating a boom out of cheap housing for the 7 million squatters in South Africa, William MacLean reports.

PHOTO: Kenyas has an alarming sales technique: he throws petrol bombs at the wooden shacks he sells to squatter camps.

The South African builder says it helps convince customers in violence-hit communities that his specially treated shacks are fire resistant.

But lack of finance, not fire risk, is the main barrier to the building industry's dream of creating a boom out of cheap housing for the 7 million black squatters in South Africa.

"We've all dressed up as nowhere to go," said Kenya. "Lack of end-user finance is the main constraint.

Building companies erected a model squatter village near Johannesburg last month showing a range of sturdy, do-it-yourself "kit" homes of zinc, wood or concrete and low-cost sewerage, water and solar electricity systems.

The aim is to provide healthy, safe housing for some of the poorest and most vulnerable settlements and end a housing backlog estimated at more than 12 million units.

"This market goes to billions of rand's horizon," said Trumaa Moelo of Dwelling Enterprises, which makes a R5 000 zinc home that can be assembled in half an hour.

Delegations from Botswana, Zambia, Namibia and Swaziland, as well as Western diplomats, were highly impressed by the exhibit.

"It's very exciting," said Jane Gold, chief town planner of neighboring Namibia. "In Africa there is definitely a change in attitude to South Africa and perhaps it's time to start marketing these products farther north.

Bob Tecker, former managing director of the Perm building society, said: "We have incredible technological capability to satisfy the needs of the people of this country and those in the north of us who are as badly deprived.

Builders argue that squatters using a heath-potch of purchased scrap materials pay more in the long run because their homes disintegrate within weeks.

Builders' kits encourage squatters to learn normal construction skills and allow an incremental approach - insulation and frames first, then walls and ceilings.

The exhibit displays houses costing between R1 400 and R1 800, cheap solar power systems and toilets. Organizers say the show will also be mounted in Kenya and Angola.

Bank loans, builders are struggling to penetrate the market because white-oriented lending institutions have been reluctant to lend money to those on society's bottom rung.

Development agencies have started pilot projects based on encouraging savings clubs known as stockvelds.

The main banks and building societies say they are studying the market, but Kenya said it could be two years before a viable home loans system for the poor was developed.

Initially enthusiastic institutions have left the townships because of unrest, difficulties in repossessing homes pledged as collateral and repayment boycotts by borrowers angry at shabby building or political injustice.

"It's a market that has left us with very deep scars," said Ken Maggs of building company Radio Holdings. "You can't make money in this business if people won't pay mortgages."

Hilton Katz of Scheinfall Homes Group said it was difficult to get finance for homes of less than R50 000.

Development Bank of Southern Africa researchers said most Johannesburg blacks earned between R600 and R800 a month, too low to finance homes over R8 000.

"We get on the exhibition to show financial institutions that we've got our act together and to encourage them to start taking risks," said Kenya.

ANC housing expert Barry Davidson said the exhibition's homes "could definitely fill the niche and they must be seriously considered."

The Urban Foundation says 1 744 000 homes must be built annually - four times the present rate - if the entire 72 million population is to have shelter by 1995. - Sapa-Reuters.
R300m to upgrade hostels

CAPE TOWN — The condition of hostels was unacceptable and government was making R395.6m available in the 1992/93 financial year for their conversion and upgrading, Local Government and National Housing Minister Leon Wessels said yesterday.

He also said that, given the right circumstances, all South Africans could be adequately housed within 10 years.

During debate on his budget vote, he said this hostel upgrading would be done through consensus among all interested parties.

Government, with the provincial administrations, was also going to institute a mechanism to co-ordinate urbanisation.

He said regulations would not prevent people from coming to the cities. "The dynamics of urbanisation have washed over the ideology of apartheid."

He had been stunned by the dignity and goodwill encountered among squatters. Squatters were SA citizens with human needs, he said.

There was a need for a long-term housing vision that would enable all South Afri-
Senior GM Johan de Ridder, speaking for MD Willie Conradie, says no more than 600 houses are being built monthly and he sees this dropping to a mere 200. “Should we reach that figure, it is expected that big cuts in staff will be made.”

The trust started in 1987 with funds of R400m in interest-free loans from government, followed by an additional R45m and government guarantees for R300m to be raised from the private sector. De Ridder says: “The group’s total capital base is largely contracted to long-term loan obligations. The implication is that further growth is being limited. But there is no talk of insolvency.”

He feels that added funding from government is essential to carry on with the granting of loans because the private sector has abandoned the low-cost housing market. He denies that weak management decisions, a lack of technical control and vast increases in spending on overheads by the trust’s managers are to blame for the crisis.

“The fact is that business volume has decreased considerably because the trust is unable to sustain its own development activities coupled to long-term loans for home buyers. As a result, there has been pressure on the trust’s current income sheet, like all other businesses dependent on sales volumes to maintain the necessary profit margin,” De Ridder says.

In 1989 Simon Brand (who died recently), then trust chairman, foresaw problems. Brand wrote: “The cumulative effect, over the four-and-a-half years since inception, of product quality problems experienced as a result of supporting emerging smaller builders, insolvency of small construction companies . . . compelled the board of directors to be conservative in making provisions for potential losses.”

Inside sources

He warned that unless an appropriate funding solution was forthcoming in the short term, the activities of the trust would have to be drastically curtailed.

De Ridder says that about R9m will have to be spent on repairs as part of the programme to support small builders. But he denies that a total figure of R47m (mentioned by sources inside the trust) has been budgeted for repairs in the low-cost housing market.

But there is one incident where the trust footed the bill after defective work had been done by a construction company. De Ridder says the trust felt morally bound. It paid about R2m for rectification work due to poor workmanship by a contractor, Domenico, and has also lost R400 000 it lent without guarantees to the company when it was in financial trouble.

Former Domenico MD Nic Opperman later joined another company, Ardisto, as an executive and Ardisto has since been awarded a major contract by the trust. De Ridder confirms this but blames the "unauthorised action of a specific (trust) official" for the allocation of the contract to Ardisto.

“The allocation was at such an advanced stage when it became known to management that it was impossible to withdraw the contract,” explains De Ridder. He says it has been decided not to allow such allocations in future.

The FM also put it to De Ridder that, when rectification work was done to houses built by Domenico at Tumahole near Parys, the trust building inspector overseeing the work was the father of the developer. The same happened in Kroonstad where the father and son involvement was again questioned by the FM.

De Ridder admits this but says the work at Tumahole has not started. In Kroonstad the trust staff ‘‘had unfortunately refrained from taking the necessary action which could have avoided a possible conflict of interest.” He says, however, no irregularities took place.

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HOUSING

Building on sand

The SA Housing Trust, main player in the field of low-cost housing, is now almost incapable of doing its job. Its capacity to grant long-term loans has diminished considerably now that major financial institutions are keeping funds away from low-cost housing. The future for millions of homeless blacks is bleaker than ever.
Nat housing report scrunched by high black hopes in coming

By COLLETTE CAINE

THE least thing that could be said about the government-commissioned De Loor task team on housing policy is that it won't be implemented.

When the former auditor general was appointed head of the commission 18 months ago, the government hoped to use his findings as the basis for a policy on housing to address the country's housing crisis.

Now, with majority government on the horizon, the National Party will not be deciding housing policy anytime soon.

De Loor's report will be submitted to the National Party's Executive Committee, and within weeks it will be passed to the government for implementation, but the report as a whole has been heavily criticized.

Its main proposals on black housing were published last week, as out of touch by organizations which will influence future housing policies.

While some of the recommendations in the 500-page report incorporate what community and political organizations have been calling for over the years, the report is still an assessment of the housing crisis.

Proposals in the report are:

- One National Housing Department to replace the present eight government housing departments;
- Housing banks to support the housing department;
- An increase in government spending on housing from R14-billion to R25.5-billion;
- A graduated subsidy scheme for households with incomes of less than R1,000 per month;
- Legalised informal settlements;
- Government-supplied basic infrastructure;
- Creation of a tax in government departments;
- The transfer of all government houses to tenants.

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- Legalised informal settlements;
- Government-supplied basic infrastructure;
- Creation of a tax in government departments;
- The transfer of all government houses to tenants.

One of the recommendations of De Loor's proposals is the private sector provision of housing at all levels.

While criticising the role of the private sector in the past, especially the high-priced building materials industry, the scrupulous housing developers - De Loor wants to see private enterprises taking full responsibility for building the 1.5 million homes backlog and for housing in the future.

De Loor general secretary Dan Mokaleng said the civic movement report was in direct contrast to the report from the Department of Housing.

"It will be totally unacceptable to a future democratic government to leave millions of people in corrugated iron and cardboard shacks," said Mokaleng.

De Loor says the"informal housing" must be accepted as part of the solution to the housing crisis.

The report raises a concern against policy which "overemphasises the unrealistic elimination of shacks and the programmes and finance required to address this backlog."

OMHIE general secretary Keith Mootsland said the report was a "must" for people in the top 10% of the scale and a self-built shack for people at the bottom of the scale.

"We want a future democratic government to allocate the billions presently spent in the defence budget to fund massive housing programmes."

The report says that people earning less than R1,000 should not have foreclosed ownership of their homes and should not get any government assistance in building their homes unless they are not acceptable to the majority in the country," he said.

"It is the birthright of every South African to have a house, and it is the duty of the government to see that all its people are decently housed. If we were not spending billions on defence and promoting apartheid, we would have enough money in South Africa to house and educate all our people. We will not settle for less."

End local monopoly

The De Loor report calls for a thorough investigation into the high price of building materials and monopolies in the building materials industry.

The report says the government should consider relaxing import controls and lowering tariffs on building materials.

De Loor says the building materials supply industry is dominated by a few local conglomerates which are protected from foreign competition by trade barriers.

He says building materials could be imported at substantially lower costs than locally made products if no tariff protective measures existed.

Up to R1,000 - a serviced...they would charge more...

Up to R1,500...
ack hopes in coming new order

VERLOOR!

'Send local monopoly'

THE De Leeu report calls for a thorough investigation into the high price of building materials and monopolies in the building-materials industry.

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How grants would be made

THE subsidy scheme, which would get R1.8 billion a year from the government, plus finance from the proposed Housing Finance Corporation, would be divided into four categories based on monthly household income:

1. Up to R1 500 - ownership of an informal site plus technical building assistance for a deposit of 10 percent of their annual income, plus a regular monthly instalment

2. Up to R6 000 - cash grant of R7 000 to buy a formal house for a deposit of 15 percent of their annual income plus instalments.

3. Up to R2 000 - cash grant of R7 000 to buy a formal house for a deposit of 15 percent of their annual income plus instalments.

4. Up to R3 000 - cash grant of R6 000 to buy a formal house for a deposit of 15 percent of their annual income plus instalments.
INFORMAL settlements may be in line for large-scale police raids to flush out “illegal immigrants” following the formation of a task committee to deal with the influx of refugees.

The committee, headed by deputy Justice Minister Mr Danie Schutte, was unveiled in Cape Town yesterday and while it will get down to business immediately, with a visit to Komatipoort and Giyani tomorrow and Thursday.

The announcement of the task committee follows a nationwide police raid “Operation Senary”, which netted more than 1 100 “illegal immigrants”.

The task committee will include representa-

ives of various homelands which are affected by the influx of refugees, especially Mozambicans. These are Gazankulu, KaNgwane, Venda and Lebowa.

Refugees from neighbouring countries have been pouring into South Africa for years. It is estimated there are more than 250 000 Mozambicans in the country. Some are in camps while others have settled in urban areas.

Many of them are found in informal settlements such as Winterveldt outside Pretoria and other mushrooming squatter camps on the Reef.

Because of the continued fighting in Mozam-

Plan to flush out refugees


A spokesman for one of the homelands said yesterday he believed that areas such as Gazankulu and KaNgwane were seriously affected by the influx.

• From page 1
Helping the poor to help themselves

This is the first part of a regular series on how the Independent Development Trust hopes to usher in a better future for South Africa's disadvantaged of all races. JOLYON NUTTALL, IDT's director of communications, reports.

A GLANCE at the last line of the scoreboard would seem to indicate that this is imminent.

On the face of it, there is not much change left from the R2 billion with which we started in August 1990.

The third line paints a more accurate picture. While most of the founding grant has been allocated, actual money paid out to date is R530 million.

The difference between the two totals flows from the fact that many of the projects the IDT is supporting are three- to four-year programmes.

Take our subsidy scheme which provides ownership of serviced sites of land for breadwinners earning less than R1 000 a month, for example.

The scheme covers 104 projects involving 106 695 sites.

Each project has to be negotiated with a developer who, in turn, must involve community organisations in decisions about the size of the site, the nature of services and, most importantly, the allocation of the stands to the most deserving families.

This week, there was jubilation in our ranks as the 50th project was signed up.

Approval of the 104 projects in principle was given by the IDT's trustees in July last year.

Now, only 10 months later, we are virtually at the halfway mark in finalising contracts.

Some developments are well under way, individuals have taken transfer of their stands and, with great verve and initiative, are erecting dwellings on them.

The IDT is currently paying out R5 million a week in taxpayers' money to provide ownership of the stands. As the momentum grows, the outflow will increase to R10 million a week until the full R800 million earmarked for the scheme has been paid out - the bulk of it by the end of 1993.

Meanwhile, as a result of urgent representations made by IDT chairman Mr Jan Sleyn and others, an additional R500 million was allocated in the recent Budget for further initiatives in the housing field.

Some of these funds will accrue to the IDT to extend our subsidy programme.

Another massive long-term project is our nationwide school building initiative, aimed at overtaking the current backlog of 50 000 classrooms.

Communities

Some R300 million of IDT funds has been earmarked for this. Support funding from the private sector, communities themselves, the Department of Education and Training and, hopefully, from sources further afield, could lift this total beyond R1 billion.

Up to 10 regional trusts are being formed, to ensure each area in the country gets a fair share of the cake.

Our concept is that ownership of the schools will vest in the community trusts. State assistance with teaching staff and equipment will provide important support.

Each school will cost in the region of R2 million to build.

A recent model in the township of Etwatwa on the East Rand saw R800 000 of the cost go back in wages to a labour force recruited from the community and trained by the contractors.

Communities are required to raise 10 percent of the cost of each project. Our experience to date is that they do so willingly.

It is hoped to complete the first 10 schools this year. Next year, and the year after, the momentum will grow as we close in on the backlog.

So, the answer to the question posed at the start of this column is: "Not for some time yet."

The optimists among us might even add: "Ask us again in the year 2000."
At last, a housing plan that tries to address reality

The De Loor Report is the 33rd official housing investigation since 1970 — but it is the first to review housing as a whole on a nonracial basis, and to lay the groundwork for any "government of the day."

But do not expect action yet. One problem is that a National Housing Forum has been formed by a variety of extra-parliamentary bodies — and a Codesa housing committee has been proposed and is now being negotiated. Delay of at least a year seems inevitable.

Apart from petty political jealousies, there will have to be consensus among key political players; above all, the violence must end. Only then will major lenders regain an interest in the low-cost housing market.

Even so, Joop de Loor himself hopes that early consensus on substantive issues can be reached. This would open the way for speedy implementation of at least some of the vital recommendations.

The report was compiled by a task group appointed by the SA Housing Advisory Council, led by De Loor and comprising the council's own members as well as individual experts from the public and private sectors. The De Loor report is far-reaching, containing some 130 substantive recommendations. It calls for a complete overhaul of the present State funding framework, and urges the devolution of central authority into regions and the merging of black and white local authorities. It also recommends new fiscal arrangements and methods for faster housing and township delivery systems, and suggests an inquiry into the building materials supply industry — particularly import control and tariff mechanisms.

The long-term vision of De Loor is that all SA families will have at least a formal four-room house with bathroom, with secure tenure; access to drinkable water, sanitary facilities, energy sources and refuse removal; and that housing will be close enough to employment and other community facilities to ensure integrated and coherent communities.

To achieve this goal, which sounds idealistic, De Loor rightly notes that access to overseas funding and strong economic growth are essential.

The report is commendably practical, recognising the necessity of informal housing to help provide shelter at least for the next decade. It sets R4500 as the average cost of a serviced site, which includes a R500 land component (for plots of between 150 m² and 200 m²).

The report estimates that 198 000 shelters will be required annually for new households alone (excluding the backlog) over the next 10 years, with households expected to increase from 4.8m in 1990 to roughly 6.8m in 2000 in the urban areas. Add 130 000 a year to that figure, to cover the backlog, and the total is 328 000 shelters each year.

One of the principles is that government should be responsible for certain financial and other interventions, including the provision of bulk infrastructure. The private sector would deal with the creation, delivery and maintenance of the physical housing stock and related sites. And the individual would have to secure and maintain his house. Community facilities would be the responsibility of the local authorities. This clear demarcation of roles also appears to be in line with what the building trade wants.

One of the most important recommendations is the creation of a central National Housing Department (NHD). Such a body would have jurisdiction over all population groups in the entire geographical area of SA — including the self-governing territories and tribal trust areas. This would mean the dissolution of all government housing development funds — and their bureaucracies.

Meanwhile, De Loor recommends that the Department of Local Government & National Housing be responsible for policy formulation; the provision of guidance and finance to other players; co-ordination and monitoring; and that this department immediately begins to establish and build a statistical base and monitoring system.

The report also recommends the creation of a Housing Finance Corp (HFC), which would be accommodated in the present structure of the Development Bank of Southern Africa (DBSA) — but as a second development fund under a separate board of directors.

The HFC would assume responsibility for capital mobilised for the low-cost market. Subsidisation, separated from the banking function, would be vested in the proposed NHD. This would mean the disbanding of the Independent Development Trust and the SA Housing Trust, and the streamlining of the DBSA's development functions. Again, there would be a saving on bureaucratic waste, and greater accountability.

Concerning the economy, De Loor recommends that the housing sector's present share of GDP (less than 3%) be increased to 5% over a period of time; and that the State's annual housing appropriation from the Budget be increased over the next three years from the 1990/1991 amount of R1.6bn to about R3.3bn.
There's urban land for Africa

A WASTE OF SPACE: Huge empty areas— which could be used for housing — are being "squatted" on by large conglomerates, it is claimed. This has serious consequences for the welfare of the population and the efficiency of urban services and economic activities, the report says.

The report points to another "land use oddity", created by the now-abolished Group Areas Act which established racially determined zoning and dispersed the largest population group to the periphery of the city. The density of most cities of the world peak within 5 km of the centre and decrease gradually towards the periphery. By contrast, in most inner-city residential areas, the population density is relatively low. This makes the city's public transport system less efficient and more costly to run. The report criticizes the government's failure to address this problem through"

There is no shortage of land for low-cost and informal housing in Johannesburg because there are thousands of hectares being "squatted" on by large conglomerates.

This is the conclusion of a land use study commissioned by the Civic Association of Johannesburg (CAJ) and the Metropolitan Chamber. The study has led CAJ general-secretary Cas Coovadia to demand that under-utilized land be released — or else.

"I believe that the choice is not whether the land should be made available for development or not," he said, "but whether it is freed through negotiation and co-operation, or via land occupations."

The study revealed that land requirements for residential as well as for secondary and tertiary employment needs in the Greater Johannesburg area are between 10 000 and 15 000 ha. However, a total of 80 000 ha was estimated to be available in these areas.

Large portions of the land are owned, it was revealed, by mining houses and other conglomerates. Coovadia named Rand Mines Properties, Anglo-American and the South African Chemical Industries (SACI) as three examples.

"It is thus very evident," said Coovadia, "that land is available to house people in areas that are doing a lot of the city's economic activities in a logical location as in the case with the problem of housing the urban poor.

Coovadia listed these criteria for an ideal urban system: existence of transport routes, and both infrastructure (roads, electricity, schools, etc) and employment opportunities. He called for co-operation and "innovative" ways of making the ideal land available for the development of low-cost housing and the generation of income.

A World Bank study, based on data provided by Johannesburg City Council's town planning and metropolitan planning departments, made available to the Sunday Star, stated that within 10 km of the city centre, 60 percent of the land is still unutilized.

"Even taking into account the development constraints imposed by mining land and geological features, this figure is abnormally high," says the report. "This low rate of build-up has a negative effect on the efficiency of the city.

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VAST tracts of land owned by large conglomerates around Johannesburg could be used for low-cost and informal housing.

JOE LOUW reports.

This has serious consequences for the welfare of the population and the efficiency of urban services and economic activities," the report says.

One example points out that, with the average distance between township and workplace about 25 km, the average cost per minute trip (at 1991 prices) may vary from approximately R1.50 a month per person to an "Unusual" travel— a serious impact on the already anxious and under-utilised housing in the "one of sight, out of mind" polities of the past.}

There are more earnings of urban families on the periphery.

Richard Temomin, in his book "Urbanisation in a Post-Apartheid South Africa", indicated that Johannesburg could "comfortably" accommodate up to 40 percent more people.

Another researcher, Tony Wolski, who works for Plan, a Johannesburg-based organisation which advises community groups, believes that the legacy of low-density settlement (one unit, one plot, one family, one plot, one family, one plot, etc. in white suburbia) has meant that some of the most suitable land is grossly under-utilized.

"For the wealthy", he said, "local councils permit low-density use with no recharge system. Such space can be easily occupied by urban poor.

Wolski does not believe the property market as a meet point is a true market in the sense of allowing free and fair competition between developers and consumers. The writer believes that the urban poor are being short-changed because of the unavailability of low-cost housing.

Wolski is of the opinion that the government's policy of "dwell and develop" is not working in the interest of the urban poor.

Planning decisions in the future will have to prioritise development in favour of the compact city where the most beneficial use is made of the land. This"
Homeless people's future looks bleak

By JOSHUA RABOROKO

The future for South Africa's millions of homeless people is bleak, according to the South African Housing Trust.

SAHT's general manager, Mr. Johan de Ridder, said the Trust had asked for more grants as it was unable to do its job.

The situation was worsened by financial institutions' reluctance to grant loans for low-cost housing, he said.

His views were echoed by other property developers who warned that solutions had to be found soon.

Mr. Dave Harris of Rabe Properties said the financial institutions were no longer eager to finance black home buyers because of the risk factor.

The decline of the country's economy was also contributing to the situation.

Retrenchments made many people unable to pay bonds.

Rider said not more than 1,000 houses were built monthly and this could drop to 500.

The trust was formed in 1987 with R400 million in interest-free loans from the government. This was followed by an additional R45 million and R800 million in guarantees by the government for the private sector.

It has built more than 38,000 homes countrywide.

It also facilitated the servicing of 40,000 stands.

Its long-term financing arm, Khanyaleti Home Loans, granted 20,000 home loans, amounting to R402 million, to low-income families.

He denied that weak management, lack of technical control and massive overheads by the trust were to blame for the crisis.
Government reports sharp rise in squatter settlements

ALMOST 3.6-million people lived in squatter camps or backyards, the Local Government and National Housing Department says in its annual report.

The number of squatters living in informal camps around SA had increased by almost 300,000 between 1990 and 1991 from 1.4-million to 1.9-million, it said.

In some areas, particularly in the Vaal triangle, more than a third of township residents occupied informal housing structures. In 1985 this figure was as low as 9.3%.

The report suggested the increase in the number of squatters could be attributed to the process of urbanisation and the fact that backyard dwellers leave their shacks to squat elsewhere.

Statistics indicated that backyard dwellers had decreased over the same period from 1.9-million to 1.7-million.

The report said migration from the

TBVC states the cities had been far fewer than anticipated while "large scale intra-urban movement" accounted for increasing squatter numbers.

The department stated it had appropriated R72m for the 1991/92 financial year "to purchase land for the poorest members of the population". More than 4,000ha of land had been purchased for development purposes, mostly in the Transvaal.

The report also said R341m had been diverted from the sale of strategic oil supplies to "the upliftment of underdeveloped communities".

A total of 273 oil-funded projects, aimed at the orderly settlement of squatter families and the upgrading of hostels, had already been approved, the report said.

In an effort to keep track of the squatting problem, the report announced the creation of 24-hour auxiliary units to investigate all reported cases of squatting.

Reporting points would also be established at all municipal offices and police stations.

It was believed the close monitoring of squatting would encourage land owners and local authorities to assume responsibility for finding "real solutions".

The department said it accepted that squatting was the result of rapid urbanisation but suggested that "squatting often infringes on the inalienable rights of land owners to utilise their property at their own discretion".

Details of the National Housing Fund's annual expenditure were also released in the report.

Of the R423m spent in 1991/92, R371m was used to acquire land, R17m in self-build loans were granted, R20m was used for upgrading facilities while more than R200m was spent providing services.
Land seizure ‘is morally wrong’

SUN CITY — Confiscation of property from rightful owners to give it to someone else was morally wrong and economically disastrous, DP leader Zach de Beer said yesterday at the SA Property Owners’ Association (Sapoa) Silver Jubilee convention.

“However, unless the majority of our people can see their economic lot improving and the wealth gap narrowing over the next few years, our fledgling democracy is likely to be hijacked by some populist dictator with a mouthful of deceitful promises and a gun in his hand,” De Beer said.

Tongaat-Hulett group chairman Chris Saunders told the convention transferring resources from the “have” to the “have-nots” was not a solution. He said there were too many have-nots for wealth taxes and other similar measures to be effective.

The prime object of SA’s political and economic policy had to be the enabling of the masses to share in the creation of new wealth, he said.

PAC secretary-general Benny Alexander said nationalisation was not an effective means of redistribution in itself, as it transferred wealth from only one elite group to another.

“Redistribution has to take place at the points of production,” Alexander said nationalisation was not the PAC’s primary approach.

He pointed out that redistribution could not be paternalistic, as people needed to become self-sufficient.

“Black workers, managers and entrepreneurs have been targeted to benefit from this. A system must be created that allows the worker to feel part of the country and of the economy, thereby adopting a more responsible attitude and satisfying their expectations.”

Private business would be asked to facilitate this by creating black equity programmes and issuing new shares or reducing present shareholders’ interests. This would include representation and voting rights.

“Redistribution must also not take place from one elite to another and must take place primarily at the point of production and involve those at this level of operation,” he said.

Arthur Anderson senior tax partner Pierre du Toit said it was almost inevitable that SA would get a land tax of some sort.

It would be a political move as no future regime would be able to resist the political pressure to tax land.

“A land tax should not be instituted as a tool of restitution or redistribution,” he said.
Stand allocation based on need — IDT

THE allocation of 100 000 newly developed stands to homeless families is not open to abuse or favouritism, says Independent Development Trust (IDT) communications director Jolyon Nuttall.

Referring to an R850m IDT scheme begun in July last year to develop housing sites in 104 destitute communities nationwide, Nuttall said community leaders allocated IDT stands on the basis of need.

"The selection process is not open to abuse. On the contrary, without community involvement, selective assessment could occur," he said. 80/00/11/10/12

Social consultants were also employed to establish or negotiate the quality of community participation.

"In certain communities the number of applicants was so great that community leaders allocated stands by drawing names out of a hat.

"However, this is not common and in most areas allocation is done on a grading system and according to IDT rules," said Nuttall.

The IDT stipulates that a beneficiary has to earn less than R1 000 a month, have dependants and must never have received subsidy assistance.

Nuttall said the demand for subsidised site and service schemes was huge.

"When we first launched the scheme in July last year we were four times over-subscribed."

He said R750m had been budgeted for the scheme, but this amount was increased by R50m over the year and most projects were under way.

"In 81 out of the 104 projects we are preparing to sign or have signed agreements with developers so that the completed stands can be transferred to individuals within the communities," he said.
Houses for the Ho-Partners lay the four:

South Africa's housing crisis:
Recent statements from the private sector and ANC policy announcements show a measure of common ground when it comes to the need to house the homeless. But differences over details may put any house-building partnership on a shaky foundation, as Lynda Loxton reports in the last of a six-part series:

HOUSING, OR rather the lack of it, has become one of the most sensitive issues in South Africa. Rent boycotts and squatting of houses have all but halted housing development.

On the fringes of cities and towns, squatter communities huddle in shacks, living with the bulldozers and anxiety as residents who see them as a threat to their livelihoods— and property prices.

In rural areas, housing remains rudimentary with little or no access to running water or electricity.

Last year's census shows three out of every five people in South Africa live in shacks and squatter camps.

The recently released De Loe Report Commission of Inquiry report estimates that there are a shortage of 13 million houses. It says 198 000 units will have to be built every year to reduce the backlog.

This affects not only the homeless. Building Industries Federation of South Africa (Bifa) economist Mr. Charles Martin says between 5 000 and 10 000 jobs are expected to be lost in the construction industry over the next 12 months because of a decline in the number of building projects.

Employment in the industry has already dropped 15 percent over the last year to a 10-year low of around 210 000.

Common ground

Something has to be done. The government is considering the De Loe report and moves are underway to launch a National Housing Forum to draw up a co-ordinated housing policy.

Initiated by the IOD and the Development Bank of South Africa, the forum will include representatives from a range of political parties, business and the building industry.

Major inputs to the forum will be the De Loe report and the ANC's recently released policy guidelines on housing.

Interestingly, there is much common ground between the two documents, although each emphasises different points.

The ANC believes housing is a right, that it should contribute to social equity and that it is a development issue. In addition, there should be community control over, and community participation in, the provision of houses.

Its guidelines say: "The ANC believes that all South Africans have a right to essential services such as water, sanitation, reticulation, electricity and affordable housing."

Ability to pay

It believes the state should, as far as its resources allow, undertake appropriate action to ensure that basic needs are met progressively (based on ability to pay). It recognises that objec tives will not be easy to fulfil in the short term, but is one towards which the country should move.

Housing associations should provide security of tenure and be self-sustaining.

The ANC believes the provision of houses must occur within the total developmental framework. There must be a link to other developmental priorities, for example, the economy, transport, health, education and access to jobs.

To ensure this link, the ANC wants to see the involvement of community groups in the design, implementation and management of housing projects.

Parks of the De Loe report and recommendations from the private sector echo these sentiments. But while the ANC stresses community involvement for sustainability, the private sector believes this is the only way to deal with rent and land reform boycotts that keep investors out of low-income housing.

From general manager of housing and community development Mr. Dennis Craggins told a recent housing conference that the banking sector could not now be expected to supply normal business practices to poor areas. It would have to find ways to support community-based efforts to finance housing in informal and underemployed sectors, where the need was greatest.

This could include forming community development trusts with

PLACE OF REST: A scene typifying South Africa's growing housing problem

"Any investment in housing should not increase the debt burden, should not be unduly inflationary or negatively affect the balance of payments."

This feature has been made possible by the support of ENGEN

Ride Association (Sora) to issue rickshaws to the boyoans. Sora was established to offer insurance against losses caused by political upheaval.

But housing of any kind is expensive, and where will the money come from to write out the bonds?"

The ANC recognises that any investment in housing should "not unduly increase the debt burden, should not be unduly inflationary or significantly affect the balance of payments."

But it believes there can be a "rehabilitation of income and assets and the redistribution of investment from one area of expenditure to another and those areas that have to some degree that do not have".

This will mean some kind of subsidy system for the most needy with, for example, service charges and rate structures that favour the poor and not the rich.

When it comes to the distribution of land for housing, the ANC is wary of private developers. "This is understandable, given the record of property speculators."

It plans to curb speculation by applying high municipal rates on land which has not been developed. Capital gains tax on land transactions and the use of legal arrangements to ensure that landlords and housing transactions from the market and guard against raiding by the more affluent groups.

30

Role of the ANC in housing

The ANC's role in housing is to ensure that homes are affordable and accessible to the poor.

The ANC believes that housing should be provided in a way that respects the rights of residents and that it should be available to all South Africans. It recognises that housing is not just a matter of providing houses, but also of ensuring that residents have access to basic services and amenities.

The ANC aims to build houses that meet the needs of residents and that are sustainable in the long term.

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FOR THE HOMELESS: lay the foundations

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Land: the hunger that may be costly to still

In most newly independent countries in Africa, land hunger has been one of the most difficult issues to resolve — and it won’t be any different in a democratic South Africa.

ANC policy guidelines acknowledge that it will take much more than the repeal of apartheid land laws to redress South Africa’s unequal division of land and landlessness.

The present pattern of land ownership, which is the direct result of apartheid laws, must be fundamentally changed to address landlessness and land hunger,” said the president.

“While I envisage a programme of redistribution of agricultural land being accompanied by measures which will ensure that land will be productively used, these must include the provision of adequate infrastructure as well as training and appropriate extension work,” he added.

The last point has to be stressed out a lot more, it’s all very well to redistribute land, and make sure access is easily managed, but one also has to ensure that agricultural land use policies and support services are in place to make the best use of the land so that the country can grow the food it needs and export crops at a reasonable cost.

That also means the country’s risk of economic policies have to support agricultural and ensure that the other sectors of the economy — industry, mining and commerce — can function in the best possible way.

For example, how will an ANC government deal with the myriad of marketing boards that “protect” farmers and maximise state revenue but also help to increase food prices?

And how will the redistribution of land be financed? The guidelines say there will be compensation for land taken for redistribution, but the criteria for calculating compensation should be “of a morally just and equitable nature; they should be laid down in advance in legislation, and in the case of any dispute, the courts should have the last word.”

The ANC suggests it would be “unfair to place the whole burden of the costs of transformation on the shoulders of the present generation of title holders or on the next generation of owners”.

A special fund should there...
Green controls urged for ‘dirty’ industries

THE ANC wants to run a government that is accountable, fair and green.

In a welcome development, the new ANC policy guidelines direct no less than three pages to environmental policies in all areas of the economy to ensure that South Africans live in a clean, healthy and sustainable environment.

The guidelines say the ANC’s objective is to reverse the trend of exploiting non-renewable resources in South Africa. Production and consumption patterns need to be adjusted in order to create conditions conducive to sustainable development.

"It is essential to ensure that a future growth strategy is compatible with ecological and human rights principles, and that growth is geared towards the provision of basic needs for the whole community, and is not seen as an end in itself," says the ANC.

It wants to see the development of environment-friendly industries. Where "dirty" industries are unavoidable, they should be subject to strict controls. This will affect industries that process minerals and metals.

"South Africa should also be careful not to accumulate a burden which will place it in a position where it is forced to undertake projects that are environmentally unsound in order to service these debts." It is concerned about the environmental degradation caused by inefficient white farmers who use too many fertilizers and pesticides and black farmers who have been crowded together in the homelands.

The forestry sector is criticized for its massive afforestation programmes which use alien species in unsuitable areas.

This calls for a restructuring of agriculture to move away from large-scale, single-species agriculture and forestry towards a diversified, small-scale system. This should be supported by new services in agricultural education and extension, marketing and credit services.

But perhaps the worst damage to the environment is caused by mining. The ANC wants to learn the dependence of the economy on this sector while ensuring that what mining is necessary, takes place under strict controls.

The guidelines provide no details on how this is to be done, but mining houses will be asked to help communities dependent on mining to find alternative means of earning a living.

EXPOSED TO THE ELEMENTS: Squatter shacks destroyed in a flood

This will have to cover not only access to good land, but technical support, training, credit facilities, pricing incentives to grow suitable crops and the right technology.

Providing all this in a good agricultural season will be challenging enough, but the drought sweeping South Africa will, if it persists, make it more difficult as drought relief schemes take precedence over almost everything else.

The drought has also taken in toll on the quality of land, where conventional agriculture is no longer feasible and hundreds of farmers face bankruptcy.

Redistribution and resettlement conditions will need special attention.

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The last points have to be fleshed out a lot more. It’s all very well to redistribute land, and make sure no one is unfairly treated, but one also has to ensure that agricultural land-use policies and support services are in place to make the best use of the land so that the country can grow the food it needs and export crops at a reasonable cost.

That also means the country’s mix of economic policies have to support agriculture and ensure that the other sectors of the economy — industry, mining and commerce — can function in the best possible way. Often an attempt to favour one of these sectors can have disastrous consequences.

For example, how will an ANC government deal with the myriad of marketing boards that “protect” farmers and maximise state revenue but also help to increase food prices?

And how will the redistribution of land be financed? The guidelines say there will be compensation for land taken for redistribution. The criteria for calculating compensation should be “of a uniformly just and equitable nature; they should be laid down in advance in legislation, and in the event of any dispute, the courts should have the last word”.

The ANC suggests it would be “urgent to plug the whole burden of the costs of transformation on the shoulders either of the present generation or the next generation of owners”. A special land fund should therefore be established to handle this.

The source of the money for the fund will be “part of a wider question of finding resources to finance urgently-needed social development and achievement”.

The ANC supports the idea of developing a national consensus around the principle of sharing the burden of financing land reform, housing, education and training by means of a special fund. The concept of burden equalization, through the redistribution of special taxation measures, has been applied successfully elsewhere and has possibilities for South Africa.”

The other option will be to borrow money abroad or to solicit aid funds. But, as the experience of Zimbabwe shows, this is neither easy nor desirable.

South Africa already has a huge debt burden and it will have to be careful about increasing that without affecting the economy.

To get direct aid for land redistribution, more scientific research into how this will be done is necessary to make the idea easier to sell to foreign donors.

The Zimbabwian experience has shown that black peasant farmers can given the necessary technical and financial support and access to reasonably good land, make an enormous contribution to agricultural production — but getting the right mix of support measures in place is tricky.
Housing forum to be launched 'soon'

A NATIONAL housing forum is expected to be launched within weeks.

The establishment of the forum was first discussed at a meeting in Johannesburg last November, attended by representatives from government, political and civic organisations, trade unions, business and development agencies.

Government has since withdrawn from discussions aimed at establishing the forum, saying the forum was an attempt at "interim government by stealth".

Government would, however, maintain bilateral contact with the forum.

A source said yesterday a working committee entrusted with working out the forum's details, was close to completing its job. "The forum will be launched soon, possibly within weeks," he said.

Our East London correspondent reports that Time Housing MD Murray Mackay yesterday said the two biggest problems facing affordable housing developers in SA were the tapping of financial institution funds and bureaucratic delays.

The only way to tackle the bulk of the housing backlog was to provide adequate security for funding institutions, which had "plenty of money available" but were reluctant to lend in areas where the traditional security of a bond was not working.

Assurers 'not averse to social investment'

CAPE TOWN - Life assurers and financial institutions were in favour of socially desirable investments provided the responsibility was equally shared in the industry and as long as the amount allocated was small in relation to total assets.

This was said by ANC economic adviser Allan Hirsch at a meeting of businessmen and diplomats last night. Hirsch said a possible government to give life assurance the opportunity to commit money in an open way to socially desirable investments. If that fails, then they would be willing to accept prescribed investments. They are asking for an opportunity to manage their assets in their own way first." Manuel said the ANC intended to "engage" with those companies which had terminated their affirmative action programmes. A close watch was being kept on these companies.

He also said the ANC was investigating the possibility of establishing a court of audit to bring civil servants to book over the way they disbursed public funds.
**String of successes for FHA**

ORIGINALLY known as the Family Housing Association, FHA Homes was one of five housing utility companies established by the Urban Foundation under Section 21 of the Companies Act. This means it is a company not for private gain. Its main goal is to provide serviced land, to build homes and to upgrade informal settlements.

Operating in the Transvaal – mostly in the PWV area – FHA Homes has, since its inception in 1983, delivered more than 8,000 homes to low, and middle-income families and serviced and sold over 25,000 stands. It is involved in eight projects which are delivering over 100 houses a month.

Apart from the sheer physical size of the task ahead, FHA Homes must also deal with ignorance of the home ownership concept, difficulties with personnel and bond finance, and limited land, building and personal resources.

FHA is striving to minimise these problems by working closer with the community and financial institutions. In Dobsonville Gardens a residents' committee has been formed and there are regular meetings to discuss any day-to-day problems and future development plans.

Regarding financial institutions, FHA is endeavouring to submit bond applications to as many institutions as possible to minimise exposure.

FHA is also assisting where possible with arrears.

Officials are interviewing and educating purchasers on home ownership and assisting with the resale of properties.

FHA offers assistance and advice to companies on the formulation and upgradation of housing schemes.

FHA is very aware of the need for prospective purchasers to be confident that they are getting the best possible service and advice when negotiating to buy a home.

At FHA we are continuously training and educating our sales consultants to achieve and maintain a high standard of ethics to ensure this service is being met.

Readers might be interested in our housing developments on the West Rand at Dobsonville Gardens (900 stands) and Mohlakeng (550 stands).

Packages including land and all fees start at R47,500 for Dobsonville and R44,000 for Mohlakeng.

For further information contact Des Jordaan on (011) 29-7211.
Call for national accord to depoliticise housing

UNLESS housing is depoliticised and a national housing accord implemented, it will be impossible to apply soon the findings of the De Loor report.

MV3 Architects managing partner and co-author of the report Piet Moolman says if the findings of the De Loor housing report is not acted on in the near future, the backlog of homes will continue to grow.

“The establishment of a national housing peace accord is essential for any action in the affordable housing market. The most important factor for this is the depoliticisation of housing, by all players.”

“This is the 21st housing report in 20 years and I am afraid that the report will be put in limbo for the next 18 months, thereby seeing the backlog grow,” he says.

The backlog of homes stands at 1.3 million, with new demand for 198 000 homes being reflected every year. If a housing accord is achieved, money would most likely be forthcoming from international funding agencies.

However, a single housing ministry with a central channel for the control and distribution of the money is needed. The R4.0bn allocated for housing is spread between eight and nine housing bodies.

“This needs to be streamlined into a single housing body,” says Moolman. “The report says about R2.6bn is needed for housing in the next eight years. By cutting out present inefficiencies, the R1.6bn could be increased to more than R3bn.

“Add to this finance from international bodies and we could be close to achieving the R3.6bn sought. However, there are many factors that make me rather sceptical that an accord will be reached soon,” he says.

In the past, an iron fist approach to a policy was implemented. However, the De Loor report is presenting proposals which need to be taken to the community and negotiated until consensus is reached. However, mediation will probably be lengthy and erode the possibility of implementing these at an early stage, he says.

Government needs to create a climate for the private sector to become involved in the market. It also needs to determine an appropriate subsidy policy and remove restrictions on establishment of new towns.

“The last thing we want government to do is to build houses. The private sector must be responsible for this,” he says.

The report has been written in a very difficult time in SA and comes against a background of political uncertainty, a recession, massive unemployment and the repeal of the Group Areas and other Acts.

A team of World Bank experts has been in SA twice and looked at urbanisation and housing. The bank has found that while SA has uneconomic cities, it has the potential to apply a policy of inward densification by piggybacking on the existing infrastructure.

Effectively this means encouraging the poor to move closer to the city. A problem here is that land close to cities is more expensive. “Urbanisation needs to be seen as an opportunity, not necessarily a problem,” says the World Bank.

Moolman says: “The housing sector needs to be an integral part of the economy and the future of SA will be determined by the cities. These must be turned into highly efficient economic machines for the creation of wealth in a new SA.”
SINIW BARBER in Washington

has little to do
US Foreign aid

[Image of a sign with text]

[Image of a document page]

[Image of a page with text]
LITTLE STRIKE ACTIVITY IN BUILDING SECTOR

To explore urban housing, the workshop is focused on how to reduce the amount of construction, the density of commercial space, and the number of buildings. The workshop is divided into sections, each focusing on a different aspect of urban housing. These sections include:

1. **Economic Activity**
   - How to improve the economy and attract more businesses.
   - Strategies to reduce the cost of construction.

2. **Environmental Impact**
   - Reducing the carbon footprint of urban housing.
   - Implementing sustainable building practices.

3. **Community Engagement**
   - Involving local communities in the planning process.
   - Creating spaces that are inclusive for all.

4. **Policy and Legislation**
   - Exploring new policies to support urban housing.
   - Understanding the legal framework for urban development.

The workshop aims to bring together experts, policymakers, and community leaders to discuss and develop practical solutions for urban housing challenges.
Project heralds new form of social housing

NEGOTIATIONS on a project heralding a new form of social housing in SA are close to finality.

More than 2,000 residents of seven inner city buildings in Johannesburg may soon acquire ownership through a joint venture backed by the Perm, Standard, FNB and the Johannesburg City Council.

The project could have important implications for the provision of low-cost inner city housing across SA.

Draft agreements had already been signed by some financial institutions to provide low-interest loans for the initial financing and rehabilitation of the buildings, estimated at worth several million rand, Legal Resources Centre attorney and project advisor Traver Bailey said.

FNB's chief manager of home loans Andre Latrè said the bank was holding talks with the project co-ordinators, but until it could determine the specific capital required, the provision of guarantees and the involvement of the city council, no final agreements could be signed.

The project co-ordinators hoped that through the provision of favourable loans and grants, residents would not have to pay more than R430 a month towards sectional title ownership.

The priority would be to ensure security of tenure and affordability to low-income families living in the buildings, Legal Resources Centre attorney Odette Geldenhuys said yesterday.

Geldenhuys indicated that buildings in other city centres, including Durban and Cape Town, had already been identified as possible sites for similar projects.

In the project's mission statement, the social housing scheme is envisaged as a two-phase development.

In the interim first phase, buildings would be acquired through soft loans by financial institutions. A non-profit company with bank, tenant and council representatives would be set up to administer the project.

During the first phase, tenants would be given the opportunity to participate in extensive educational training on all aspects of ownership and control of the buildings.

In the second phase, tenants would assume full control and ownership.

The mission statement said the project would promote the well-being of the community and enhance its control over its accommodation and living environment.

Other parties which have shown interest in the project and which could provide financing include the Central Johannesburg Partnership and the New Co Housing company.

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FW79: move on violence
WHILE, like most South Africans, I have been numbed by the renewed levels of violence that have occurred in our country, my colleagues and I are continually exposed to events on the ground that give us a different perspective and which sustain that hope.

The litany of names and dates signifying tragic events such as Sharpeville and June 16 now has additions like Boipatong.

Within our own arena of activities at the IDT, we have seen a few promising projects like the upgrade planned by Phola Park on the East Rand which has been turned into "war zones".

It was with some trepidation, therefore, that I and some IDT colleagues went last week to visit some of the capital subsidy programmes which we are funding in order to give poor families ownership of serviced land.

To our relief and growing delight we were reassured that the development process was producing dividends of stability and progress.

I invite the reader to visit two parts of South Africa with me. They are far apart geographically as well as contextually.

Come with me to Stutterheim in the Border region and to Delmas in the Eastern Transvaal.

Stutterheim is an hour's drive from East London, deep in "settler" territory. It has seen its share of business boycotts and disruption in the past decade.

The local community leadership, both black and white, decided to work together and form what is now popularly called a social compact. An application by the Stutterheim Forum to the IDT to develop a housing project at Mlungisi resulted in more than R6,000,000 being allocated for 896 serviced sites.

We found that the injection of a capital subsidy of R7,500 a site has had a remarkable impact. Because the leadership has committed itself to co-operate and to share decision-making as well as resources, the building of homes and the forging of an associated fabric have been carried out with speed and purpose.

The structures being erected vary from simple but sound wattle and daub to bricks and mortar buildings. The total community - including the disadvantaged themselves - have assumed responsibility for converting bare sites into a living environment.

Labour intensive methods are being used to create job opportunities, new classrooms have been built or are being planned and a business advice centre has just opened. The IDT team experienced a hustle and bustle that augurs well for the future in the area.

Come now to Delmas, near Delmas, the heartland of conservatism. Here it might surprise the reader that a social compact also exists.

It has been formed between black political leadership, local government and the farming and business communities.

The capital subsidy on 698 sites in Botelng - a total of more than R5 million - has led to a rapid and vigorous home building exercise.

A dream of ours is starting to come true. People have been brought together by a development initiative.

A community which has learnt to accommodate ideological constraints and led by those committed to the advancement of their constituents is achieving striking results.

In the IDT's R300 million school building exercise, similar results are being obtained in previously volatile areas.

I am convinced that, if we can replicate Delmas and repeat Stutterheim, if the IDT can extend its work through ongoing investment of its resources, communities will build back the fabric and restore the stability which they so badly need.

Let's give the beloved country the chance to do just that.

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**Vital statistics**

IDT Capital Subsidy Scheme State of Play

The IDT is funding 104 projects involving 108,000 serviced stands across the country. Payments are being made at the rate of R6 million a week as sites are transferred from developers to individuals. To qualify for consideration for a site, applicants must earn less than R1,000 a month, have dependants living with them and receive no other form of financial subsidy. It is up to the individuals to erect a dwelling on their sites, once they have taken ownership of the land via the IDT's capital subsidy of R7,500 a site.
Stocks considers nationwide projects

PETER GAIL

THE Stocks & Stocks group is considering a number of nationwide projects, including developing and financing low-cost housing units in certain identified sites, MD Bart Dorrestein says.

"We have a huge number of countrywide projects in the pipeline, but these still need the approval of political parties," he says.

An example of this is the group's offer to develop an area north of Randburg — Cosmo City — for the resettlement of the Zevendfontein squatter community, which will not be underwritten.

A 50m² shell house will be offered, complete with waterborne sewerage, toilet and sink for R20 000 a unit. The company has also offered to finance the sale of units at R178 a month over 20 years, while other options as low as R8 000 or a R75 a month repayment will be offered.

While no decision has been made in this regard, the group is believed to be considering a number of similar projects.

In another development, Dorrestein says, work on the R360m Sandton Square development has been slowed down to accommodate Stocks staff working on The Palace hotel at the Lost City.

"When the present hotel project at Sun City is finished, we can transfer most of the workforce to that project," he says.

About 4 000 staff are employed on the construction of The Palace, and, except for some local Bophuthatswana labour that will not be moved to the Sandton development, all staff will be retained.

Stocks has an order book of R1.2bn and will be involved in the construction of a "mini town" for Lost City workers. The first paying guests would occupy The Palace on October 15 and the complex was scheduled to be opened on November 15.

The Sandton Square development is intended to fill the void between the civic centre and existing shopping centre and the 22 000m² site is to the north of fifth street.

Immediately to the east lies the Civic Centre and directly to the south and west lies Sandton City and the Sandton Sun Hotel. A total of 2 000m² penthouse office space, 24 000m² of general office space, 3 200m² of banking area and 15 000m² of high fashion and specialty retail space will be offered.

"At the end of construction, the Sandton Square development will amount to about R360m and will, in building terms, be as big as The Palace hotel project," Dorrestein says.

Bophuthatswana's first fully private hospital, Fornest Hospital at Thabane near Rustenburg, was officially opened last week. The 122-bed hospital was built at a cost of R15m by Stocks Construction (Bophuthatswana).

Finance was provided by the Sebalana Employee Benefits Organisation (Sebo) and it is managed by Clinrun. Fornest, in which 57 local doctors have a 60% shareholding, lease the premises from the pension fund. Sebo, Stocks and Clinrun hold the other 40%.
Competing with the rats for food

BLOEMFONTEIN — The withering drought is driving black peasants from the dusty brown veld into rapidly growing shanty towns around cities.

Here, people like Leah Mokgothu live, in every sense, on the fringes of society, virtual refugees in their own country, dependent on handouts.

Ms Mokgothu and many like her have been laid off by white farmers, themselves facing bankruptcy. They now scratch for a living in city rubbish dumps.

The Urban Foundation says by 1988 about 7 million South Africans were living in shacks; some 2 million of them around Johannesburg and Pretoria. Ms Mokgothu, “retrenched” earlier this year after 25 years’ labour on a Free State farm, spends her days competing with rats and dogs to scavenge food from Bloemfontein dumps. On a good day she earns R5 from selling plastic or glass to recycling firms.

Her family of eight depends heavily on Operation Hunger, which feeds some 2 million people.

“Some shack settlements outside Free State towns have doubled in size since December,” said Operation Hunger deputy director Mpho Mashinini. “All because of the drought.”

“We are anticipating that there will be major flows out of the homeland rural areas into the metropolitan areas,” a recent study by the Urban Foundation said. The foundation estimated more than a million people would move from the homelands to the cities in this decade.

Its figures show Durban nearly doubled its population from 1970 to 1980, making it one of the fastest growing cities in the world.

“The extent of Durban’s squatting problem is second only to Mexico City’s,” said Anthony Minnaar in a study of squatter settlements around the city. — Sapa-Reuters.
IDT projects have a positive spin-off

MORE JOBS

Instead of using machines on IDT projects, the residents now reap the rewards:

TREND-WATCHERS will have noted a dramatic change in recent months from a capital intensive to a labour-based approach to getting things made or built. Put in simple terms, machines are out, people are in.

What is more, the evidence is that, apart from creating desperately needed jobs, the move back to humans is having positive spin-offs.

I am pleased to record that this trend is becoming a fetish within IDT-sponsored projects.

First major signals about the potential for harnessing development programmes to the creation of jobs came from the construction of a substantial new primary school at Etwatwa, near Daveyton, on the East Rand.

Labourers were recruited from the community and trained on site. The school was built in 100 days. Of the total cost of R2.2-million, R800 000 went back into Etwatwa in wages.

Now examples are coming in aplenty from site-and-service development being paid for by the IDT across the country.

These initiatives are being captured in a regular IDT newsletter, which is sent to more than 100 developers so they can share the experience of others. Thus, the trend is likely to spread.

At Vosloorus in the Transvaal, there is a good case being made for labour-based construction methods. Machines are being used on the 1 325 site project only where absolutely necessary. A combination of soil and dolomitic rock requires bulldozers to turn the ground.

But manual labour is being used for site clearing, trench digging, laying of pre-cast manholes and in laying road surfaces with interlocking concrete blocks. The blocks are being used deliberately as an alternative to tar.

They are made by local labourers on site. The blocks cost more than tar but they require less maintenance.

A total of 170 local workers have been recruited.

On the East Rand, the Katlehong

"No fewer that 600 local labourers have been recruited. They prefer to work on a piecework basis"

Builders Association has been formed. It has 28 members and recently completed its first contract to build 500 toilets on a nearby Moleleki project funded by the IDT.

At Stutterheim, in the Border region, about 40 percent of the work on a 900 site project has been completed, using mainly labour intensive building methods.

The project has been divided into 29 areas of about 30 stands each. Initial contracts were divided between experienced contractors doing more skilled work, such as pipelaying, and less experienced contractors doing less skilled tasks, such as backfill.

Now all contractors do all tasks in a single contract.

At a 500 site project at Kokoz in the Western Transvaal, the only machinery used in construction consisted of water pumps, compressors for compacting roads, and transport for delivery materials.

No fewer than 600 local labourers have been recruited. They prefer to work on a piecework basis rather than for a fixed weekly wage. It allows them to work harder and thus increase their income.

Somewhat, this momentum must be maintained. More projects must be developed, so that this newly acquired expertise can be put to further use.

The IDT is doing all it can to secure more funds, in order to achieve just that.

Readers will note from the scorecard that the funds allocated to projects exceed the founding grant of R2-billion. This is where the interest earned on the grant starts to come in useful.

The IDT score so far

Projects supported to date: 331
Funds allocated: R2 080 520 000
Funds "in the ground": R6 111 000 000
NEWS ANALYSIS  IDT is creating jobs for many
All I Want is a Room Somewhere

WHEN the Kiel Town Council agreed last month to buy 940 million worth of prefabricated houses for Thibedale township, it shot a ray of hope through the alternative housing market. Somebody, at last, was cracking.

That "somebody" was Derby, a huge steel and engineering firm specialising in plants, structures and mining equipment. A small division also makes prefabricated houses out of part of its huge steel-rolling mill. A Zink House costs R3 000 to R10 000 and comes in many colours (most people ask for cream). You can put one up in a couple of hours and add to it as time goes on — more walls, interior cladding, a ceiling, a step.

Derby got into the alternative housing business when the council asked what it could do — when it was clear that urbanisation was proceeding at such a fast clip that few South African cities would be able to be surrounded by shack settlements. Architects, builders, engineers had all thought they had a brilliant idea for solving the "squatter problem" with low-cost houses. Most of them flushed on the horizon like sunlight, and disappeared.

"There are still a lot of companies in the starting blocks with housing products," says the head of the Asian Trust. "They're waiting for finance. Wherever there's a new pilot scheme they all trek there — and bomb out."

The informal housing market is dead, says a major builder offering a quality shell house. "There's no finance. Nobody can buy."

"We sell 500,000," says another. "We sell two here, three there. I don't know how long we can stay in this market."

It doesn't cost much to buy a simple, well-built prefabricated house if you've got a site serviced by the province, a private developer or a council. Most houses cost between R3 500 and R10 000, and there's a choice of materials — zinc, timber, high-density fibreboard, reinforced concrete.

At the bottom of the scale, it's little more than a shell, but it looks like a house, not a shack, and good ones can be improved and extended. There are plans with pitched roofs and verandas, interior plumbing, provision for electricity.

Typical low-cost houses are a simple core grounded by posts. Floors are not included, although one can pay one's own, nails, exterior and interior cladding and insulation can be added later, as finances improve.

Doors and windows are generally relatively low-cost, electrically and indoor plumbing, assuming the site has been surveyed with those in mind.

The scores of prefabricated affordable houses on the market look much better than informal shacks and are undoubtedly more comfortable. But despite the desire of manufacturers — they are incremental, if the buyer adds on what he can afford with what he can afford — they are not quite as incremental as a shack.

From squatter to resident... A Lakeview man replaces his shack with a more permanent structure.

The informal housing market is dead, says a major builder. Nobody can buy even a cheap house.

By BARBARA LUDMAN

When the South African Housing Trust asked for manufacturers to submit building plans for a pilot scheme in Klerksoop two months ago, more than 100 manufacturers responded. The attraction for approved houses, housebuilders could get finance from SAHIT's Krytheus home loans. For many manufacturers, this was their last chance to stay in the "kroondriis"/alternative" affordable "Kroondriis housing market."

The Kriel scheme is working because there's finance: the package includes the participation of the Pen and local employers. The scheme will take care of perhaps 4 000 families — a big beginning, anyway, on the 1.5-million families looking for a home.

The SAHIT's pilot project is even smaller: 500 stands developed with Independent Development Trust (IDT) money near Klerksoop. IDT sites are free; technically, the R7 500 subsidy goes to the informal settler via the developer who is paid to put in facilities for running water, water-borne sewage, streets and stormwater drainage.

SAHIT isn't popular among local NGOs. They'll tell you it's bureaucratic and insensitive. But its Kylebhendu Home Loan is one of the few agencies actually willing to lend money to shacks dwellers, and the pilot project works, it's almost certain to expand. It has just landed a huge loan from the IDT Finance Corporation (IDTC) to operate the informal housing sub-

Unit 10, for now, for the port, only. The Group Credit Company, an Independent Funding Corporation subsidiary also funded by the IDTC, has been operating in this market. The system is related to the stokvel concept: borrowers form groups and elect officers; each member of the group stands to lose; for the others; loans are R5 000 or less per person and must be routed for building or buying housing. The money is then repaid in instalments to encourage repay-

The project is so successful it's branching out, with a branch opened this year in Port Elizabeth and another in the way around the country.

The CDC deals in installment credit, not bonds, and the interest charged is what is allowed under the Unlaw Act: currently from 26 to 31 percent. It sounds high for a bond, but once every instalment credit is paid, but building societies won't get involved in this market, except under exceptional circumstances.

The CDC's rate of default is a low four percent. This doesn't surprise Michael Ockere, senior manager of the Housing Policy Unit at the Independent Foundation. "Empirical evidence in South Africa is scarce," he says, "but international research supports the conclusion that lending money to the poor is a good investment."

Building societies that went in for bonds on starter housing — above R1 500 — in the 1960s, are reluctant to increase their involvement. "Basically it's a question of risk. There's instability in the townships; often it's impossible to repossess a house. And even if you can, there's strong community pressure on someone who doesn't own a repossessable house. You come home to find a lynx on your next." But that's only part of the story. "It isn't as much the risk as the realization that there isn't as much return to be made in the low-income market. It costs the same to service a R10 000 loan as a R1 000 loan. In the low-income market, often you're not coming enough in interest rates to cover your costs."

There are schemes: loan guarantees for funds for houses costing more than R10 000, and employers who guarantee for groups of their employees, generally having the amount guaranteed on the amount of the employee's pension fund.

For the most part, these guarantees achieve beneficially only people who qualify for a bond anyway or work for a beneficent employer. "They address the needs of middle classes without a lot of pressure forward," says Shari's Pier Kesevan, a development planner. "But if you're a bowker you may be making R1 300 a month but you're self-employed, so it's no use."

"The IDT's capital subsidy programme (of servicing sites) is what's keeping housing going in the informal right now. It's the most efficient way to get people on the ladder a piece at a time and their "savers," says the EIT's Ockere.

"The IDT can only subsidize 100 000 sites through the county. That's not enough. The state must do more."

The need for the state to do it appear to be the view of the De Oper Council, at last month, on Housing, who reported on the country's housing problems was published in April — although the commission found access to serviced land linked to a mortgage, "it would be possible," says the report, "for the government to increase the annual capital amount appropriated from the budget for housing from the present R1.6 billion to R3.5 billion over the next ten years. This would provide third that to 4.7 percent of total state expenditure in 1992-93."

The report finds it important that a strategy to involve the private sector go hand-in-hand with such increase.

The commission recommends that although tax sources seem limited, land capital available to national and international markets should be explored, plus guarantees by public sources and "utilization of government assets, as well as consumer charges."

Are tax sources limited? The IDT estimates there are 1.2-million families who need shelter in urban areas, with 1.3-million more expected by the end of the century — in 1.5-

million families. At 100 and end of the scale are families who can afford nothing more than a serviced site and a rudimentary house: the incremental market, which is 58 percent of the total.

At R7 500 per site, the IDT figure, it would cost the state just over R1.0-

illion to accommodate them all.

Here's another incredible figure for the year the state has budgeted R4.3-

billion for its defence account, to finance unspecified and secret "special defence activities and purchases" — over and above the R5.4-billion military budget.

Direct the special defence account allocation to housing, and if 1 000 sites could be serviced every day, seven days a week, 365 days a year. In two and a half years, every homeless family could have a properly-serviced site.

Redesign or cut one of it, and watch the patchwork quilt on the edges of organised unemployed communities turn slowly into subverts.
For sale: houses of board, timber, and iron, zinc.

R500

need

more

carpet

E

IF
18-m in SA lack access to adequate sanitation

Half of South Africa's population does not have access to adequate sanitation, the Water Research Commission (WRC) revealed yesterday.

The commission found in its countrywide investigation into the provision of sanitation that in urban and rural areas, 18 million people had to make do without proper sanitation.

The WRC announced it was engaged in a comprehensive programme aimed at addressing the problem of inadequate sanitation.

The objectives included:
- To develop a strategy with a view to improving the situation and developing a set of guidelines for the provision of sanitation.

The investigating team has already established that it would cost about R11 billion to provide all urban dwellers in South Africa with waterborne sewerage by the year 2000.

The WRC will hold a series of workshops throughout the country next month which will offer interested groups an opportunity to analyse the information produced to date.

For further information contact David van Rooyen at (011) 604-2833 or H Chapman at (012) 390-6840 — Sapa.
Big lenders join forces with blacks on housing

By KEVIN DAVIE

the affordability problem needs to be bridged," says Mr Shill.

But most participants stress that they do not see the establishment of the NHP as a panacea. Housing policy has been so skewed by apartheid that even though the NHP will combine considerable financial and political muscle, it is unlikely to produce immediate solutions.

The DBSA's Johan Kruger says one problem is the disparity of services. Service provision in Langlaagte costs R172 a month, but in nearby Soweto a homeowner is expected to pay R33 for less service.

Mr Kruger says: "There is no short-term optimism, but the forum should create an enabling environment which will produce long-term solutions." Mr Creighton says the SA development process has been distorted by past ideology. This has caused structural problems.

The work of the NHP should in time find teeth in legislation. But the process will facilitate the freeing of housing finance.

"Regrettably, it will be a slow process. There are major imbalances to correct."

Fruitful

Mr Shill says no yardsticks or form of prescription have arisen in the LOA's discussions with extra-parliamentary groups. Prescription is a desperate measure.

"The market mechanism provides the best solution." Sanco has called for a boycott on payment of mortgage bonds. The ANC's William Cobbet says the real issue is how to get finance into the townships.

"Boycotts are not an appropriate way of doing this." Funds should ideally be offered voluntarily, but the percentage allocated should be investigated.

Sanco president Moses Mayekiso says "fruitful" discussions were held on Thursday and Friday with the Government, MLA and Council of SA Bankers.

He says Sanco is not a mischievous group, but is concerned about high interest rates, the fact that poor blacks have access to mortgage finance and that violence has caused some people to flee their homes.

Sanco, which meets this weekend to discuss the bond boycott, is committed to helping to solve housing problems.
Housing forum to be launched soon

A NATIONAL housing forum will be launched in Johannesburg at the end of this month following months of preparations.

Financial institutions, political organisations, trade unions and development agencies will be among 17 organisations who will attempt to find solutions to the present housing crisis and make recommendations to government.

Government withdrew from initial discussions on the housing forum in January, saying socio-economic matters should be discussed at Cosdea.

The ANC, the PAC, Inkatha, civic groups, Cosatu, Nactu, the Life Offices Association, the Mortgage Lenders' Association, the IDT and the Development Bank are among the bodies who are represented on the forum.

A source close to a working committee entrusted with working out the forum's details said at the weekend that everything was in place and the forum would be launched at a news conference at the end of the month.

A civic leader, who asked for his name to be withheld, said government should reconsider its participation in the forum now that Cosdea had collapsed.

Pilots claim Transnet breached agreement

THE SAA Pilots' Association (SAAPA) has instituted legal action against Transnet which, it claims, breached a conditions of service agreement by promoting five pilots to the rank of Boeing 737 captain over the heads of more senior candidates.

In papers filed in the Rand Supreme Court, the pilots' organisation claims numerous other pilots employed by the airline with greater seniority should have been considered before the five senior first officers who were promoted.

The association is seeking an order declaring the promotions unlawful and in breach of the regulation agreement between Transnet and the SAAPA which governs pilots' conditions of employment.

The association also wants an order directing Transnet to reverse the five appointments and pay the compensation allowed provided in the agreement to those pilots who qualified for it.

Transnet has given notice that it intends opposing the application.

According to court documents filed by the association, Transnet (SATS at the time) signed the Regulation Agreement in April 1989. In December 1991, Transnet notified the association of its intention to cancel the agreement. However, the terms and conditions of the agreement were to stand until it was replaced by two separate agreements.

Association president Clair Herbert Victor Fichard said the agreement was still in force as this had not yet been done.

The airline's four ranks of pilots are first officer, senior first officer, captain and senior captain in order of seniority.

Transnet invited its captains and senior first officers to apply for the vacancies in the Boeing 737 fleet in December 1990.

Fichard said five senior first officers were appointed over the heads of other more senior candidates who had applied.

In addition, senior candidates whose applications were unsuccessful had not been given the allowance provided for in the Regulation Agreement for having been bypassed for promotion.

Fichard said the association's attorneys wrote to Transnet asking it to cancel the appointments or to pay the allowances.

However, Transnet denied breaching the agreement and refused to cancel the appointments or pay the allowances.

Two men die while held at police stations

PRETORIA — A 25-year-old man died in police detention at Witbank Police Station yesterday, an SAP statement said.

Maj Schalk Pienaar said police were investigating the circumstances surrounding the death of the man, whose name and address were unknown and who had been accused of stock theft and housebreaking.

Earlier, at Blinkpunt, near Middelburg in the Transvaal, said a man had hanged himself from his cell window.

SAP Eastern Transvaal liaison officer Maj Schalk Pienaar said Joseph Mphetseng, 38, had been arrested on Friday on charges of rape and theft. — Saspa
Call for a housing tribunal

Conflicts could be resolved informally by legal minds.

POTENTIAL conflicts between the aspirations of the landless and the interests of property owners could be resolved by the creation of a Land and Housing Tribunal.

The call for the formation of a tribunal was made by an executive member of the Legal Resource Centre, Mr Geoff Budlender, when he addressed a seminar whose theme was "Housing on the Fringe" held at Broederstroom this week.

He said the alternatives were a formal legal process or the extra-legal route of land occupation by landless families.

He added: "From the point of view of the landless and homeless, the land occupation model is the only functioning land claims process in South Africa today. Surely we want something better for our country."

Delegates at the two-day conference recommended that the formation of a tribunal be discussed at the launch of the National Housing Forum in Johannesburg on August 31.

The ANC, PAC, Azapo, Inkatha and 17 other organisations will attend the launch which is believed will try to ease the housing shortage in the country.

Budlender said the advantage of the tribunal system was that people with legal and technical training and people with political accountability could be enlisted.

Informal procedures could be used "within statutory determined policy guidelines," while safeguards could be built in to protect against arbitrariness and corruption.

Also addressing the conference was the ANC's Mr Thozamile Bothi, who said the liberation movement aimed at providing homes for everybody.

He said it was essential that land be made available to the landless so that they could provide homes. The private sector, the community and financial institutions have a role to play in this regard.

The mushrooming of squatters on the periphery of the cities must be eradicated.
Codesa on housing

Weekly Mail Reporter

AN extraordinary array of political parties, business and labour organisations will join development agencies to launch the long-awaited National Housing Forum next week.

The African National Congress, Inkatha Freedom Party, Pan Africanist Congress and Azapo are among the signatories to the Forum’s founding agreement. So is the South African National Civics Organisation — which has been threatening bond boycotts — and the Association of Mortgage Lenders, the Congress of South African Trade Unions and the employer organisation Saccoma. The National Association of Trade Unions is expected to join within weeks.

The forum was started a year ago as a task force looking at hostels, but has turned into a wide-ranging grouping planning initiatives to tackle all the problems that constitute the country’s housing crisis. Its brief will range across state intervention and private sector involvement in the delivery of housing for an estimated seven-million homeless. It will take in the provision of finance and participation of the community in decisions affecting them.

Major development agencies are involved — the Urban Foundation, Kagiso Trust and the Independent Development Trust and Development Bank of South Africa — as well as organisations representing the construction industry.

Although the government was initially involved in the process to set up the forum, it pulled out earlier this year on the grounds that decisions on housing were not the province of an extra-parliamentary grouping which was, additionally, outside Codesa.

The forum will negotiate long-term policy but its emphasis will be on short-term initiatives.
Oil fund pays for new police stations

A PLAN to use some of the proceeds of government sales of strategic oil reserves to build 52 satellite police stations and 230 police contact points gets under way this week.

Economic Co-ordination Department spokesman Ernst van Eck said yesterday R63,4m of the R1,06bn strategic oil funds scheme had been allocated to security services in an attempt to halt the violence.

Contractors will submit their tenders for projects this week and construction will be completed by March 30.

The oil funds scheme, aimed at social and economic relief projects, was announced a year ago. The projects include building thousands of classrooms, housing sites, and clinics and community centres in “informal areas” in SA and the homelands.

Several educational and community projects are already under way.

The process of planning projects and consulting communities about facilities needed was almost completed and Van Eck said he expected the scheme to surges ahead. Unrest had delayed some projects.

Plans for the conversion or upgrading of hostels, for which R31m had been allocated, had stalled because of conflicting views on how the problem should be approached.

Van Eck said the scheme was aimed at providing development projects with an emphasis on creating employment, social stability and a climate of investment.

Government guidelines for selecting projects focused on creating jobs and stimulating economic growth.

The fund would involve about 501 projects providing jobs for 59 000 people for an average period of 15 months. A sum of R26m had been allocated for a Manpower Department employment project.
Forum pledge to beat housing crisis

THE national housing forum, launched in Johannesburg yesterday, would map out a "convincing" plan to address the housing crisis, chairman Eric Molobi said.

Molobi said the multiparty forum would develop and agree on a national plan of action for housing in the short term, which could be implemented even before a political settlement; and participate in the development of broad policy, strategic objectives and short-, medium- and long-term plans for the housing sector.

He said there would be no need to put pressure on government to implement the forum's plan as its workability would, in itself, be "persuasive argument".

A recent Development Bank of SA study estimated that at least 275,000 houses would have to be built every year for the next decade to meet the country's needs.

The seeds of the forum were sown at a meeting with government in August last year to discuss the hostel issue.

"We concluded that the hostel issue could not be solved in isolation from the broader housing and development requirements of the community," Molobi said.

Government withdrew from the forum in January, saying the housing issue was a matter for Cosesa. However, it indicated it would maintain bilateral discussions.

The launch was delayed by differences among forum members. These had now been resolved, Molobi said.

The forum consists of 16 organisations, including the ANC, Inkatha, Azapo, the PAC, Sacola, development agencies, financial institutions and civic organisations. It has six working committees, which in the next few months will discuss land and services, end-user finance and integration of cities and hostels.

The committees would work with "trainees from disadvantaged communities" and submit their findings to the forum for assessment. The plenary session would finalise a national housing strategy.

The Independent Development Trust has agreed to underwrite the funding of the forum's operations for the first budget period of 12 months, by making up the shortfall after contributions by member organisations and other sources.

Forum spokesman Khehla Shubane said the SA National Civics Organisation's threat of a bond boycott would receive the forum's urgent attention.

*Picture: Page 3
Crash programme on housing

By Michael Chester

The new National Housing Forum was formally launched in Johannesburg yesterday at a conference that set aim on a crash programme to produce radical guidelines to solutions to the crisis of millions of homeless black families.

Kagiso Trust general secretary Eric Molobi, who was elected first chairman, fixed a 16-week deadline for the preparation of fresh guidelines on how to tackle short-term interim measures while longer term strategies were ironed out.

Threats of bond boycotts, he said, were obviously among the issues that had to be resolved by negotiation as priorities were laid out.

First assessments showed that new initiatives were needed to boost the supply of low-cost homes to at least 250,000 a year in the next decade.

The creation of the NHF, he said, marked a significant landmark in moves to persuade all the main players to call a truce to start joint efforts to seek ways to accelerate the supply of affordable homes.

Months of talks had finally succeeded in forging co-operation from such diverse players as the ANC and the Inkatha Freedom Party to the Association of Mortgage Lenders and the Life Offices Association.

Specific aspects to be tackled in the first phase were issues of land and services, end-user finance, housing options, institutional structures, hostels and integration of the cities.

Experts from all fields would be sharing their skills in new affirmative action programmes.

"We cannot expect instant solutions," said Mr Molobi. "But we are determined to erect at least new signposts to interim and longer term goals."

The NHF elected Ismaeel Mkhabela, director of the Interfaith Community Development Association, as vice chairman; with Urban Foundation executive director Matthew Nell and Wits University Centre for Policy Studies research officer Khetha Shubanest to head a coordinating committee.
ANDREW Lukhele, president of the National Stokvel Association of South Africa (Nasssa), is disappointed about the Government’s and formal business’ role in alleviating the severe housing crisis in black communities.

As a result he has embarked on a mission for stokvels to play a leading role in easing this plight.

He has in the pipeline exciting projects for the development of solutions to the housing problems in South Africa. He offers a sensitive argument from the black community: “Financial institutions such as banks and building societies, which are mostly run by whites, have been sitting with millions of rand’s invested by black people in the form of pension funds, savings, including stokvel accounts. ‘Yet they haven’t made efforts to extend credit to black people to enable them to be property owners. And Nasssa is going to correct this situation.’

Millions

He says because of the collateral requirement of financial institutions, this had the effect of excluding millions of blacks from the formal financial system. It also means that savings by blacks are largely used as loans to relatively affluent whites.

‘Very little, if any, of this money is ploughed back into the community which provides it and needs its most.

Thus the institutions offer little incentive for saving because there’s little or no connection between individuals’ saving effort and their ability to improve their housing conditions. ‘We have come up with a partial answer to the housing problem. Taking a lead from the highly successful Resident Management Committees (RMCs) in the United States, whose task it is to transform public housing into decent and affordable homes for the poor, Nasssa has, in conjunction with Transporters Brokers Services, launched a number of building material depots in Soweto and the East Rand to provide cheap materials to residents. ‘We have entered into an agreement with building material manufacturers and expect this venture to be a substantial money-spinner and so contribute to the funding of other ventures.’

Mr Lukhele believes the housing crisis could be alleviated by innovative approaches to financing housing projects. And he has a big spectacular project on the cards to support his assertion. The stokvel association is planning to divert a sizeable portion of stokvel money from commercial banks and building societies to unit trust certificates that can be used as collateral for home loans from such institutions.

This is not only to meet the security requirement, but to beat inflation that has been steadily eroding stokvel monies over past years.

Unit trusts are preferred because their returns have consistently outstripped inflation.

‘Because poor people have no conventional collateral an adequate substitute would be a personal credit history offered with a stokvel’s guarantee. ‘A key feature of this unit trust concept is that the financial risk will be moved away from the bank and assumed by the stokvel. ‘The bank will be lending money to the stokvel rather than individuals. Stokvel members will, in turn, ensure long term repayment. Loans have long been a talking point between black and white businessmen, with the latter claiming it is a proven method of reducing the risk of non-payment and the former saying it excludes many people who have been denied the chance to accumulate resources to fully participate in the formal economy. ‘

Praise

MR Stokvel! ... Andrew Lukhele, founder member and president of the National Stokvels Association of SA.

repayments by means of peer pressure,” he says.

And this idea is already getting support from financial institutions.

First National Bank general manager Jimmy McKenzie is quoted as saying the plan was excellent and his bank supported it. The bank would certainly consider accepting unit trust certificates as collateral for home loans.

‘Should the scheme get off the ground, it would make low-income earners “bankable” by enabling them to acquire assets and build up a track record of payment.’

Johan Kruger, GM at the Development Bank of South Africa, said any move to divert funding into black housing was to be welcomed from a development perspective and represented a praiseworthy use of the stokvels’ financial clout.

He added: “The initiative will create an interface between sophisticated financial institutions and the less sophisticated community in a way that is financially acceptable.”

This new scheme, says Mr Lukhele, will be co-ordinated by stokvels, which will disburse funds to groups and then ensure they meet their repayments. A borrower’s ability to pay, rather than collateral, will be taken into account.

Even the unemployed may be granted loans provided the total household income is sufficient to meet repayments.

A number of investment companies in the US and Europe have signalled they would invest in the unit trust which yielded good returns and benefited the people on the ground, says Mr Lukhele.

This will enhance the investment capability of the unit trust.

Mr Lukhele praises Professor Mohammed Yuvus, of Bangladesh’s Gramene Bank, who criticised the notion that credit should be the exclusive privilege of the rich because they can provide conventional collateral. The professor said: “If collateral can provide the basis for the banking system, then society should mark out the banks as harmful engines for creating economic, social and political inequality by making rich richer and the poor poorer.”
SA squatters 'will need 400 000 homes'

THERE would be a need for 400 000 homes to accommodate squatters by the year 2000, but there was only infrastructure to provide 80 000 of these, Transvaal Provincial Administration (TPA) chief housing planner Paul Waanders said yesterday.

Speaking to MPs, MECs and journalists on a tour of informal settlements on the Witwatersrand, he said although most of the growth would take place in the Witwatersrand area, not much land was available for the setting up of informal settlements there.

The TPA had access to far more land on the East Rand than projected population growth in that area indicated a need for. This would be developed and people moved in there. There was a lot of open ground on the Reef, but much of it was on deposits of dolomite, which could be mined at some stage and was also prone to sinkholes.

Germiston NP MP Derek Christopher said more should be done to control population growth, as the Chinese had done by restricting families to one child or offering tax incentives to childless women.

Waanders said that even with curbs on population growth, urbanisation by the turn of the century would be completely unmanageable.

The group was taken to the Ivory Park informal settlement area near Midrand to see what could be done by providing families with a 300sq/m site with a toilet and access to water. Ivory Park houses between 100 000 and 150 000 people in the 100ha development.

The area, established in July 1991, is a model of order with shacks of various sizes made from a variety of materials, including plywood, corrugated iron, and bricks and mortar.

Electrification is through a mains board with trip switches. This is connected to a meter which reads prepaid computerised cards. Residents buy these cards from Escom. Electricity is available as long as there is credit on the card.

Most of the developments, although quite far from major centres, are close to public transport and taxi ranks are given priority. — Sapa.
Private sector ‘hasn’t met housing needs’

By Shirley Woodgate

The private sector had failed miserably to meet South Africa’s housing needs, Transvaal MEC John Mavuso said on Tuesday after an “urbanisation” tour of the central PWV area.

Accusing the private lending institutions of making only a minimal contribution to low-cost housing, he said the problem could be solved only by large-scale injection of funds into the poverty-stricken group earning less than R600 a month.

“The institutions refuse to lend money to black people in the lowest income sector, yet latest statistics show some 70 percent of blacks earn less than R1 000.

“Clearly if the present situation continues, these people have no hope of ever owning their own homes,” he said.

Calling on the lending institutions to lower their qualifications to include the provision of many smaller loans, he claimed their standards were based on European norms which had nothing to do with the needs of the poor.

Mr Mavuso said the Transvaal Provincial Administration had been wrongly accused of dragging its heels in addressing the housing issue, while everyone else sat back and talked big or criticised without delivering the goods.

In the past three years nearly 70 000 serviced stands had been made available at Ivory Park in Midrand, Doornkop north-west of Soweto, Orange Farm near Vereeniging, Zonkizwe on the East Rand and Poortjie near Emmerdale where the development potential was likely to lead to another 40 000 stands being provided in the near future.

Earlier, addressing the problem of settling the poor in built-up areas nearer to their places of work, Transvaal Administrator Danie Home said the time had come when higher-density accommodation for the poorest sector would have to be investigated.
POLITICAL violence and instability have failed to put the lid on multibillion-rand projects that are providing jobs, housing, education and social services to the desperately poor in South Africa.

Tens of thousands of impoverished people are daily regaining self-confidence and reaping the benefits of extensive consultation between development organisations such as the Independent Development Trust (IDT) and the Urban Foundation on the one hand, and political organisations from the extreme Left to the far Right on the other.

Of the R2 billion earmarked by the Government two years ago for development through the IDT, R1.9 billion has been allocated to 340 projects, with R700 million of this already in the ground all over the country. Currently the IDT spends an average of R4.5 million a week.

In the western Cape, the Urban Foundation will spend R3 million during the next 12 months on support services for an estimated 1 million squatters. The foundation will teach building skills and methods, negotiate affordable materials for shack-builders and encourage companies to award subcontracts to unemployed communities.

On a bigger scale the IDT — and partners including the Urban Foundation, Kagiso Trust, Joint Education Trust and the Development Bank of Southern Africa — will be turning sods in South Africa and the homelands to provide beacons of hope such as schools, serviced sites and clinics.

Writing in the IDT's recent second annual report, communications director Jolyon Nuttall says the founding of the IDT from a surplus of taxpayers' money in the 1990 budget was "clearly part of a series of bold initiatives to do things differently" after more than 40 years of apartheid.

IDT chairman Jan Steyn puts it like this: "It's much more difficult for violence to take hold where development has played a role in bringing people together. No time is more opportune than now for a massive increase in development."

But where the Government and the private sector have made a commitment to eliminate socio-economic backlashes, development agencies are confronted by suspicions about the role of corporate and civil do-gooders. Nuttall says that only a few years ago the word "development" was hardly mentioned in socio-economic or political vocabularies.

"Indeed, it had negative connotations arising from the imposition of apartheid as separate development. Now it is regarded as a driving force in undermining political transition in this country."

Sharon Follentine, the Urban Foundation's assistant regional director in the western Cape, says: "Development is anything that promotes justice, equity and changes of attitudes. You cannot eliminate poverty unless there's also commitment to social justice."

Breaking the tensions

Gavin Wyngaard, manager of the Urban Foundation's informal settlement support programme, says: "An example of how we should try to defuse conflict is the Masipatlane Project, where we have brought about a relationship between the heads of community organisations and representatives of the private sector."

Nuttall quotes the IDT's projects at Soweto-on-Sea, in Port Elizabeth, as another example of development breaking through political tensions. There the IDT is providing 10,000 families with freehold title to serviced sites.

Reporting on the project, Georgina Hamilton says that although there is a strong African National Congress presence in the PE resettlement, other political parties or groups are not excluded.

At Langa, near Uitenhage, Unfound Housing is developing a site-and-service scheme in a place where 21 people were killed in 1985 when police fired on a funeral crowd. A year later, local authorities forcibly relocated the Langa shack community despite pleas for upgrading.

Today, the ANC, Pan Africanist Congress, Azanian People's Organisation, the SA Communist Party, the Uitenhage municipality and development organisations are jointly involved in establishing a motivated, self-contained community.

"There are countless other examples," says Nuttall. "If you give people hope, you diminish the potential for violence. In a time when there has been so much violence, there has also been amazing development news — which unfortunately spreads more slowly than bad news."
R102m to house 112,000 needy

By TERRY BETTY

THE Independent Development Trust (IDT) spent R102-
million on providing shelter for 112,000 people in the first
12 months of its capital subsidy scheme.

The scheme aims to give 108,000 families freehold title
of a plot of land, worth R7,500, with running water,
water-borne sewerage and access roads.

IDT communications director Jolyn Nuttall says
R600-million has been allocated to 104 projects. Six
have been completed and 60 are under construction.

"The money has started flowing out as the project
gains momentum," says Mr Nuttall.

The IDT is paying more
than R5-million a week to de-
velopers on transfer of own-
ership of the land to the fam-
ilies.

"Most of the projects are
due to be completed next
year — only three years after
the idea's conception."

The plan is expected to
provide housing for 700,000
people — about seven occupy
each piece of land.

"This is only 10% of the
homeless population, so the
IDT hopes to get a regular
annual allocation in the
national budget."

The properties vary in size
from 50m² to 600m², depend-
ing on the terrain. The aver-
age size is 300m².

Bundu

Mr Nuttall says the develop-
ments are not in the hubs,
but on the outskirts of cities.

About 65% are new sites and
35% involve upgrading.

Developers have to own
the land they develop and
there must be community
participation. This is why Mr
Nuttall believes the project
has succeeded in achieving
its aims so rapidly.

To qualify for a site, the
family breadwinner has to be
over 21 years of age, earn
less than R1,000 a month and
have dependants.

Mr Nuttall says: "The com-

munity structures allocate
the sites according to need.
The decision is based on the
size of the families, their
combined earning standards and
how long they have been in the
area."

In some areas names were
pulled out of a hat because
the people were equally
needy.

The long-term goal is to
have integrated neighbour-
hoods where people upgrade
their shacks and plant vege-
table gardens, grass and
World Bank backs Eskom-ANC plan

THE World Bank has thrown its weight behind the Eskom-ANC initiative to electrify low-income households.

A position paper by the bank estimates that a three-to-five-year programme to electrify 2-million houses could result in 150 000 to 750 000 new jobs.

The paper follows the visit of a bank household energy fact-finding mission this year.

The mission says 24-million of SA's 7-million households have electricity.

"The proportion of electrified households is rising, but so is the number without electricity."

The bank supports the national electrification forum and would help if asked.

Pilot

The World Bank's Alan Morris says electrification is an area where the consensus-building process is farthest down the road. Successful development will need agreement on the issues plus an institutional framework.

Other bank projects in SA include a training programme for potential public servants.

A pilot study has been completed at the University of Cape Town and more are to follow countrywide.

Four universities — UCT, Stellenbosch, Western Cape and Wits — are establishing the first quantitative profile of poverty in SA. The three universities and others will undertake a national household survey which can be updated periodically to track poverty and its alleviation.

Mr Morris says the project, which has financial backing from Norway (the Netherlands and Denmark are also "seriously interested"), will cost about $1-million and is "ready to go."

The bank has also offered its expertise in the amalgamation of local authorities. It will study SA's urban areas, describe scenarios and their cost-benefits.

The bank is constructing several macro-economic scenarios facing SA.

Mr Morris says that the bank can offer its experience in many other countries which have faced similar problems to those now being dealt with in SA. The bank intends developing tool-kits for these problems.

The bank has increased its internal budget for SA's programme.

A year ago this budget was minimal, the bank's SA activities being funded to some extent by countries such as Sweden, the UK, Norway, Denmark and the Swiss and by aid agencies like the UNDP.

Now the bank's SA effort is significant compared with other African countries, although still not on the scale of Latin America, says Mr Morris.

The bank intends opening an office in SA when "internal and external consensus has been reached."

The bank's annual report makes brief mention of SA, saying: "Growth performance has deteriorated over the past 15 years and real per capita incomes have fallen by about 1.6% a year over the past decade."

"The challenge facing a new government will be to revive economic growth while facilitating a more equal income distribution and access to publicly provided services."
Call for basic services boost

By David Canning

WASHINGTON — Ambitious plans to overcome backlogs in the supply of basic services in South Africa — such as electricity, water supply, water-borne sewerage and tarred access roads — are highlighted in World Bank position papers made available in Washington.

A bank report on electrification, which supports efforts to redress these power backlogs, says up to $3 million low-income homes could be provided with electricity in three to five years, creating hundreds of thousands of jobs and providing an economic kick-start.

The report backs Eskom's "Electricity for all" programme and the Household Electrification Forum flowing from an ANC-sponsored conference held earlier this year — and offers to support the initiative.

In a separate report, World Bank researchers summarise the findings of two urban missions to SA and outline a work agenda aimed at designing an overall urban strategy.

Their paper on the urban sector finds that virtually all white urban dwellers live in formal housing and have in-house water supply, water-borne sewerage, electricity, tarred roads and adequate drainage.

They found the annual per capita expenditure on residential infrastructure for whites was R1,867 — higher than that of Stockholm (R633), Munich (R750) and Hong Kong (R750).

The contrast with South African black areas was striking. More than half the black population residing in SA's largest urban areas is informally housed. Access to services by these households is of low quality or non-existent.

The report cites important economic distortions caused by the physical separation of black and white cities — and the fact that high-density, low-income areas are located at the urban fringe.

Much higher than normal transport costs are incurred by black households on commuting, and average trip lengths for urban commuters has grown from 24 km 10 years ago to 37 km today.

Housing investment in SA is much lower than in comparable countries, owing to a number of factors such as the extreme spatial separation, insecure tenure, lack of mobility and shortage of mortgage finance.

In their electrification paper, World Bank researchers say a major household electrification programme is both financially and technically feasible.

Eskom is capable of bringing electricity to 700 000 homes in a three to five-year period and several municipalities have positive schemes, they say. The most ambitious is in Durban where the city council has announced plans to electrify 100 000 homes over the next five years.
Plea to ease crisis in housing

By Stan Hophe

Financial institutions, the private sector, the Government and developers should address the housing backlog to help achieve peace, stability, and growth in South Africa, Alexandra Interim Crisis Committee spokesman Mike Beean said yesterday.

Mr Beean was speaking at the Alex Times housing convention at the local resource centre attended by political, social, economic and women's groupings.

The theme of the convention was "The economics and politics of housing in Alexandra?"

As part of the solution, Mr Beean said, unused land and all available space should be utilised for housing. Rents and purchase prices should also be low enough to make houses affordable to all.

He called for the demolition of hostels, shacks and slums.

Every citizen should have access to security of tenure and property ownership, he said.

Eskom's Sam Mosikili, speaking on electrification of low-income housing, said electrification would not make economic miracles happen but, without it, there would be no growth.
Quality homes at an affordable price

New technology brings housing within reach:

By Joshua Raboroko

HIGH quality homes can now be quickly constructed for only R39 000.

This is as a result of the development of modern materials and building methods which bring quality homes within the reach of many South Africans.

Chief executive of CA Brand Construction group Mr Alan Young said: "The rationale behind the development and ongoing application of modern technology was based on the premise that the true test in differentiating between a home and a shelter was the asset value of each, if any, after 10 years."

With this as their frame of reference, the company, together with architects, engineers and home builders from around the world, have developed this cost-effective and maintenance free approach to housing.

He added: "We can build an 84 square metre apartment of three bedrooms, two bathrooms, lounge, dining room and kitchen for only R69 000. A similar home of two bedrooms with high quality finishes, ready to move into, costs only R39 000.

"This translates into real savings and makes owning a home a reality for many families who only dreamt of this basic right."

Speed of erection and reduced labour costs combined with this modern technology had served to bring about these substantial savings.

The houses have the outward appearance of face brick and are constructed on walls made of polymer concrete, one of the strongest known materials.

Young said the new building system, which offered unlimited possibilities for large scale housing schemes and individual homes for upper, middle and low income groups, enjoyed the approval of major municipalities, while banks and building societies were ready to provide bonds."
Urbanisation trends may be changing – study

By Anita Allen
Science Writer

The commonly held perception of urbanisation, where people come into the city and stay in one place, may not be correct, according to Professor Noel Cameron of Wits University’s department of anatomy and human biology.

Professor Cameron heads up Birth to Ten, a study which is looking at factors in urbanisation that affect child health and growth. It is following the history from birth to the age 10 of a sample of children in Soweto and Johannesburg.

Having just completed the second year of the study, one of the main trends that has emerged is a high mobility among black urban families.

Of a total of 451 babies born in Soweto and Johannesburg between April 23 and June 8 1990, the study was able to sign on 350, or 69 percent, at birth. After one year, 2,500 children remained with the study.

Of those lost, 6 percent left the study, but 31 percent of the original families had moved out of Soweto or Johannesburg.

“In these rapidly developing urban environments, people are shifting all the time,” said Professor Cameron.

He noted that this had important implications for government and town planners and for the type of community services provided in these areas.

Birth to Ten is a joint study between Wits Medical School, Unisa, Johannesburg and Soweto City Health, and the Medical Research Council.

According to Central Statistical Services, 6.5 million blacks, or 40 percent of all SA blacks, lived in urban areas in 1985. This was expected to double by 2000, representing an influx of some 20 million people.
Apartheid blamed for squatting woes

Political Correspondent

APARTHEID laws were largely to blame for the intensity of South Africa's squatting problem because they distorted the natural process of urbanisation, said Minister of Planning and Provincial Affairs Mr Leon Wessels.

Responding to concerns of delegates on the spread of squatting, Mr Wessels said the government was committed to doing all it could to ensure urbanisation took place in an "orderly" way.

However, there was no simple answer.

Apartheid was largely to blame for this.

He said: "Urbanisation is an international tendency. People stream to the cities in the expectation of finding a better kind of life. This is the case in Mexico City, Maputo, Sao Paolo, Cape Town... all over.

"In South Africa it is more intense and the issue is more emotional because, for years, the National Party kept laws on the statute books which denied normal urbanisation."

He said the government recognised that the established interests of property owners were coming under pressure and being undermined by squatting. It was anxious to avoid squatting becoming a new form of property acquisition.

He added: "We dare not close our eyes and ears to the pleas of the homeless.

"We must negotiate and proceed carefully if we wish to meet the aspirations of people who are homeless and jobless and, in meeting them, not undermine the interests of the better-off."

A delegate from the Cape Peninsula claimed the government's political opponents were "filling" the squatter camps as part of a strategy to take over future local government structures.

Without responding directly to the claim, Mr Wessels pointed out that Development Bank figures showed the overall population of the Peninsula was expected to rise from the present 2.5 million to 4.7 million in 2010.

It was not feasible to suggest that certain people did not belong in certain areas.

"What we cannot ever allow in South Africa is a situation where there are people who are stateless. We are all South Africans, and, in that sense, we must look at this situation in a new way."
NP take blame for squatting

By ANTHONY JOHNSON
Political Correspondent

EAST LONDON. — South Africa was experiencing an unprecedented squatting crisis because congresses of the ruling National Party had supported influx control measures. National Housing Minister Mr Leon Wessels said Mr Wessels was responding yesterday to a series of angry complaints from NP Cape congress delegates who charged that the invasion of squatters into city areas was increasing crime and threatening the vested rights of property owners.

The reason was that National Party congresses had "year after year" insisted on legislation which did not allow for the natural pressures of urbanisation. It was only in the mid-1980s that the NP had been prepared to recognise all South Africans as citizens and forced removal was ended as official policy.

"Therefore urbanisation in South Africa is much more intense and more aggressive than other countries," he said.

A President's Council report on squatting which would update the 1980 White Paper on urbanisation was expected this year.
Eskom in deal with Fabcos to boost affordable housing

IN A first marriage between Eskom and the informal sector, the utility yesterday entered into a joint venture with business organisation Fabcos which should see about 16 000 affordable houses electrified in the next two years.

Eskom commercial manager Dennis Cook told the launch of the venture at Eskom head office that the utility would supply the necessary resources while Fabcos would provide contractors from the informal sector.

A cheque for R600 000 was handed to Fabcos as sponsorship for the pilot run of the venture.

Fabcos affiliate Fabfin, which was involved in the development of affordable housing, was already putting the scheme into operation in Bela-Bela township in Warmbaths and Tshepiso township in the Vaal, the parties said in a joint statement.

"The scope of this venture will also include the marketing of affordable electrical appliances and the erection of electric poles to be developed by the African Builders' Association (Abah), another Fabcos affiliate," the statement said.

Fabcos CEO and Future Bank chairman Jabu Mabuza said the relationship between Fabcos and Eskom was long overdue.

"This historic occasion just shows how developed and developing business can jointly work together at developing the quality of life of our people, and at the same time empowering people at the bottom rung of the economic ladder," he said.

Future plans of the joint venture would cover areas such as sub-contracting for black plumbers and electricians in the fitting of geysers in affordable houses, and other services, the parties said.

PEANUTS
By Charles Schulz

WHEN I HEAR THOSE COOKS HOWLING AT NIGHT, IT TOTALLY DEPRESSES ME.

I START TO FEEL LONELY... THEN I GET SCARED...

I THOUGHT HOLDING ON TO THAT BLANKET WOULD MAKE YOU SECURE.

I THINK THE WARRANTY HAS RUN OUT.
NEWS IN BRIEF

Land judgment today

A far-reaching judgment on the right to land acquired by the state in terms of the Group Areas Act will be handed down in the Cape Town Supreme Court today.

A court application was brought by the Hendricks family of Rondevlei challenging the state's right to sell land acquired through the Group Areas Act. The family hopes to get the land back.

"Despite the fact that they still live on the land and that the Group Areas Act has been repealed, they discovered that the land had been resold without their knowledge. The court will decide whether or not this sale should go ahead," the Surplus Peoples Project said.
Town Supreme Court decision to permit 14-year-old rape victim to have a legal abortion in Wednesday's pill issue. A Groote Schuur Hospital spokes person said the operation date was confidential.

SQUATTER communities have asked the Department of the Interior to be represented in all levels of negotiations. Speaking at the annual general meeting of the Western Cape United Squatter Association in Crossroads on Monday, Mr. Enock Madywa, the association's chairman, said: 'We want to be treated with respect.'

Fight to be heard Wednesday on an amendment to the alienation act - Sapa (306) 26/10/74
Land owners urged to unite for future

PRETORIA — Deputy Land Affairs Minister Johan Scheepers urged land owners this week to oppose any effort by a future government to subdivide or nationalise their land.

Scheepers said in Port Elizabeth a clear policy on land, not to be confused with the White Paper on land reform, was being developed.

Owners should form a pressure group to ensure the maintenance of their title rights and the protection of property rights, he said.

The group would also have to watch developments in land speculation and exorbitant land prices.

“What is important, too, is that those who were disadvantaged in the past by race-based legislation will have to become land owners,” he said.

There was an imbalance between white land ownership and the rest of the population, he stressed.

This would have to be addressed by making land available and accessible to disadvantaged people, and those who had valid claims to state land had to be given the opportunity to put forward their cases.

He said direct state intervention in the land market should be kept to a minimum. Legal and administrative impediments to the change, use and ownership of land should be removed.
PROPERTY Co-ordinated effort to solve problem

Forum to tackle housing problem

By Joshua Raboroko

The building industry has been plagued by a lack of strategy and no broadly accepted policy, much duplication, indecision and politics, according to an article in House-In-Trust, the official journal of the South African Housing Trust.

The article says limited co-ordination has perhaps been the order of the day and as a result there have been losses in the provision of housing.

The establishment of the National Housing Forum was of significant importance to the housing problem.

The forum initiative arose as a direct consequence of various interested groups who assembled during August 1991 to consider possible solutions to the housing crisis in South Africa, the article says.

The housing issue could not be solved in isolation; especially when facing the enormous and immediate need to redress historical imbalances, backlogs and future demands in the housing area.

"The forum is the most representative and democratic negotiation structure to date to develop and agree upon strategies and national housing policy," the article says.

The 15 organisations forming the forum aimed to:

- Develop and agree on a national plan of action for housing in the short term which can be implemented within the present period of transition.
- Participate in the development of broad policy, strategic objectives and short, medium and long-term plans for the housing sector.

It would approach its task through the establishment of a range of working committees dealing with specific subjects relating to housing delivery.

A tough schedule of work for the nine months has been planned.

In the first phase, working committees will discuss land services, end-user finance, housing options, institutional structures, integration of the cities and hostels.

These committees will consist of experts who will work together with trainees from disadvantaged communities as part of the forum's efforts to engage in affirmative action through the sharing of skills.

It is envisaged that the first phase will take 16 weeks, thereafter detailed planning committees will work for a further 16 weeks.

In a parallel process, the members of the forum, supported by the working committees, will begin negotiating an agreed way forward.

"It is intended that agreement between the parties will be struck in the short term thus facilitating the development of housing initiatives on the ground," the article says.
Future Bank to channel R30m into loans for low-cost housing

FUTURE Bank would channel R30m into loans for the low-cost housing market over the next five years, marketing GM Philip van den Heever said yesterday.

The IDT would initially provide about 70% of the finance at an interest rate that took notice of the risk factor. However, this level of funding could decrease to about 15% over the period, with the interest rate dropping as the bank assumed more risk, he said.

The package was tailored to enable employers to assist with the provision of housing for lower earning staff without having to give massive financial guarantees for loans.

"Loans will be granted of between R500 and R2500 for a three-year period. However, the employee, employer and contractor each have to place 10% of the loan amount with us, which will be put in a 22-day notice account and accrue interest at the going rate over that period."

In addition, the buyer would give a deposit of 5% of the purchase price. To reduce costs, no mortgage bond would be granted over the loan, which could be rolled over after the initial three-year payment period.

However, the fixed rate of interest for the loan would be individually determined by the level of risk, the stability of the person and the nature of his occupation, he said.

"The minimum rate will be 24.25% as small loans are enormously expensive to administer. Given the short duration of the loan and other short-term interest rates, we believe this is fair," Van den Heever said.

It would also be mandatory for the repayment amount, which worked out at about R4150 a month per R1 000 borrowed, to be debited from the company's bank account. If the employee left his employ, the employer would still be liable for his 10% surety.

To get the scheme off the ground, companies would need a minimum of five staff members to participate.

Only certain suppliers would be allowed to build the homes and these were being approved at the moment. Alwin le Roux of consulting engineers VS said the proposed systems would be judged on lifespan, weather resistance and suitability.

Tanzania ripe for SA exports

PETER DEMA

THE first SA trade mission to Tanzania, which returned last week, has described its visit as a breakthrough for exporters.

SA Foreign Trade Organisation spokesman Andrew Maggs said the 12-member delegation had met members of the formerly hostile country's business community, many of whom were interested in doing business with SA.

Industrial Commodities Shareholder Peter Wales described Tanzania as a "gold mine" waiting to be exploited.

"This is so, despite the maintenance of official sanctions," he said.
Homes crisis

‘reform threat’

Fewer homes built despite billions of rands set aside:

By Joshua Raboroko

The housing problem has reached crisis proportions which could topple the entire reform process.

According to the Human Sciences Research Council, substantially fewer houses are being built for low-income buyers.

According to an editorial in Affordability, written by the president of the National Stokvel Association of South Africa, Mr. Andrew Tshabalala, Central Statistical Service figures show that the number of completed dwellings for the period January to May 1991 fell by 2,878 units compared to the first five months of 1990.

During this period, 41 percent fewer houses were built for blacks, 57 percent fewer for Indians and 17 percent fewer in the case of coloureds. During the same period the number of homes for whites decreased by 9 percent.

It adds that despite billions of rands being set aside by the Government for black housing, only 10,000 houses were built in 1991.

Figures released by Time Housing in December 1991 showed that the yearly addition to black housing had been falling steadily.

About 15,000 houses were built in 1990 and 18,000 the year before.

The most conservative estimate is that the country has a shortfall of 2 million houses right now and that 175,000 houses should be built in the foreseeable future to satisfy the demand.

The World Bank’s urban mission says South African housing, including its effect on the broader economy, has many characteristics of the economies of Eastern Europe which are “among the more conspicuously under-performed and disruptive housing sectors in the world.”

In South Africa, blacks’ housing expenditure compares roughly with that of Poland where household spending 11 percent to 15 percent on alcohol and tobacco but only 2 percent to 3 percent on housing.

Here whites spend 18 percent to 22 percent of their income on housing while blacks’ families spend 8 percent to 10 percent.

Blacks spend about 9 percent on tobacco and alcohol. The mission says this discrepancy is remarkable since research elsewhere has shown low income households allocate more to housing than do higher income families.

According to the article this is at least partially the result of the apartheid system which told most blacks that they were only temporary sojourners, and therefore accommodation would be provided for them in places where they did not want to live.

The black community’s normal instincts to establish and develop institutions which empower and serve them have been undermined.

It is no compensation saying to blacks that such institutions will be established for them, because that destroys the whole development process by which individuals come together in a community.
FutureBank boosts mass housing in SA

By Joshua Raboroko

With the entry of FutureBank into the affordable housing finance market, the critical issue of mass housing in South Africa is set to receive a tremendous boost.

A new, and very necessary, attitude to home loan finance is evident in the bank's specially tailored scheme which enables employers to provide their lower-income staff housing loan facilities.

The scheme was announced by FutureBank's general manager Mr Philip van der Heever at a Press conference in Johannesburg this week.

He said: "It is becoming increasingly obvious that the availability of finance, rather than the actual supply of land, is the major obstacle facing the current housing crisis.

"Our scheme is designed to provide these funds to the employee, without calling for exorbitant guarantees from employers."

With many of the other services offered by the bank, the methods of lending was unconventional and had been moulded to the needs of the market, involving the commitment of the employer, the contractor and the customer.

The scheme is intended to cover housing costs up to approximately R12,500, with loans repayable over a maximum period of three years.

Funds will be made available on a loan basis without the expense of mortgage bond registration. However, some form of long-term tenure over the site will be mandatory.

Currently living in shacks

According to experts, the housing shortage is about 2,2 million homes and it appears that many of those people currently living in shacks are perfectly capable of meeting a reasonable monthly instalment.

Extensive research, both locally and internationally, has shown that long repayment periods are inappropriate to the low income sector and it is more important to provide a revolving facility for the upgrading of accommodation in the future.

Van den Heever said: "Our plan caters for this admirably, as the facility can be 'rolled' after three years to enable the employee to expand his basic home."

Another serious predicament cited by Van den Heever which faced the affordable housing market was the poor construction of homes.

"Low cost should not necessarily mean low quality, however, and we are most impressed with some of the innovative building systems currently on offer.

"We are therefore insisting that contractors have their systems vetted by a dedicated firm of consulting engineers prior to being admitted into our panel, thereby protecting buyers' interests in the long term," he said.

He said the bank aimed to provide loans which were suitable and appropriate to the needs of the borrower.

"We hope to be able to provide more South Africans with the security and comfort of a home through our new housing loan scheme," he said.
CAPE TOWN — If the political leadership in SA would convert some of the energy devoted to the power struggle to the development of the people and the stimulation of the economy, there would be hope for the country, Independent Development Trust (IDT) chairman Jan Steyn said yesterday.

Speaking at an investment seminar in Cape Town, Steyn said political leaders should abandon strategies that imposed additional burdens on the poor, the powerless and the underprivileged.

Steyn said there was agreement on key development initiatives such as:

- The accelerated development of low-cost housing;
- Increased stimulation of small business and the informal sector;
- The extension of educational opportunities, skills training and vocational training;
- The spread of services such as clean water, primary health care and clinics;
- Making financial resources available to the poor; and,
- Tax incentives for labour-intensive investment.

Steyn said protest was important, but he criticised the form mass action had taken.

"It not only undermines confidence, but creates the image of SA as a society without the potential of being a mature and rational country."

Steyn said the need to stimulate and entrench an entrepreneurial culture was a keystone to efforts to prevent two threats facing the country — state ownership and one-party rule.

He announced that the IDT, in co-operation with the Development Bank of SA, had set up a programme to ease access to resources by small entrepreneurs.

The IDT is to make available R37m in loan funds and R25m in grants, and the Development Bank has allocated R25m to loan funds over the next three years to assist entrepreneurs. — Sapa.
Experts to discuss urban housing

By Joshua Raboroko

AN INTERNATIONAL housing congress is to be held under the auspices of the Institute of Southern Africa and the National Association of Home Builders next May.

The congress, which is being held in conjunction with the International Association of Housing Science based in

■ Housing will be addressed at an international congress in May '93:

Miami will address the topic of "The future of Human settlements: Its challenges and opportunities."

Chairman of the IHSA Mr Jan Viljoen said the congress hoped to attract and host a wide range of well known local and international personalities and decision-makers who were extensively involved in all facets of housing and urban settlement.

Difficulties and dilemmas

It plans to address issues such as:

- How the future of human settlements will be determined by today's policies and actions;
- What difficulties and dilemmas can be expected;
- What lessons have been learned and how they can be solved positively;
- How adequate and beneficial policies and actions are.

In order to achieve the IHSA's objective of promoting the art and science of human settlement and housing through interdisciplinary co-operation and research, the congress' organising committee has drawn together a panel of top experts involved in all facets of the housing and development industry to plan this exciting event.
Innovation in housing urged

THE provision of housing in SA should represent formal and informal initiatives and the role of organisations like Standard Bank would be intricate and delicate. Standard Bank home loans divisional GM Duncan Biekie said.

He told the Pam Golding Property Group managers' convention in the Cape yesterday the bank would have to balance this against the need to remain a stable financial services provider which had to support the medium- and long-term prosperity of its customers - both borrowers and depositors.

"This will require innovative financing mechanisms and entering into working relationships with agents, other financiers, development agencies and community associations to find solutions, implement policies and thus manage change," he said.

Initiatives to deal with the national housing problem were essential for social and economic stability and it would be a mistake to believe the upper-income white housing market would be immune to the effects of national housing initiatives.

"These initiatives will mean a diversion of resources from the traditional market and will probably be encouraged by state intervention. If this happens, demand in the traditional market will outstrip supply, causing prices to rise," he said.

A third of South Africans were not adequately housed, which meant they had little or no financial investment in permanence and thus constituted a social threat.

"They have the potential to upset economic and political consensus, structures and plans. A view is emerging that squatter settlements can meet immediate needs reasonably adequately," he said.

Unless the law took a pragmatic view of unconventional housing schemes and local authorities took a supportive one, these schemes could cause social tension.

It was probably necessary to build on systems and forms of housing that had arisen from need and treat them as intelligent adaptations to circumstance, rather than dismiss them because they did not fit "some grand scheme," he said.
housing the nation

GIVE THE SADF
MMPATHO. — Phuthatswana authorities have taken a hard-line stance on the South African Council of Churches' planned march through Mmabatho tomorrow and insist "no such march will take place." CT 25 Feb.

A government statement said yesterday that as the SACC had not applied to the Mmabatho City Council or the Minister of Law and Order for permission, the march could not go ahead. — Sapa
Squatting ‘is huge problem’

By BARRY STREEK
Political Staff

SQUATTING is by far the most pressing problem facing any urbanisation strategy, the President’s Council Committee on Economic Affairs said in a report on urbanisation released late last night.

The report said the country’s urban structure was already showing signs of “disarray”.

This aid the trend towards central business decay should be reversed, it said.

According to the report, the population growth in urban areas would result mainly from the influx of black families from rural areas and the natural increase in the number of already-urbanised blacks.

The committee said the number of urbanised black would increase by 20 million by 2010.

“The committee is inclined to see squatting and related matters as by far the most important and pressing problems facing the urbanisation strategy,” the report said.

“This phenomenon is largely, but not solely, the result of the abolition of influx control, which not only created a major backlog in the urbanisation process for the black community but also had as a corollary to the freezing for many years of black township development in many areas.”

Pressing circumstances in rural areas — especially in the homelands — induced people to leave the world they knew and to venture into the unknown, hoping to find a better life, the committee said.

It recommended that the government co-ordinate the influx of rural people to the cities and towns, in co-operation with regional and local authorities. The biggest challenges facing town planners and city management were the establishment of viable communities in informal settlements and the replanning and upgrading of black urban townships.

Since the repeal of the Group Areas Act, facilities provided for a specific population group might have become redundant. The committee added that cities should be seen as a generator of benefits to mankind and their ultimate goal should be to enhance “people’s abilities and opportunities physically, economically, culturally and intellectually”.

The replanning, upgrading and incorporation of black townships into extended cities was also highlighted as important, as was the investigation of possible methods to simplify and standardise township development for the country as a whole.
SA investment in homes tumbles

CAPE TOWN — SA's gross domestic fixed investment in housing had fallen from about 17% of the gross domestic product in the 1960s to 11%, the President's Council economic affairs committee said today.

It also warned that by the term of the century, more people in the urban areas could be living in informal housing, including shacks, than in "standard" housing.

Whatever the expenditure on housing, it was commonly accepted as inadequate, it said.

"Apart from the immediate quantitative implication, the growing backlog creates an excessive demand, thus driving up the cost of housing and making the actual expenditure less and less effective."

The committee said unless the recommendations of the De Loor task group were accepted and speedily implemented, chances of a substantial improvement in the housing situation in the short and medium term were small.
Plan now for huge urban influx, PC report urges

CAPE TOWN — A 155% increase in the number of urbanised black people has been projected for the period 1985 to 2010 and a proactive approach has been recommended by the President’s Council to cope with the influx.

The council’s report on a revised urbanisation strategy for SA recommends the formation of a single development corporation to undertake large-scale township development for the estimated 28-million new urban dwellers.

The fastest growing metropolitan population was forecast to be the Durban-Pinetown-Maritzburg area where the population was expected to expand from 3.4-million in 1990 to 5.4-million in 2005.

The Cape Peninsula’s metropolitan population would grow from 2.8-million to 3.4-million in this period, the PWV from 7.4-million to 10.2-million and Port Elizabeth-Uitenhage from 885 384 to 1.1-million.

The urban black population in 2010 was estimated at 33,2-million and the rural black population at 15.2-million.

The report, compiled by the council’s economic affairs committee under the chairmanship of Andries Scholte, said land for urban settlement should be identified in advance. Infrastructures should be developed and structure plans prepared for every town or city where expansion was expected. This would serve to limit further growth of squatter areas and prevent ad hoc development.

“It is apparent that much of SA’s urbanisation in the foreseeable future will take the form of informal settlements with site and service schemes,” the committee said.

The infrastructure to cope with the urbanisation process could be developed by a special, nationwide organisation manned voluntarily by jobless, untrained blacks who had left school prematurely from 1987 onwards for political reasons. This would give them on-the-job training while addressing urbanisation needs.

The council’s report updated the government’s 1986 White Paper on urbanisation found by the committee to have had not much success in achieving balanced towns in black areas.

The report said there had been a lack of community participation in the development process, as the approach advocated by the White Paper had been top-down, bureaucratic and had left little scope for local community initiatives.

Town planners and city managers would have to aim to establish viable communities in informal settlements; replan and upgrade existing black townships; and incorporate both types of townships into nodal white urban areas on the basis of integrated local authorities.

The report urged protection of the urban hierarchy from the larger metropolitan areas to the smallest rural towns, as well as encouragement of middle-order towns which would link big cities and towns.

“The SA urban system exhibits signs of an abnormal imbalance. There are too many small towns accommodating too few people, set against a few large metropolitan areas with too many people in them. This trend underscores the decaying process of the majority of small towns on the platteland.”

Attempts should be made to ensure the survival of small rural towns and consideration should be given to the establishment of small towns for farm workers who presently lacked fixed property rights. Township development on tribal land in the self-governing areas should also be looked into.

The committee felt that improving rural circumstances could decrease the flow to the cities.
National housing policy is 'completely lacking'

A coherent national housing policy is completely lacking even though SA is experiencing its most intense period of urbanisation, says Cape Town deputy mayor Clive Keegan.

Because of this, private and public sector bodies have been asked to start educating the public on the radical changes facing SA's cities.

Keegan recently told the Cape branch of the Institute of Valuers that land was the most politically volatile issue in SA society.

It would probably be the resource most strongly to the fore in any post-apartheid government's policy of redistribution and restitution, he said.

"In the current socio-economic and political environment, any readjustment aimed at normalising the highly inequitable shape of the apartheid city requires a combination of efforts by the public and private sectors and by community organisations," he said.

But a stalemate had arisen, and neither the public nor the private sectors were able to deal adequately with the crisis.

Not only was there no coherent national housing policy or strategy, but there was also little academic interest in inner city housing.

"There is a need to start reconceiving the city, to implode urban areas and so avoid developing the city fringes that place heavy costs on people and resources in terms of travel distance and lack of jobs in the area."

There was a tendency to resist subdivisions in city suburbs and this would have to change. The economic inefficiencies of the cities could be met only by a "profound change" in thinking, said Keegan.

Affordability

Options included looking at infill housing in existing areas, subdividing into smaller plots, and the utilisation of vacant inner-city land for housing—particularly for the poor.

"However, this is also problematic. Inner-city land is costly and, if we rely solely on market values, will push the cost beyond the affordability level of the people we want to move there," he said.

It could be argued that strategically located inner-city land was far too valuable in terms of its potential for providing affordable housing to dispose of at market-related prices, particularly at the current stage of political development.

The ANC, civic associations and other progressive bodies are insisting that the state and local authorities should not be considering the disposal of public land until new local authorities are in place.

Keegan said there was a growing need for innovative thinking about new sub subsidy systems, title and housing management, which had not yet been contemplated in this country.

Unlike previous attempts at community involvement, it was expected that future housing would be designed and built through a process in which the end users would be involved from the outset of the project to its implementation.

A range of new administrative mechanisms would emerge in future years to facilitate urban initiatives for low income developments.

"Many will be based on prototypes not yet experienced by this country, like co-operatives, Section 21 companies as housing vehicles, community land trusts and sectional title for low income housing," he said.

Pretoria agencies due for merger next week

A MERGER between Pretoria-based Chapman Real Estate and Joan Behr Estates on December 1 I will create the city's largest estate agency, says Chapman Real Estate MD Rob Keijen.

The merged group, to be known as Chapman-Joan Behr Estates, would represent about 30% of Pretoria's property market with a combined turnover of between R100m to R200m in 1993.

Keijen said integration of the two operations had already started, and was proceeding smoothly.

The new agency would be represented in seven offices by 120 property consultants.
Parties react to report on urbanisation

The report on urbanisation by the President's Council (PC) yesterday met with mixed reaction from political parties on the Left and Right of the parliamentary spectrum.

The report, released in Cape Town on Tuesday, identifies squatting and related matters as the most important and urgent urbanisation problems facing South Africa.

The Conservative Party said the greatest single factor contributing to squatting was the Government's "lack of purpose and insight".

Speaking in the debate on the PC's report yesterday, CP nominee CM Oosthuysen said a perception had been created that nothing could be done about the tempo of urbanisation — or, in other words, squatting.

"One might have hoped for a thorough and solidly based document, with comprehensive and well-thought-out recommendations," said Oosthuysen. But, he said, the English text was too full of "coulds" and "probablies" to meet these expectations.

Democratic Party nominee David Gant said South Africans had to stop making plans for urbanisation and use the work that had already been done.

Gant said the country was running out of time and space to solve the problems created by past policies.

"What we need now is a government that has the will, the guts, the vision, the foresight and the national interest at heart to get on with the job and help the country create the great metropolitan market that our future cities represent."

He said that about 3 million new dwelling units would be needed by the year 2000, equivalent to the construction of more than 1 000 units a working day.

"The annual cost of erecting these homes would exceed R7 billion," Gant said. "Current methods of funding, even if sustained, would supply barely 25 percent of this need."
Govt takes fresh look at forum

PRETORIA — Government has initiated discussions with the National Housing Forum with a view to rejoin the body should it be reconstituted.

Deputy Regional Development Minister André Fourie said government might rejoin the forum, following publication of the President's Council urbanisation report this week.

The report recommended that an "inclusive consultative mechanism" be established to negotiate an urbanisation strategy.

But Fourie said rejoining the forum was but one possibility and that it ought to include a wider range of government departments.

Fourie welcomed the council's report, which also recommended the identification of land to accommodate SA's urbanising population and the streamlining of mechanisms for establishing townships.

Fourie told a news conference that government's current approach to urbanisation/management was largely in line with the report's recommendations.

Government is still considering a recommendation that an urban development corporation undertakes large-scale decentralised developments.

Fourie said existing bodies might be able to perform these functions.

But he emphasised that the core issue for the urbanising community was the urgent need for economic growth and job creation.
Move on expropriated land

PRETORIA — The Advisory Commission on Land Allocation is to invite communities deprived of 100 000ha of land in terms of apartheid legislation to apply for their land back.

Among other recommendations, the commission said at the weekend that it had identified 100 000ha of state-owned land expropriated in terms of the Development Trust and Land Act of 1936.

Details of this land, scattered around SA, would be made known to the public early next year and individual or communities who had historical claims to the land would be invited to make representations to the commission.

The transfer of the land, which is under the control of the Department of Public Works, has been approved by Cabinet.

Although other decisions of the commission were welcomed by the National Land Committee, an association of rural organisations, the committee has recorded its "concern" about the recommendation.

Until now, the advisory commission had advised of land under its consideration on a case by case basis. In the case of state land, a policy of full disclosure would be "constructive" and would allay fears that land that could potentially be claimed was being secretly and speedily disposed of, the committee said in a statement.

The Committee therefore called on the commission to make public an inventory of all state land under its consideration, which would enable the public to have an overall understanding of the nature and extent of the land involved.

It was also announced at the weekend that two communities displaced from Roosboom and Charlestown 25 years ago will have their land restored to them. The National Land Committee welcomed this.

The commission will have its powers extended, if Cabinet agrees to the recommendations of the commission being accepted. Land Affairs Deputy Minister Johan Schepers intends to lobby for the commission to be given a wider jurisdiction.
Govt invites opinion on urbanisation

SOUTH Africans are being invited to participate in government's new urbanisation strategy and the search for a successful urbanisation process.

Regional and Land Affairs Department chief director Pieter Rossouw said yesterday practical suggestions were needed on the "implementation and management of a process of consultation" on urbanisation.

A new strategy could not be formulated unilaterally, he said. Government was committed to negotiation and had accepted the proposal by the President's Council for consultation with all interested parties, Rossouw said.

He appealed to interested parties to provide him with their views before February 28.

"In the interests of successful urbanisation it is vital that regional and local authorities, the private sector, non-governmental organisations, interest groups and the public contribute," Rossouw said.
SQUATTERS—GENERAL
1993
New approach to townships

A MAJOR project to build high-density housing for black communities outside townships is to be undertaken this year by FHA Homes, a company which has been in the forefront of township development.

The reluctance of financial institutions to grant mortgage finance to residents of many townships had prompted the company to broaden its area of operation, FHA CEO John Weaver said at the weekend.

Continuing unrest and threats of bond boycotts by civic organisations have been cited as the main reasons for the banks' reluctance to lend to township residents.

Weaver said the current state of the housing market, as well as the concentration of FHA's efforts in townships, were threatening the company's viability.

FHA has been involved in township housing since it was established by the Urban Foundation in 1983.

Weaver said the new initiative would have a two-pronged approach: converting under-utilised buildings in city centres, such as office blocks and hotels, for residential buildings.

Weaver said the new initiative would have a two-pronged approach: converting under-utilised buildings in city centres, such as office blocks and hotels, for residential buildings. He said the new project would be pursued throughout the country, but no specific sites had yet been selected. It was too early to say how much money would be invested in the scheme.

He stressed that his company would still be building houses in the townships.
Oupa to squatters: Get out or else

By ERIC NAK: East London
Ciskei military leader Brigadier Oupa Gqozo has given squatters throughout the homeland a week to move — just three years after declaring that people should build houses wherever there was open space.

The statement, made shortly after seizing power in early 1990, brought him great popularity: the first squatter camp sprang up rapidly in Mdantsane, and was named Gqozo village.

But this Monday, he warned over Radio Ciskei that squatters who had erected shacks without permission would be in trouble. He gave them seven days to move. "I want people to obey my headmen, my councillors, my chiefs and my tribal authorities. We are going to take action against squatters. We will throw their stuff away. Squatting is causing bad administration," he said.

Squatters should go back to where they came from, and if they wanted land to build houses, they should seek permission from their headmen and councillors.

Community leaders and organisations in the region believe that Gqozo’s threat springs from the fact that Ciskei’s burgeoning squatter camps are strongly supportive of the African National Congress.

"He knows that the squatter settlements have been in the forefront of resistance against his government," said ANC Border media officer, Mcebisi Bata. Gqozo was desperate to boost the membership of his unpopular African Democratic Movement (ADM) in time for the coming multiparty election in South Africa, he added.

Bata warned that the ANC and its allies in the region would act to protect communities against action by Gqozo. A spokesman for the Mdantsane branch of the South African Civic Association (Sanco), Mzwandile Buzani, said Sanco would mobilise its members to resist any removal.

Militantly anti-Gqozo squatter settlements are springing up throughout Ciskei. In Mdantsane, for instance, there was not a single shack before Gqozo assumed power in Ciskei, but besides Gqozo village, there are now also Manyano, Linga, Velwano, Hani Park, Slovo, Mashambane and many others.

According to figures released by Ciskei authorities, about 10 000 families lived in squatter camps in the homeland in 1991.

Squatters want nothing to do with the Ciskei government as a source of affordable housing. Gqozo’s headmen and councillors are seen as having been unable to provide houses, using their positions to extract money from residents for the government instead. - Elnews.

Leon woos Houghton domestics

By FERIAL HAFIFAEJEE
THE question is: who will serve the drinks at Democratic Party MP Tony Leon’s shindig for domestic workers in Houghton tomorrow?

The aproned domestics, gardeners, their spouses and madams (if they feel up to it) from the northern suburbs have been invited to a festival in Norwood. They will be shown how to vote, told what their new labour rights are likely to be and learn “what peace, freedom and democracy will mean”.

They are the latest targets of the enterprising DP’s drive to recruit members.

“It is an effort to extend our base,” says Leon, adding, “domestic workers are a very neglected constituency.”

Leon is confident they will succeed. The South African Domestic Workers Union has gained little ground in the northern suburbs where working conditions are better and workers less ripe for trade unionism.

Houghton is a pilot project; if it succeeds, the DP will attempt to woo domestic workers around the country.

And the party has pulled out all the stops for tomorrow’s party: free drinks and snacks, a Mzansi Trent play about voting (How to Use Your Vote in the New Election) and transport have all been laid on free of charge.

Leon will spread his gospel through an interpreter and he is hoping to preach to a sizeable congregation: lengthy and detailed advertisements have been placed in community newspapers and DP workers have been busy phoning every single member of the constituency asking them to send their domestic worker to the party.
CP warns govt on squatter problem

PRETORIA. — The Conservative Party has warned that the government will have to bear "ugly" consequences if it fails to intervene in the squatter problem.

In a statement, CP spokesman on local government Mr Pikkie Coetzee claimed even National Party supporters had become resistant to the government's policy on squatters. He said for several years the government had been formulating its squatter policy according to the ANC.
Poor living conditions a health issue

By Justin Pearce

BAD SANITATION, air pollution and insanitary unhealthy conditions must be addressed by health planners if a primary health programme is to be at all effective.

This was the conclusion drawn by Mr. Chris Derry of the Cape Town health committee at a conference on primary health care convened by the Medical Research Council.

In the past environmental considerations had been put outside of public health in South Africa, Derry said, and this was a problem that now had to be redressed.

"People in public health can no longer say issues like housing and air pollution are outside their portfolio."

Ms Angela Mathibane, a researcher with the Johannesburg City Council, reported on conditions at the Imizamo Yethu squatter settlement in Hout Bay, which have been linked to incidents of disease there.

Over a third of residents in the settlement cook in rooms in which they also sleep. Most cook over coal or wood fires in rooms without proper ventilation.

This means people breathe highly polluted air at night, a fact Mathibane linked to the high incidence of respiratory problems in the settlement.

Gastro-intestinal problems are another common health hazard in the camp. This seems to be related to inadequate sanitation services.

HEALTH HAZARD: Contamination is a danger in squatter areas when water has to be fetched and stored in buckets

A "north European concept of water supply" had hindered the efforts of people trying to organise satisfactory water for South African squatter settlements, Derry said.

According to this European concept, chlorinated water necessarily meant good water. But for chlorination to be effective, one first needed a supply of clear water, which was unobtainable in many parts of South Africa. Arsenic acids and other substances present in the water could neutralise the sanitising properties of chlorine.

Bad lighting also contributed to food contamination and disease, Derry said.

"In bad light it is impossible to see what you're cooking or eating."
There are many lessons in urban management we can learn from the
City management is crucial to good
Grassroots input

Spot Desk
Final stretch for De Loor housing report

PRETORIA — More than 3 500 political and development field leaders had now been consulted on the proposals of the De Loor report on housing policy in SA, a National Housing Department spokesman said yesterday.

The last of 44 information sessions since the report was presented to the SA Housing Trust in July last year would be held at the Free State Municipal Association next week, he said.

Among those consulted on the De Loor report were political parties, financial institutions, governmental and regional organisations, municipalities, the TBVC states and a number of housing and private sector organisations.

In his 400-page report completed in May last year, commission chairman Joop de Loor made recommendations concerning a future national housing policy and strategy for SA.

These included the creation of a new housing department, an investigation into over-protection and import tariffs in the building material supply market and the establishment of a national housing finance corporation.

New categories of people eligible for housing assistance were also mooted.

A further recommendation in the report was that wide consultations be carried out before any new policy was accepted or implemented.

This had formed the basis for inviting a wide spectrum of interested parties to comment on the report over the last seven months.

The spokesman said the comments made during the 44 information sessions had been passed on for consideration to the National Housing Forum as well as to the department.

If an amended version of the De Loor report was accepted as the basis for a new national housing policy in SA, several Acts of Parliament would have to be altered, he said.

'Disharing' leaders slated
Estate agents in ‘squatter scam’

Political Staff

POLICE are investigating possible charges of fraud and intimidation against a firm of Jeffrey’s Bay estate agents in connection with a letter sent to about 150 holiday-home owners.

The letter stated that interim government legislation affecting second and third homes would be tabled in Parliament within 60 days.

The letter said the new legislation would provide for two options:
- If a holiday home remained vacant for protracted periods, squatters could move in, and if undetected for more than 24 hours it would be legally almost impossible to evict them; or
- A government levy would be imposed on the second and/or third home if it was standing vacant.

The letter says the agency is offering an upmarket letting service to ensure the property remains occupied, thereby “deterring squatters”.

The letter was forwarded to Humansdorp MP Mr Dempers Meyer, who informed police and referred the matter to Law and Order Minister Mr Hernus Kriel and Justice Minister Mr Robie Coetsee.

In a statement yesterday National Party information service chief Mr Piet Coetzer said the letter contained “flagrant lies” and gave the NP’s assurance that government had not passed, and had no intention of passing, the kind of legislation mentioned in the letter.

Mr Coetzer said the NP strongly condemned “this type of behaviour” and regarded it as “utterly irresponsible”.

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GOB
‘Growing shortage’
of low-cost housing

SA’s population was already urbanised and this would increase to 75% by 2000. More than 22-million people, including those in the 10 homelands, lived in towns and cities. Only 16-million lived in rural areas.

The institute’s survey also found that small black businesses faced both official and other constraints during the past year.

While the Business Act of 1991 provided for black local authorities to grant licenses to backyard traders, the same powers had not been extended to coloured, Indian and white local authorities.

Informal traders operating outside the ambit of black local authorities were sometimes fined for an activity that was perfectly legal a few kilometres away.

In addition to this, another 30 statutes existed that made it difficult for informal entrepreneurs to emerge and expand.

However, informal obstacles continued to be the major hurdle. One problem, said the survey, was the unwillingness of financial institutions to provide start-up finance because of violence-related risk.

Big business was less reluctant to lend to group projects, which it saw as a safer bet.

Black traders also had to deal with the deepening recession, violence and intimidation, and a lack of skills. Competition from white-owned shopping centres near townships and poor marketing further contributed to their difficulties.

The introduction of VAT had dealt small businesses and retailers an additional blow, as the tax strained cashflow and reduced their capacity for holding stock. Not being able to register for VAT made supplies more expensive.

However, being allowed to register for VAT would not solve the problem, as it would lead to additional administration expenses, according to the survey.
The Minister for Education and Training, the Hon. Mr. Smith, said that the introduction of new curriculum standards would be a gradual process. He said that the standards would be developed in consultation with teachers, parents, and students. The Minister also announced that funding would be provided for the training of teachers in the new curriculum.

The Chief Minister, Mr. Johnson, welcomed the announcement and said that the new curriculum would ensure that all students received a high-quality education. He said that the government would provide the necessary resources to support the implementation of the new curriculum.

The Minister for Education and Training also announced that a new vocational training program would be introduced to provide students with practical skills. He said that the program would be available to all students, regardless of their background or school performance.
About R7.5bn is needed, largely from the private sector, to build the 300 000 low-cost homes required each year in order to address the spiralling backlog.

This emerged this week from the meeting between Housing Minister Sam de Beer and executives from the SA Building Industries Federation (Bifsa), where it was agreed that government funds had to be used to encourage private sector funding.

Bifsa executive director Ian Robinson said De Beer had agreed to meet major institutions in the budget to look at how the money allocated for low-cost housing could be best used.

"The government allocation must be used as effectively as possible and should revolve around a risk-reduction formula that encourages private funding while eliminating wastage.

"We believe this should take the form of subsidies or guarantees that will free up large-scale private sector funding rather than just providing a limited number of serviced stands," he said.

In addition, if private funds became available, this would stimulate the building industry while providing employment and houses. These factors would have a spin-off effect and could result in less disruptive civic action, he said.

"It was believed that government had spent R12bn on low cost housing last year, but only 35 000 houses had been built. There was no indication of where the money had gone and government either did not know or was not saying, he said.

The housing backlog is estimated at 1.5 million and desperately needed to be addressed as effectively and speedily as possible.

Bifsa had asked for "total transparency in government spending on housing," and this had been well received by De Beer, he said.

While the traditional suppliers of low cost housing — the SA Housing Trust and IDT — still had a role to play, their function would have to be altered if the proposed system was introduced, Robinson said.

"However, it will take some time for us to reach our goal of providing 300 000 houses a year. Hopefully we will be able to build 100 000 houses this year, increasing that to 200 000 next year and ultimately to 300 000 the year after," he said.
R1.2bn set aside for homes

CAPE TOWN — Finance Minister Derek Keys has allocated R1.2bn for the provision of housing in the 1993-4 budget. More will be made available while government has promised the National Housing Forum it will have full participation in determining the next year's needs.

In addition, Cabinet is prepared to make another R800m in bridging finance available.

In all, a total of R1.2bn has been made available.

Keys said R800m would also be spent on housing by the Development Bank, South African Housing Trust and Independent Development Trust.

Keys yesterday expressed hope that the present rate of “housing delivery” could be accelerated considerably if the cooperation between government and the National Housing Forum “bears fruit”.

PETER GALLI and ANDY DUFFY report that Keys also announced that the exemption threshold for transfer duty had been increased to R60 000 from R50 000 for the acquisition of residential houses and flats and to R24 000 (R20 000) for undeveloped land.

Transfer duty of 1% would apply for the first R60 000, increasing to 2% between R60 000 and R250 000 and to 5% for all amounts over R250 000. Previously 1% was payable on the first R50 000 and 5% above this.

Transfer duty for companies was also increased to 10% from 7% and all would be effective from April 7.

Pam Golding properties deputy Cape regional director Andrew Smith said yesterday this would have the greatest impact on homes in the middle price range as they would be hit by the additional 3%.

“This will probably be reflected in lower final prices received for many properties in the mid to upper price ranges,” he said.

Camdon's National Franchise chairman Scott McRae said first time homeowners would find property ownership less affordable in the medium term and a “beat VAT” rush could be expected before April 7.

JH leases chairman Les Well said yesterday consumers and homebuyers would have less cash resources due to the increased VAT rate, petrol price and other margins, while developers' margins would also be reduced through price reductions to maintain unit sales and market share.

Sources in the beleagured building industry said yesterday the budget offered pain today but the chance of pleasure tomorrow.
NEWS IN BRIEF

Hornet's probe launched

PRESIDENT F W de Klerk yesterday named the panel "to investigate the provision of housing to political office bearers" after a massive public outcry about Cabinet members being paid thousands of rands every month to live in their own homes.

The panel, expected to report within a month, is Murray & Roberts executive chairman Eric Field; Sapo executive director Brian Kirsclman; Ernst & Young consultancy national director Julian Nagy and Urban Property Consultants, Urban Residences and Urban Townhouse Management MD J G M van Straaten.
Trust for low-income housing consumers

GOVERNMENT, civic and the private sector have joined forces to establish the Housing Consumer Protection Trust to prevent exploitation and corruption in the low-income housing market.

"Low-income families are being exploited by a range of unscrupulous developers, contractors, landlords, land speculators, government officials, estate agents and financial brokers," Trust chairman Humphrey Xhoza said at the launch yesterday.

Exploitation included prejudicial building contracts, theft of deposits, sub-standard building construction, sale of land not owned and coercing people into financial arrangements they could not afford.

Geoff Budlender of the Legal Resources Centre said it had been found that 90% of home buyers in this market were subject to some form of exploitation.

"This is because the huge housing backlog and shortage of serviced land effectively means consumers have to take what they can get. They also do not have adequate access to existing legal structures."

National Housing Forum co-ordinating committee chairman Matthew Nell said consumer exploitation had to be high on the agenda of negotiating a housing plan.

The trust would be governed by 33 trustees from the business sector and community-based organisations, including the SA National Civic's Organisation, the Legal Resources Centre, Lawyers for Human Rights and The Urban Foundation.

To date R1m had been raised from the Estate Agents' Board for a public education and awareness campaign, and R50 000 from the Kagiso Trust to investigate the establishment of advice centres countrywide. The IDT was funding all the administrative costs for the first year.
Foundation tests find backlog of 1.5-million units

A SERIES of tests using the Urban Foundation's Housing Affordability Model (HAM) indicates a housing backlog of about 1.45-million units, of which 64% represent blacks. HAM is described as an equilibrium model which allocates to all families some form of accommodation based on their ability to afford it.

National Housing Forum coordinating chairman Matthew Nell says the question of affordability is "not confined to the individual and needs to be seen in the context of five contributory components".

The first is fiscal affordability — the state's ability to fund housing on a consistent and meaningful basis.

The second component is product affordability, which relates to the site, structure and location.

An absurd example is the settlement at Botshabelo, over 70km from Bloemfontein, which incurs enormous costs for commuters in terms of transport and time.

Expensive

The administrative mechanism and stop-start nature of housing initiatives are additional factors making local housing incredibly expensive by international standards.

Individual affordability, the third component, is largely a function of income and, again, location.

It is fair to say that 50% of households earn less than R600 a month and this is substantial in affordability terms.

This again relates back to product, where at these levels the only product that is possible is one gained incrementally.

The fourth component, accessibility, relates to the lack of end-user finance to the lower end of the market. This is a function of institutional capacity and willingness to enter this market.

The final component, sustainability, picks up on the affordability of both individual and state, but concentrates on the higher vulnerability to economic adversity of the lower-income market.

It is important to respond to this situation to achieve sustainability over the life of the loan, Nell says.
Past policies hamper ability to find solutions

The capacity of the economy to provide end-user finance and subsidies in support of lower-income households has been severely hampered by past policies. There remain overriding deficiencies in state and private schemes, particularly regarding their appropriateness in targeting this market.

Recent innovations, however, in both formal and informal financial systems hold considerable promise.

The demand for funding is not restricted to long-term loans for buying land, but also includes short-term finance for building or upgrading properties. And it is the demand more than the need for funding which needs to be addressed.

The main problem lies in the mechanics to get funds into the market and back to the institutions. It is clear that no amount of "fine tuning" of the existing structures and mechanisms will bring solutions.

"The solution lies in developing the capacity to provide loans at the bottom of the market and installing a bridging mechanism between formal finance and informal needs," says the Urban Foundation's Mike Odlin.

The inadequacies of existing state mechanisms are obvious and fundamental. The fragmented approach to housing - through the 15 departments and countless mechanisms - leads to abuse, obscurity and market distortion. The racially-based policies and tricameral anomalies further obstruct and distort the market.

FHA CEO John Weaver says private developers have problems marketing serviced sites at R7,000 when across the road a Home of Delegates sponsored initiative would be making stands available at R350.

The First Time Homebuyer (FTB) subsidy is not only fiscally unsustainable and unpredictable, it also misses the market which needs it most.

Quick analysis of government's budgeted contributions for 1992/3 shows that the average household subsidy was expected to amount to R20,000. The area of greatest need lies in capital subsidies of about R7,500 per household.

The De Loor report recommendations go far in addressing these inadequacies.

National Housing Minister Sam De Beer says that, since the enabling legislation was passed in October 1992, "the Commission for Administration has been looking into the rationalisation of the various different housing functions within the government machinery into a single department under a single minister".

Significant here is government's resolve not to act unilaterally but through the broadest consultation.

The Independent Development Trust (IDT) emerged in mid-1991 as a supplier of finance. Its experience with the capital subsidy scheme holds many lessons for the future.

IDT regional co-ordinator for social consultants Mike Morkel says the primary issue is to make housing finance available to the poorest people within an easily understandable policy framework.

The mechanics of the scheme involve providing a serviced site. The original allocation of 100,000 sites was 55% over-subscribed. Formal financial institutions are absent from this market. Having applied formal lending criteria to an informal market, past experience has been costly and misguided, and they are reluctant to expose themselves to what they perceive to be a risky and unreliable market.

Whereas the banks' position in avoiding "unprofitable" markets is defensible, their inability to come up with products to meet informal needs is not.
Mortgage reallocation proposed for SA housing

CAPE TOWN — A modest reallocation of mortgage portfolios to the black community could have a substantial impact on the distorted housing conditions created by apartheid, World Bank executive Stephen Mayo said yesterday.

Opening the 21st World Housing Congress, he presented research statistics identifying policy shifts needed to achieve a well-functioning, fair and self-sustaining SA housing sector.

Mayo, of the World Bank’s Urban Development Division, used figures reflecting trends in 1990 in the PWV area, compared to a sample of 62 cities across the world.

These figures showed stark contrasts in the performance of SA’s housing sector with housing conditions far worse than should be expected for its level of economic development, and far worse for the black population.

Housing investment was extremely low relative to GNP because effective demand was low. In the white population this was because incomes and population growth were static. Among the black population, apartheid policies had squeezed household budgets, and created insecurities and expenses that cut motivation to spend on housing improvements.

"Thus the housing sector is serving neither the interests of the black population nor the economy as a whole," he said.

"Against these impressions of an underperforming housing sector are other impressions of a high degree of institutional development and considerable resources which, if reallocated toward the black community, could do much to stimulate demand for housing, increase the quantity and quality of their housing, and contribute importantly toward economic growth."

The level of outstanding mortgage credit and the annual new volume of credit created were striking for a country at SA’s level of economic development.

"Only a modest reallocation of mortgage portfolios toward the black community could have a substantial and immediate impact on housing conditions," Mayo said.

At the same time, some of the considerable resources currently being spent on residential infrastructure in white areas could be diverted to servicing existing and new black townships. This would improve service quality and provide incentives for residents to undertake complementary improvements to their dwellings.

Finding ways to energise a powerful latent demand for better housing represented one of the most important challenges for housing policy in SA.

"This will require policy changes on both the demand and supply sides of the market, but, in particular, a profound commitment to changing the framework of property rights and the spatial distortion of the apartheid city." — Sapa.

De Beer pins hopes on De Loor report

CAPE TOWN — The apartheid pattern of urban development was not going to go away quickly or easily, DP leader Zach De Beer said yesterday.

Speaking at the World Housing Congress in Cape Town, De Beer pinned future hopes for the housing industry on the publication of the De Loor report, and the launching of the national housing forum.

"For the first time in half a century there is an approach to housing which is united, including both authorities and communities together, recommending sensitive and understanding approaches."

The report, which recommended a single nonracial national housing department with jurisdiction over the entire country, was a breath of fresh air blowing away the "cobwebs of apartheid".

Only the emergence of a new social contract, involving the state, financial institutions, building industry and political leadership in the townships, could mobilise the existing vast resources necessary to meet the housing shortage. — Sapa.
Home loans were initially approved then cancelled

Chaotic housing situation

By Joshua Raboro

MORE than 600 black home buyers have been refused bonds by financial institutions in the PWV-area even though South Africa is faced with a large-scale housing shortage.

Research by leading estate agents and home developers shows that hundreds of bond applications in the PWV areas have been turned down by leading banks in the past four months.

According to agents some of the buyers, whose bonds were initially approved and are occupying the new homes, subsequently received letters informing them that their applications had been unsuccessful.

A leading estate agent says banks have to change their attitudes towards financing bonds for black home buyers who, he believes, are unfairly prejudiced on grounds that are more emotive than realistic.

"The fact is that the black market is where the real growth of the property market lies, yet it is being stunted by lack of access to finance by black buyers," says managing director of Remax Homenet Mr Basil Regeile.

"Obviously any bank must be prudent within its lending policies but the qualifying criteria applied should be based on business principles only and not on unfounded opinion that black buyers are not good credit risks."

One of the institutions that has fallen into this trap is the prominently Afrikaans oriented bank Saambou which has turned down scores of bond applications after it found that they failed to comply with certain requirements, including security and credit worthiness.

Several clients claimed they had already paid transfer fees — on average R4 900 — and were waiting for their homes when they received letters from Saambou informing them that bonds had been refused.

Saambou's senior general manager, Mr Dawie Botha, said after an internal audit and administration it was found that most of the requirements were not met. Primary requirements, he said, were credit worthiness and the security each applicant provided to the bank.

After the audit the bank decided to "put some of the applications on ice" pending investigation.

"We have advised estate agents and clients of our position and will continue to discuss the matter with them," Botha said.

Regarding those already occupying new homes, he said, "We will investigate their bonds because it will be illegal to put them on ice."

An estate agent James Gomez said it was unfair to withdraw bonds of blacks who held saving accounts with the bank worth thousands of rands. Most of their clients were professional people, who received State subsidy.

Mr Llewellyn Ford of Wizards Estate said buyers and sellers of properties had a chaotic situation on their hands. About 400 families were sold, bonds granted and given official unconditional bond letters. The financial institution had withdrawn their bonds, even though some only had one week to go for registration of transfer.

Affordable housing to be showcased

By Joshua Raboro

AN international exhibition to showcase solutions to the South African national housing crisis will be held at Ngagee, Johannesburg, from July 30 to August 3.

Afribuild '93 is expected to attract many players in the marketplace so that it can show financial institutions, the construction industry, civic associations and the man in the street how affordable housing can be.

Writing in a newsletter produced by the National Housing Forum, McNaughton Victor, managing director Mr Bette McNaughton, one of the most reputable exhibition organisers, says: "We are hoping that Afribuild '93 does not become a political pawn in the greater scheme of things. "It will be seen as an honest attempt to alleviate some of the conditions many people have to live in."

"We have had a moderate interest from sub Saharan countries, with stronger interest from countries like the United Kingdom, many of the European countries and the United States."

According to a newsletter by the National Housing Forum "... the present housing shortage is enormous and even conservative estimates indicate the need for 200 000 units each year if we are to overcome the shortage by the year 2010."

On the Waterkloof farm, the homes of thousands of people still live in single sex hostels for up to 11 months a year a relic of the apartheid era. Millions of ordinary South Africans live in so-called "informal settlements" usually without basic services like running water or water borne sewerage.
New housing strategy urged

Let poor live in city centres

Race Relations Institute report backs viewpoint of civics.

**By Joshua Raboroko**

SOUTH Africa's cities should be restructured to enable poor people to live close to their centres, the Institute of Race Relations says.

In its 1992-93 survey on housing and urbanisation, the institute points out that civic associations are also urging that land for the poor be found close to city centres.

The survey reports on a number of innovative initiatives which concentrate on existing housing stock in the inner city areas of Johannesburg, Cape Town and Durban.

Turning to housing delivery, the survey emphasises the need for a clearly articulated housing policy, a single housing department, community participation, access to credit and building advice, and investment in public infrastructure.

According to one estimate recorded in the survey, 350 houses at an average price of R20,000 for a house and stand need to be built every day to eradicate the 1.8 million backlog by the year 2020. This would involve an investment of R11 million in low-cost housing each day.

Against this, the survey reports that the Government has provided only about 3,000 houses in the last two years, while a sample 101 builders surveyed in 1991 built fewer than 25 houses in that year. Some 75 percent of the builders surveyed had built fewer than 100 houses.

Builders interviewed believe that the factors inhibiting the provision of low-cost housing were current interest rates, political uncertainty, political unrest, bond boycotts, and the limited availability of mortgage bonds.

The survey records a certain amount of progress during 1991-92 in the provision of formal and informal housing by non-profit utility companies, for example:

- The Independent Development Trust financed more than 100 site and service schemes, providing serviced sites for some 700,000 people countrywide;

- The South African Housing Trust provided finance for more than 100 housing projects, including the provision of some 10,000 formal houses and as many serviced sites; and

- The New Housing Group, initiated by the Urban Foundation, provided more than 200 residential stands, 3,000 serviced sites and 5,000 starter homes.

According to official estimates, some 3.6 million people are living in informal settlements countrywide, but the
Housing boom looks likely

Business Day, Thursday, May 1, 1992

10-11:00 a.m.

The panels will be open until 11:00 a.m.

In the morning, we will have an opening address by a representative of the government, followed by a discussion on housing and urban development. The discussion will be moderated by a panel of experts in the field. Lunch will be served at noon, and the afternoon session will begin at 2:00 p.m.

The theme for the day will be "Housing and Urban Development in the 1990s." We will have speakers from various sectors, including government, private industry, and academia, to discuss the current state of housing and urban development and to explore potential solutions to the challenges facing the industry.

The day will conclude with a panel discussion moderated by the moderator of the morning session. Lunch will be served at 1:00 p.m., followed by a keynote address by a distinguished guest speaker.

We look forward to a productive day of discussions and networking. Thank you for attending.
South Africa has the second highest number of internally displaced persons in the world. According to Hussein Solomon, at the Centre for Southern African Studies at the University of the Western Cape, Sudan has the highest — 4.5 million — followed by SA with 4.1 million. The reason for the high figure was drought, forced removals by the Government, political violence and the migrant worker system. — Sap
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 Looir told the World Housing Congress yesterday.

De Looir 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 more 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 institutional institutions to pull their full weight again when unstable political situations and more of 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 Looir 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.
‘Toilet towns mean more injustice’

Somsok Boonyabancha

Toilet towns — site and service developments — have failed in all developing countries, Asian delegates told the People’s Dialogue seminar.

Ms Somsok Boonyabancha, secretary of the Asian Coalition for Housing Rights, said site-and-service had failed in several Asian countries because it was not related to people’s lifestyles.

“They produce 10,000 sites and a community of 10,000 families, but the complex processes of community interaction are lacking in the mind of the planner.”

She added that the World Bank’s endorsement of the site-and-service concept has led to governments sticking to the idea even when it is clearly not working.

“The Indian government is in love with site-and-service because it brings in a lot of money from the World Bank. They have had to hire families to stay at the sites to convince World Bank officials that the scheme is working.”

“In Bombay there are 4.7 million squatters, and the authorities responded by providing 10,000 serviced sites 40km from the city,” said Mr Jockin from India’s National Slum Dwellers’ Federation.

The bureaucracy involved in applying for a place in a site-and-service scheme defeats most people in India, Jockin said. The illiterate cannot understand the paperwork, and the fees demanded of applicants are beyond the means of most homeless people.

In this country site-and-service has been promoted by organisations such as the Independent Development Trust (IDT).

IDT spokesperson Mr Jolyon Nurtall said the IDT is aware of the limitations of site-and-service if development went no further than building toilets. All the schemes funded by the IDT have now moved into a consolidation phase which would “turn the spaces into communities”.

The consolidation phase involves the appointment of co-ordinators paid by the IDT, who find out the service needs of each community, be they schools, shops, or recreation facilities.
Squatter pollution a big problem

PRETORIA. — Pollution from water run-off in squatter areas had reached such serious proportions that water from sewage purification works was often of better quality, according to the Water Research Commission.

WRC research manager Dr Steve Mitchell said in a statement that it was for this reason the WRC had decided to intensify the focus of its research into sanitation on the needs and problems of developing communities and rural areas.

"The first challenge is to educate people to refrain from polluting their environment because of the health hazards involved."

"The second challenge is to develop affordable ways of preventing pollution by making available cheaper and practical, but above all, socially acceptable, sanitation facilities for the communities that need them," he said.

Dr Mitchell said much time and money already were being spent on the problem and research teams had been establishing the extent of river pollution throughout South Africa.

He pointed out that rivers like the Umgeni, which flowed through densely populated areas in Natal, the Klip River, which flowed through Soweto, the Jukskei River past Tembisa on the East Rand, and rivers on the Cape Flats were some of the worst examples of the effect of a lack of sanitation and refuse removal.

Dr Mitchell said finding more effective ways of disposing of sewage sludge was a major research need in developed areas. — Sapa.
HOUSE OF REPRESENTATIVES

It is reported in this city that a large number of the people have been seen walking about the streets and collecting money for the benefit of some poor or sick individual. This is a matter of public concern, and the authorities are taking steps to prevent it. The people are asked to be careful and not to be duped by these scoundrels.

The speaker then goes on to discuss other matters of importance, including the importance of education, the need for improved transportation, and the need for better public health facilities.

The meetingadjourns with a resolution passed expressing gratitude to the various organizations and individuals who contribute to the welfare of the community.
Building blocks of the Golden Highway

...Lawyers are becoming more involved in development work...
In-depth look at squatters

VIOLENCE in the Crossroads squatter community has prompted an investigation by Mr Justice Goldstone, while concern is mounting in established areas that the influx of informal settlers could cause plunging property prices.

The surge of jobless people into a region already facing the challenge of economic survival is causing concern.

Environmentalists are worried about the impact burgeoning settlements will have on sensitive ecosystems.

Tomorrow The Argus takes an in-depth look at informal settlements in the Western Cape -- where they are, and with samples of socio-economic conditions.
AN allocation of R268 million by the Government for low-cost housing will help many of the more than seven million low-income blacks living in squatter camps and backyard shacks.

The cash injection for "affordable housing" for low-income South African families was announced by the Minister of Housing and the Budget, Mr Gerald Msabalala. He said the money would be available for housing in the 1993-94 financial year.

It was aimed at families whose breadwinners earned between R500 and R2,000 a month.

The money, 50 percent more than the amount previously budgeted, would be allocated nationally to 200 local authorities for 400 housing and related projects.

The Transvaal would receive R40 million. The greater portion of this money would be spent on the PWV area which was expected to contain by far the largest concentration of people by the year 2010 (13.4 million).

The chairman of Operation Masakane for the Homeless, Mr Dan Moshugi, estimated in May 1992 that 10 million people were living in informal settlements, while the Urban Foundation said more than 7 million people lived in informal housing.

In announcing the allocation, the Minister said: "In allocating scarce resources we have adopted a bottom-up approach to involve the individual activity in the provision of housing. "We have to cut the coat according to the cloth. Even a modest starter house can provide a family with permanency of tenure and the facility to upgrade as economic conditions improve."

This approach had proved successful in the Department of Housing self-help programmes in which families were given loans to buy building materials and taught to build their own homes, the Minister said.

Depending on the locality, "housing units will range from R14,000 to R16,000 each, excluding the price of the plot," he said.

Information about the allocation of the money can be obtained from civic associations, government sources said.

The project is expected to get off the ground within two weeks.

The announcement by the Minister comes at a time when informal housing is fast becoming recognised as an integral component of a national programme in South Africa.

On the Witwatersrand alone, tens of thousands of 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 like running water or waterborne sewerage.
STRIVING FOR PEACE

Effort to keep the violence at bay

By Malatsha Tsedu
Investigations Editor

S

ONE CALL THEM squatter areas but the people politically unite to refer to them as informal settlements. They are the tin, wood and plastic structures that are home to millions of South Africans who live in slums.

The phenomenon of shacks started in the establishment of settlements around the gold mines on the Reef. Their erection in Orlando by residents led by the late civil rights leader, Mr James Solomon Mjahanda, was the further expansion of an idea that had started long before.

Always in defiance of officialdom, shack areas are known for their defiant mood, determined to fight all the way for the right to stay.

Hence the classical names such as Mandela Park, Biko Park, Flaming Gardens, Flora Park, Ivory Park, Power Park, Crossroads, Khayelitsha, Tembisa and so on.

But today, as the shacksmen on every open area around any town, they have become the flashpoints of violence.

The poor and vulnerable have become the target of the barons of South Africa's violence.

Over the past few weeks clashes in Yokota, Krielkloof, Duncan Village in East London, Zamdela in Daveyton, Crossroads in Cape Town, Bhayini in Durban and Power Park in Soweto, to name a few, have been the centres of the growing statistics of the dead and injured.

Together with hostels, they are the major focus of killings.

Conversely, the killings have led to efforts by peace monitors, political organisations, church and civic structures to intervene and descend the flames of violence.

But in almost all instances, these efforts come after the explosion of violence, thus merely healing the wounds and trying to reconstruct what has already happened again.

One community that has so far escaped the violence but does not intend waiting until it starts, is the Kipltown settlement.

In a move led by the Sisimane Homeless Organisation, locals have come together to organise a peace prayer day for the area on August 7.

SHO coordinator and head priest of the United African Apostolic Church, Mr Adolphus Motsi Mchumuni, is behind the move: "In many if not all instances, many of us who stay in these shacks are undecided. But we can still pray that God will stop the violence."

The move is an effort at stopping the violence that, more than anything else, has a chance to succeed. Prevention, as they say, is better than cure.

"We are concerned that while we have so far escaped the wrath of these people, we may be next. Hence the peace prayer day."

Motelwa Mazithi of Helemmas Organisation

PEACE

Let it grow WITS

University of the Witwatersrand, Johannesburg

DEFIANT MOOD Squatter camps are usually the flashpoints of violence.

A Nation Crying Out For Peace

"People with hidden agendas come into our communities to make the fires of violence and invariably succeed. The fighting is usually over silly things such as the names of areas and things like that."

"We are concerned that while we have so far escaped the wrath of these people, we may be next. Hence the peace prayer day on which we will come together as a community and say to ourselves: We are one. No one is going to divide us and make us fight."

Soweto has about 3,500 residents, according to co-organisers of the prayer day, the Reverend David Magomazela.

Magomazela, the Reverend Christian Catholic Holy Spirit Church in Zone, said this peace move was important as it would be an opportunity to speak to God and beseech Him to stop the carnage that is annihilating the black nation.

"We want to pray to God and say to Him, please stop this. We are not going to preach politics but the Word of God."

The prayer starts at 9am at the Regina Catholic School in the shacks east of Kipltown station. National leaders from the ANC, AZAPO, IFP and PAC have been invited to explain to people what they are doing to stop the violence, Magomazela said.

"It is an effort to stop the violence that, more than anything else, has a chance to succeed. Prevention, as they say, is better than cure."

If we are a small community and a small effort, but if all other communities were to make a similar move, would it not stop the carnage that has made every black man and woman an orphan?"

The Power of Peace

Make an appearance — Advertise in SOWETAN CLASSIFIED
Relief fund to focus on food areas
Squatters may be left out in the cold

By GEOFF BUDLENDER

A

CURRENT supreme court case involving the Zevenfontein "squatters" vividly illustrates the dangers of unconditionally entrenching existing property rights in the new constitution.

The basic facts of the case are simple:

The administrator of the Transvaal decided to establish a "less formal township" at Diepsloot, north-west of Johannesburg. He planned to settle about 8,000 people there, including the Zevenfontein "squatter" community.

The Diepsloot Residents' and Landowners Association asked the supreme court for an interdict preventing the administrator from establishing the less formal township. They claimed that the establishment of the new township would interfere with their rights. Their property would drop in value, crime would increase and so would air pollution (through smoke and dust) and water pollution.

When the case first came to court, Mr Justice William de Villiers granted an interim interdict ordering the TPA not to proceed with the settlement of residents at Diepsloot. He ordered that evidence should be heard on certain issues on which there was a dispute of fact.

The case then came back to court, for the hearing of the evidence. It came before Mr Justice SW McCreath, who dismissed the application for an interdict.

The basis of his decision was that the Less Formal Township Establishment Act clearly contemplates and authorises some interference with existing property rights when a less formal township is established. As a result, parliament has authorised some interference with private rights when a less formal township is established.

The case is now going on appeal. One must hope that the judgment of Mr Justice McCreath is upheld. If not, residents' groups will be able to prevent the establishment of areas for low-cost housing anywhere in or even near the cities.

They will argue that the new township will affect their rights, and that it must be established somewhere else. Of course, the residents "somewhere else" will make the same argument.

And so we will be back to classic apartheid planning: the only place the poor will be able to live far from the city centres, in segregated ghettos of poverty.

But what will happen if existing property rights are entrenched without any qualification, as is proposed in some of the drafts which have been presented to the negotiators at the World Trade Centre?

An Act of parliament, in this case the Less Formal Township Establishment Act, cannot authorise interference with a right which is constitutionally protected. If there is a conflict between the constitutional right and the Act, then the constitutional right "trumps" the Act, and the Act is invalid.

The result is that the sort of argument made by Mr Justice McCreath — that parliament has authorised some interference with private rights — will no longer be possible. The landowners will meet it with a simple and devastating reply — that the Act of parliament is unconstitutional, because it conflicts with the constitutional protection of property.

If the constitution is going to entrench property rights, we have to ensure that the property clause is drafted in such a way that it does not prevent appropriate urban planning and the provision of serviced land and homes for the homeless.

The negotiators should take care that in entrenching existing property rights, they do not also enshrine apartheid and homelessness in the constitution.

Geoff Budlender is national director of the Legal Resources Centre.
STILLING the illegal occupation of houses is one of the items to be discussed when the regional executive committee of the African National Congress meets behind closed doors today.

Other items on the agenda are preparing for the all-race elections on April 27 and the allocation of portfolios.

Regional ANC secretary Lerumo Kalako said the movement had to formulate a policy of how to deal with the violence and disarray in squatter communities.

"The National Party is following a double-edged policy in squatter communities which is meant to destabilise us. They have a very aggressive policy," he said.

As part of its election strategy, he said, the NP was wooing squatter leaders.

If this tactic failed the NP had another plan to exploit the tensions around housing in squatter communities.

"We must combat this strategy,"

Violence in the Western Cape will also come under the spotlight today.

"This is one of the major problems confronting us because political opponents are going to use violence to score points off us."

The political heads of four key departments, Information and Publicity, Political, Education, Organising and "Local Government," are likely to be appointed today.

See page 10.
SQUATTERS - GENERAL

1994 - 1995
Coming home to roost

National Housing Minister Louis Shill's attempt to buy government's way out of Durban's Cato Manor squatter crisis seems to have backfired after a disturbing twist.

In contrast to Cape Town City Council's tough line in evicting squatters from 276 homes in Tafelsig, those who illegally occupied 800 empty new houses at Cato Manor have been allowed to stay put by government. Now mobs have driven several Indian families out of neighbouring dwellings which were occupied legally before the invasion.

There are suggestions that this is a direct result of the Minister's allowing the squatters to stay but these are strongly denied by Shill. "Under awkward circumstances, bearing in mind the possible loss of life, the communities have undertaken to resolve the problem. We have not condemned the occupation by people not entitled to those properties," he claims.

There have been reports that police advised the threatened Indian families to move because they could not — or would not, for political reasons — protect them or their properties; and the House of Delegates (HoD), which built the houses, has now washed its hands of anything to do with Cato Manor.

The mob-driven evictions are a sequel to a series of events that began on November 1 (Current Affairs November 5) when shack-dwellers from the overcrowded black Chesterville township spilled over the N2 highway to Wiggins Road, Cato Manor — a stretch of largely vacant land of 6 km, laid waste by a succession of Group Areas expropriations, west of Durban.

An estimated 1,200 families are living illegally in the Cato Manor homes. After several unsuccessful attempts to persuade them to vacate, Shill agreed that they could stay until alternative homes are built for them — despite the fact that the houses had already been allocated to Indian families, some of whom have paid deposits.

The DP has lashed out at government by saying the latest development is a direct consequence of the dangerous precedent set when Shill effectively rewarded the squatters for their illegal occupation.

DP Natal Coast regional chairman Mike Ellis says: "While one has sympathy for the frustrations of the squatters, they should never have been allowed to stay on in the illegal occupied dwellings. Instead, alternative land on which to settle should have been provided (as it was in Cape Town). The message sent by allowing them to stay was that they could keep whatever they took and that is what they are doing."

Ellis adds, though, that he is equally alarmed at the alleged responses of the police and HoD to the latest evictions. "We are all entitled to the same protection before the law. If police say they cannot protect properties, or families living legitimately, at Wiggins, they are telling us that nobody is safe and the country is heading for anarchy."

He adds that the HoD's decision not to assist the families, on the grounds that it is no longer involved in the development, is equally worrying. "The fact is that, irrespective of its involvement, we are still living under the tripartite system and the Indian families being forced to flee their homes are constituents of the HoD. It is therefore obliged to assist them."

The HoD and police did not respond to calls from the PM on Monday and Tuesday but Shill defends both: "Though there have been reports of four cases of families being intimidated, there is only one on record to the knowledge of the police. I have it from the highest level in the police that immediate remedial action is being taken to prevent recurrences."

He adds: "Obviously, they cannot be in all places at all times. They will, however, respond immediately to anything of this nature. It is policy on our part to ensure people and their lawful possessions are protected and the HoD was due to meet on Tuesday to see what else it could do to make sure its Cato Manor community is protected."

The one positive aspect of the crisis is that it appears to have kickstarted large-scale housing development at Cato Manor. However, allowing the squatters to stay in the houses was always going to be risky — and it
Illegal land occupation 'could be big problem'

CLIVE SAWYER
Municipal Reporter 5/4 1994

INVASION of land by the poor and
homeless will be a thorny problem for
all levels of government after the
election, says the Urban Foundation.

"The immediate challenge after
elections will be to diminish uncer-
tainties about land and to channel
popular energy (so that) land invasion
does not take place."

If affordable urban land is not pro-
vided on the scale needed, it will be
seized by individuals and communi-
ties, the foundation said.

"Settlements that arise from land
invasion pose tough practical de-
mands on public authorities who will
have to provide services and re-
sources."

Servicing unplanned settlements
was more difficult than dealing with
planned developments.

The foundation said the public sec-
tor would not cope on its own in try-
ing to prevent land invasion.

"Delivery of land will require the
involvement and mobilisation of all
resources, private and public."

A study of international experience
of land invasion showed it tended to
happen in times of political change.

"Invasion movements have been as
small as 50 households or as extensive
as 200,000 people, the size of a group
in Santiago, Chile, which invaded an
area near the airport on one evening
in 1964."

Invasions tended to be organised,
with careful attention paid to timing.

"Invasion often coincides with visits
by high-profile foreign dignitaries, or
on nights before weekends and during
festivals and holidays."

"Election campaigns are often asso-
ciated with invasions."

Political motives and strategies
varied widely.

Some invasion leaders tried to justi-
fy their actions in terms of the poli-
cies of their governments.

In Latin America, land targeted for
invasion tended to be publicly and not
privately owned.

"Normally, it is low-value vacant
municipal land, some distance from
the city centre, or vulnerable to haz-
ards like landslides or flooding."
Influx control a root cause

Municipal Reporter (306) ARG 8/4/91

Conflict between landowners and invaders has been aggravated by race and class conflict, according to an Urban Foundation report.

Illegal land occupation had its roots in the policy of influx control.

Invasion of urban land had happened sporadically since 1965, with a spate in 1990 and 1991.

"The 1990-91 peak coincided with the onset of democratic reform, a period of political uncertainty during which bureaucrats dealing with squatters were faced with ambiguities about action to be taken."

Initial invasions tended to be small, with numbers swelling after bridgeheads were established, the report said.

"In most cases, the invaders were homeless or poorly-housed urban people taking last-resort action."

Invasion of public land was more common than seizure of private land.

"In a number of cases, township residents moved to gain control of housing developments believed to be targeted at more privileged people."

Examples of this were housing seizures in Tafelsig, Delft, and Cato Manor in Natal.

Last year's occupations of housing introduced a new dimension of conflict, between poorer sections of different black communities.

It was alleged that housing invasions in Cape Town had been orchestrated to create racial tension.

Political and civic organisations had sometimes found themselves in difficult situations when having to heed the demands of the homeless and the interests of settled communities affected by invasions, the report said.
Squatters 'mostly occupy public land'

MOST urban land invaded by squatters was publicly owned land which had often been earmarked for development, the Urban Foundation has found.

In a recent research report on urban land invasion, the foundation found some of the occupied sites had also been serviced for allocation to communities.

"In a number of cases, township residents moved to gain control of housing developments believed to be targeted at more privileged people."

The report cited the example of Sharpville residents who moved onto a site earmarked for a new black township in 1991.

In other cases, Africans occupied land earmarked for housing developments for coloureds and Asians including areas in Mitchells Plain, Delft and Cato Manor.

"Incremental encroachment on private land has taken place all over the country. An ongoing process of land occupation and eviction has characterised farms and mining land in the vicinity of Lelatong Hospital close to Krugersdorp."

The report also cited the example of Sanlam land in Midrand on which squatters settled as they were not granted access to sites in Ivory Park.

Another finding was that a peak of urban land invasion occurred in 1990/91 which coincided with the onset of democratic reform in SA, and a period of political uncertainty during which bureaucrats dealing with squatters were faced with ambiguities regarding the appropriate action to be taken."

The foundation contended that most invasions started with a relatively small number of people occupying land, often, followed by "the population of invader settlements swelling rapidly once the bridgehead has been established."

The report found that the vast majority of squatters were blacks who were homeless or poorly housed urban residents rather than new rural migrants.

The report said although some occupations were orchestrated by civic associations, these associations were often caught between serving the interests of both squatters and settled communities affected by these settlements.

"In addition, organisations that have mobilised invasions have not always been able to deal with the ensuing settlement and consolidation process."

Other conflicts had also been fuelled along racial and class lines, the foundation said.

It concluded that, despite demolitions and evictions, there had been some "qualified victories for the invaders, albeit in the face of considerable hardship."
Slovo calls for end to illegal squatting

CLIVE SAWYER
Political Correspondent

ILLEGAL occupation of land by squatters must stop, says Minister of Housing Joe Slovo.

The rising number of "land invasions" in past weeks threatens to send tensions soaring when people occupy land already earmarked for others.

Mr Slovo said that many recent land invasions had been orchestrated by outsiders who did not have the best interests of homeless people at heart.

He urged provincial housing ministers to identify land suitable for temporary and permanent housing.

He called on them to work out, in co-operation with his department, a strategy to deal with land invasion and squatting "in as humane a manner as possible".

There has been a sharp rise in land invasions in the past month, especially in the PWV.

The government accepted that squatting was linked to increasing urbanisation, while there was too little land in cities suitable for settlement.

It accepted that political changes had created expectations about housing for the poor.

"I have great sympathy for those landless people who are endeavouring to secure a plot of land on which they can live with their families.

"The illegal occupation of land will not contribute to alleviating the housing shortage," Mr Slovo said.
Sanco calls for halt to land invasion

DURBAN. — The South African National Civic Organisation yesterday called for a temporary halt to land invasions by squatters and a halt to the demolition of their shacks.

At a meeting it had also been agreed that squatters who recently invaded a housing project site in Cato Manor would move. — Sapa (306)
'GO BACK TO THE LAND!'”

Even if the government manages to build a million houses, squatters are not going to go away, argues SHANPERSAD MAHABIR. In fact, the problem will probably worsen because many of the hundreds of thousands of people squatting in and around our cities regard themselves as temporary sojourners, and because of the vested interests of the “squatter lords”.

We have been quite impressed with the strenuousness and up until now verbal - efforts of Joe Slovo, Tokyo Seawale and fellow comrades to resolve the squatter problem. However, with more realism than optimism, I can foresee that they are on an endless treadmill. At the end of a million houses the end to the squatter problem will be nowhere in sight! The problem might even be bigger! Well-born, well-educated, “entrepreneurs” who sell “plots” which do not belong to them, squatter lords who build and let shanties on spec, and criminals who operate protection racket, will make every effort to keep their lucrative squatter “estate agencies”.

For the unevacuated rural dwellers living on an existence of torn land, the attraction of city lights with prospects of employment is irresistible. Running up in bulvards and shanties presents no greater problem to these hopeless people than their present poverty-stricken existence in mud huts back home.

Most of the new arrivals regard themselves as temporary squatters. Having a trailer home, some cattle, goats, fowl and other livestock in the distant tribal lands as a family birthright, the squatter tries to point in making a permanent long-term commitment in buying a house on a 30 or 10-year loan. His roots and his heart lie elsewhere. Every cent that he earns he would like to take to his people back home, where the elderly and other members of the extended family are still living. A house, close to his place of employment, for which no rent is payable, serves his purpose well.

It is this element - the constant stream of rural dwellers pouring into the towns and cities, who want for every possible way to maximise their earnings - which will make the squatter problem worse. The “entrepreneurs” who are driving up in keeping up this constant stream will see to it that it continues.

It might dismay our well-meaning housing ministers if they were to discover how many squatters would prefer to live rent-free in their cardboard-and-plastic shacks than pay even minimal rent for a solidly built and serviced house. Only the squatter born in the city will look for permanency – and most of these have already made their accommodation adjustments in the existing townships.

“Back to the land” is about the best long-term solution to the problem of squatting. An army of agricultural extension officers, generous state grants, subsidies and low-interest landbanks, demagogy, etc., could make farming and animal husbandry more lucrative than squatting in city slums. It has been done before to uplift the “poor whites”. It must be done again to uplift the poor blacks.

Obstacles, no doubt, will be encountered. The first line of resistance will be the multitude of agricultural boards. We have already had a foretaste of this by the way big business manipulates the industrial councils to keep in check any threat that small business might present to their monopoly and oligarchy. The agricultural boards, having created virtual monopolies whereby prices are pushed higher and higher every year, will resist fiercely any threat to their gain arrangements. And these protective arrangements were built together ever many years under the protective wings of a government whose main objective was to promote the exclusive interests of one group. These boards will raise many “coercing” arguments.

CRISIS... Despite government promises to build formal houses for all, squatter settlements could well mushroom.

The measures mentioned above, imaginatively implemented, could in due course curb the flow to the city shums - and help alleviate the squatter problem. That it would also leave the government a fair share in the country and help break the stranglehold of the monolithic boards would be a double-benefit for the general good.

Indeed, it will be a long haul. But there is no alternative, if we are serious about nation-building.
Squatter camp water pollution research says latrines are the pits

Kick the bucket, warns CSIR

JOSEPH ARANES
Municipal Staff

A BAN on pit latrines in areas with high water tables and a speedy phasing-out of bucket toilets are among CSIR recommendations to reduce water pollution in informal settlements.

The proposals, including an end to squatting in low-lying areas, follow extensive CSIR research on water pollution caused by squatting settlements. The study by the CSIR water technology department was commissioned by the Water Research Commission.

The report warns against the health dangers inherent in unsanitary conditions in squatter camps, such as parts of Khayelitsha where the research was done.

CSIR project leader Allan Wright said the health problems caused by pollution in squatter settlements would not necessarily improve with the provision of site and service stands.

"Any form of urbanisation which results in people having to live in squatter shacks or other forms of informal housing, results in widespread pollution.

"Pollution from these areas which is carried in storm water to rivers eventually leads to a serious health hazard for the whole community.”

Mr Wright said the study showed that pollution from a serviced site did not differ much from informal squatter settlements in spite of the fact that toilet facilities were available on the serviced sites.

"The extent of the pollution was not determined by the quality of infrastructure but rather was related to population density.”

The report suggests ways of reducing the problem. These include:

- Discouraging squatting in low lying areas.
- Banning pit latrines in areas with a high water table and in areas with sandy soil.
- Encouraging the planting of vegetation to stabilise sandy areas.
- Removing sand from the streets to ensure the storm water drains do not get blocked and
- A weekly cleaning of grids in the stormwater drain system.

Mr Wright said he was concerned that informal developments and settlements would remain part of the community for a long while and the problem would persist.

GATHERING MOSS: Sun City squatter settlement residents are forced to live with refuse dumps all around the camp because nobody wants to collect their garbage.
Squatters flood small towns in hunt for jobs

Strain for councils as work dries up in cities

JOSEPH ARANES
Municipal Staff

SQUATTERS are flooding smaller South African towns as the job market in the cities becomes increasingly over-loaded, placing a huge strain on the budgets of small local authorities.

While bigger towns and cities managed to absorb into their communities the large numbers of South Africans leaving their homes in search of jobs, large squatter camps sprang up.

And as jobs dried up, more and more of the squatters sought refuge in smaller towns.

Plettenberg Bay town clerk Alex Smuts said that during the past four years there had been a considerable influx of squatters into the area.

"We are a small holiday town and are dependent on tourism for our revenue. Jobs that are created are seasonal and when the holiday period is over, about 65 percent of the town is left unemployed."

Mr Smart said the town had plans for the creation of a new complete township, KwaNokutula, which would hopefully alleviate the problem of squatters.

"The problem is that once services are laid on, other people think there are jobs and money in the town and also want to settle here — which results in the whole cycle starting again."

In the holiday town of Hermanus the population of the Zwaalilile squatter camp increased from about 1 000 to 6 000 in three years.

Town clerk Thys van Rooyen said that because of the influx of people into the town, more services were needed.

"Squatting is a big problem and because of the limited job opportunities we have, the crime rate in the area has also increased dramatically."

Mr Van Rooyen said that during the past month a new local council had been established in the town.

"We have a good relationship with the squatters and have, with the help of Independent Development Trust funds, serviced a number of sites in the area.

"But we need more money and more erven to accommodate all the people. And we need an injection of funds which must help create more jobs. We can't just depend on tourism to keep the town going."

Gansbaai town clerk Johan Pieterse said squatting was not such a big problem in his town.

"We have about 100 shacks in the informal settlement and although the numbers have increased over the past months, it is a problem we are working on.

"Two of the squatter representatives were appointed as councillors and we have started a housing forum whose task it was to build decent homes, a community centre and other community facilities needed by the people.

"And the community is very eager to get these projects started."

Mr Pieterse said unemployment was the major factor retarding development in the area.

"Besides some building activity and the seasonal fishing, no other job opportunities were available to the residents," he said.

"We need to change this if we really want to improve the quality of life for all the people."

ARG 18/11/95
New legislation aims for clarity on land matters

Cape Town — Legislation enabling the Minister of Land Affairs to delegate, assign or transfer powers, duties, functions and finances to provincial and local authorities was approved by all parties in the National Assembly yesterday.

The Bill also authorises the president to repeal or amend certain laws, or to declare laws applicable on the areas of the former TBVC states and self-governing territories. Minister of Land Affairs Derek Hanekom said in the second reading debate of the Bill.

Hanekom envisaged that the Bill would bring about “better clarity and co-ordination among different tiers of government on land matters”.

The most difficult task was to unravel or unbundle from the existing laws the roles and functions of different authorities and to strike the correct balance between coherent national land reform measures and effective day-to-day administration of land matters on the ground.

A task team has been appoint-ed to address problems and do a comprehensive investigation of all land administration laws.

Part of the task team’s brief would be to make recommendations on appropriate measures to ensure proper land administration in line with the constitution and in accordance with emerging land policies. — Sapa.

SA notches up a first in constitution-making

■ POLITICAL STAFF

Cape Town — Ideas, many from ordinary people, have started flooding into South Africa’s new constitution-making process.

Cyril Ramaphosa, chairman of the Constitutional Assembly, yesterday held up a thick file of submissions to demonstrate the response to calls for proposals for the 1996 constitution.

The process of negotiating a final constitution to replace the present interim one will start in earnest this month.

Technology will be used as fully as possible to include ordinary people in the process.

Each session of the Constitutional Assembly — members of the National Assembly and Senate sitting jointly — will be broadcast live on television.

Assembly executive director Hassan Ebrahim said submissions to the assembly would be put on computer. Also being computerised are submissions made to the multiparty negotiating process in Kempton Park.

These, stacked up, were 40 m high, Ebrahim said.

Information about the constitutional process is to be put on an electronic bulletin board, which anyone with access to a computer anywhere in the world would be able to read.

Technologically, use of computers to give access to the constitutional process would be a world first, he said.

Cyril Ramaphosa
the portfolio of Housing. She is responsible for:
- the Department of Environmental Protection
- the Department of Transportation
- the Department of Planning
- the Department of Housing
- the Department of Natural Resources
- the Department of Public Works
- the Department of Health
- the Department of Education
- the Department of Labor

In addition, she is a member of the Cabinet and serves as the Governor's liaison to the legislature. She is also responsible for overseeing the budget and financial affairs of the state.
‘250 000’ in informal W Cape settlements

Political Correspondent

THERE are nearly a quarter of a million people living in informal settlements in the Western Cape, out of a national total of 6,5 million.

Housing Minister Sankie Nkondo disclosed this in the senate yesterday in reply to questions by William Minis (DP).

There were 2,1 million people in informal settlements in KwaZulu-Natal and 4,5 million in Gauteng.

Upgrading of unacceptable informal settlements was part of overall housing policy, she said.

The national backlog of housing was 1,5 million.

Factors influencing the success of meeting housing needs included the availability of funds from central government and the willingness of communities to fulfil responsibilities to pay for services.

Meanwhile, Labour Minister Tito Mboweni has disclosed official unemployment figures. About 25 percent, or 3,6 million South Africans, were jobless, he told the senate.

Of these, 37 percent or three million were African, 23,4 percent coloured, 16,3 percent Asian and 8,4 percent white.

Half of the unemployed were younger than 30 and 56 percent had no post-school qualifications.

About 400 000 pupils left school at the end of 1994.

Only three-to-four percent would be accommodated in the formal sector.
Plan to resolve illegal occupations ‘welcomed’

Robyn Chalmers

COMMUNITIES had reacted highly favourably to initiatives aimed at resolving the deadlock on more than 12 000 illegally occupied repossessed properties, Servcon MD Denis Credighton said yesterday.

Servcon is a joint venture between government and mortgage lenders, officially launched this week to solve the problem of houses formally in possession but which banks cannot access because of a breakdown of law and order.

Credighton said more than 100 Servcon staff had been visiting occupants of repossessed properties around SA this week.

"During these first visits, Servcon personnel have been making contact with occupants and giving information on initiatives under way."

"The initial reaction has been highly positive, and it is obvious that the Mazakane Campaign and the Home Truths information scheme have begun to work."

Credighton said the success of Servcon’s negotiations would have a direct influence on whether cover was granted under government’s mortgage indemnity scheme.

In terms of an agreement between government and mortgage lenders, occupants of repossessed properties would be offered three options.

The first was the option for original owners to buy the repossessed house back from the bank on an instalment sale agreement plan. Banks would subsidise the repayment for the first five years. The property had to be affordable, based on current income.

Other occupants, who were not original owners, would be given the option of buying through government’s subsidy scheme.

The purchaser’s right would be protected by an endorsement on the title deed.

The second option was that occupants who could not afford to buy the properties would be placed on an affordable rental programme for nine months.

At the end of this period, the occupant had to leave. Government would provide relocation assistance in the form of a capital subsidy for the purpose of right sizing — relocating to a more affordable home.

The final option, should the occupants not accept the first two, was eviction.

Credighton said it was vital to have a steady stream of low-cost homes coming onto the market over the next nine months, or the right sizing principle would not work effectively.

Servcon personnel would visit all the occupants this month, and had set a six-month target to complete all settlement negotiations.
Call to report builders of illegal shacks

By Karin Schimke
Gauteng reporter

Gauteng residents who see any signs of informal structures going up on land that has not specifically been set aside for development must inform their local authorities immediately, so that shacks can be broken down before they are fully erected.

This was the word yesterday from NEC for Development Planning, Works and Environment Sinethemba Sholeka, who said the rate of land invasion was increasing rapidly as the local elections were drawing nearer.

He said there were two reasons for this: "The Government is vulnerable right now while it is preparing for elections and, secondly, political parties other than the ANC are using land invasion as a means of embarrassing the Government."

He said his department had received reports that parties were behind land invasions, particularly in and around Johannesburg and Pretoria, but he could give no other details until an investigation had been completed.

He called on communities to work closely with their local authorities in the meantime by informing them as soon as they saw any informal structures going up. In this way the problem would be nipped in the bud, while the rapid land delivery programme was being implemented.

In terms of this programme, people in stress areas (overpopulated areas) and crisis areas

LAND invasions are being used by parties to embarrass the Government before elections, claims NEC

(where houses have been built on flood plains) could apply to local authorities for land.

So far 15 200 applications had been received and 16 projects were under way to reserve land for these people. The estimated cost of each of these sites was around R15 000 and each site would be provided with basic facilities.

"But while these people are waiting for land to build their homes on, others from across national and international borders are invading and building shacks, and people are getting very angry and frustrated at the situation."

He was also concerned about the number of shacks going up in open spaces in white residential areas. This was something which unnerved and scared white people and undermined their faith in the Government.

He added that local authorities were being given the capacity to deal with land invasions more effectively, but that it was up to the community to inform them of illegal invasions.

"If we need to remove invaders, we will," Sholeka said.
AN estimated 40 000 people a month were moving to the city, the Minister in charge of the RDP, Mr Jay Naidoo, said yesterday.

He warned these people had started "to assert their frustration as demonstrated in the mushrooming squatter settlements and land invasions".

"Releasing the government's strategy documents for urban and rural development into the next century, he said urbanisation had become one of South Africa's major challenges:

Mr Naidoo said the strategies were a 25-year vision for urban and rural development that would guide public and private investment in addressing past distortions.

The urban development document said the metropolitan areas and large cities were growing rapidly, and it was estimated the present urban population varied between 19.6 million and 26m.

It was also estimated 75% of the population would live and work in cities and towns by 2010.

Concerning the Cape Metropolitan area, the document said a development framework must plan for housing, jobs and transportation systems across a territory of 4 500km².

The document said the growth rate was sufficiently normal to suggest that effective urban management was possible and there was therefore no justification for interventionist policies which tried to prevent urbanisation.

The government's vision was that by 2010, cities and towns would be based on integrated urban and rural development strategies and be centres of social and economic opportunity for all, the document said.

See Page 5
‘Upgrade settlements to solve housing crisis’

‘Unrealistic’ to think that more than 7 million people in settlements can be accommodated in conventional housing

BY DAVID ROBINSON

As the housing crisis deepens, new research shows that there is little alternative to large-scale upgrading and incremental housing programmes in South Africa’s informal settlements.

More than 7 million people currently live in these settlements, the vast majority of them earning less than R1,000 a month. This places them beyond the reach of formal loan and housing schemes.

"To move these millions of people into conventional homes is socially and technically impossible in the short to medium term, and financially non-sustainable in the long term," say the researchers. "And to leave them in their present situation is to court major health and environmental problems."

The findings of the study, commissioned by the National Business Initiative (NBI) and undertaken by social scientists working at the Institute of Social and Economic Research at the University of Durban-Westville, were made public yesterday.

Main conclusions indicate that upgrading schemes and incremental housing solutions are viewed positively by a majority of those who live in the areas studied.

An Independent Development Trust (IDT) subsidy of R50 million for infrastructural upgrading encouraged the communities to inject an estimated R500 million of their own resources into housing improvements.

"A minor revolution" in social relations and forms of financing had taken place in settlements affected by the IDT and other upgrading programmes, the study found.

The NBI’s executive director for development, Brian Whitaker, said a policy which accommodated the findings would be in the interests of the urban poor and in the interests of government, because of the considerable allied investment which would be likely to take place.

"If the needs of the urban poor are ignored, or are not catered for on an appropriate scale, the most visible consequences in the major urban areas will be a proliferation of land invasions and unserviced shack housing, increasingly difficult urban management, and a general decline in local and international investor confidence in South African cities as places in which to do business."
Most squatters have formal jobs

Mduduzi ka Harvey

A NATIONAL Business Initiative survey describes as a myth the perception that residents in informal settlements are unstable, unemployed communities unable to help themselves.

NBI executive director Brian Whittaker said the research indicated that while most residents of informal settlements were poor, with an average income of less than R800, most were in formal employment. Many had been with the same employer for seven years or more.

The study involved eight informal settlements countrywide consisting of 200,000 inhabitants and 1,500 household interviews.

Most of the settlements studied had received a capital subsidy of R7,500 per site from the Independent Development Trust, but low levels of personal income and the inability to access further credit had not hindered informal residents from personally investing a further R3,000 per site to improve their housing.

Despite the low level of education and the high rate of unemployment, stable communities had developed with an average length of individual household residence of more than a decade and up to 30 years in older settlements.

Interviews with key players regarding socio-economic changes were included in the study. Researchers said these revealed a minor revolution in social relations, forms of financing, institutional development and capacity building.

The study showed there was little alternative to large scale upgrading programmes countrywide. It would be socially and technically impossible in the short to medium term and financially unsustainable in the long term, to move millions of residents into conventional homes.

On the other hand, major health and environment problems and the risk of increased social instability threatened if the present situation was simply allowed to continue.
Into Land Invasions

Task Group to Look
7 million squatters in South Africa – official

BARRY STREEK
POLITICAL STAFF

ABOUT seven million South Africans are living in squatter camps, but more than 100 000 sites in informal settlements have been upgraded by residents over the last five years, say University of Durban-Westville researchers.

Professor Jeff McCarthy and Professor Doug Hindson, of the Institute for Social and Economic Research at UDWM, and a housing consultant, Mr Mike Oelofse, found that people living in informal settlements were investing R2 500 to R3 500 of their own money, together with the Independent Development Trust (IDT) capital subsidy of R7 500 a household.

The subsidy, like the government’s new subsidies, was paid on condition freehold tenure was transferred to the beneficiary.

The researchers found that 30% of respondents in two Eastern Cape squatter camps had erected fences around their properties after receiving title.

They also said their research — released in yesterday’s issue of the IDT magazine Leading Edge — showed evidence of property markets developing, with informal sales taking place, based on residents’ own assessments of the value of their properties.

The executive director of the National Building Institute, Mr Brian Whitaker, is quoted as saying: “For the original R750 million invested in the IDT’s capital subsidy scheme, R300m is coming from the poorest people in the country — from their own savings without access to formal credit. That’s stunning.”

The IDT has now spent R820m on the capital subsidy scheme.

The researchers said that although the policy of on-site upgrading only began to be accepted in the 1980s — when it finally dawned that millions of residents of informal settlements simply could not be removed or rehoused — there was a surprising degree of stability and permanence in work and length of residence in all the sites studied.

The researchers found the levels of poverty to be high, with the vast majority of households having an income of less than R1 500 a month and more than half less than R800 a month.

But “in most cases, at least two-thirds of respondents are employed, whether formally or informally”.

They also warned that “unless the poor can see the longer-term benefits of such an approach, it will be politically unpopular and unless the state can ensure the programmes for sustainable development are set in motion, it will yield little but vast slums of despair”.

However, the researchers concluded that South Africa “has both the experience and the means to resolve its so-called ‘squatter’ challenges.”
Johannesburg. — A national body for the homeless and squatters will be formed on January 1.

Junior Ngubeni and Jomo Mathe, spokesmen for the Tembisa Committee of Eleven and the Moffat Park Committee, said the body would be called the National Homeless Organisation of SA.

The organisation’s aims will be to:

- Help the government remove incompetent MECs and replace them with “people’s choices”;
- Allocate plots to the homeless;
- Invade more land from January if the government is tardy in providing plots; and
- Register the plight of the homeless with the government.

“It is so painful to vote for our brothers and sisters, with whom we have struggled together, only to be shunned like this today,” Mr Ngubeni said.

He said Naosa would register homeless people and allocate them stands wherever there was open land.

“We are saying ‘Let the government give people serviced stands and people can build for themselves’. Instead, the government talks about provision of houses. How can they do that when there are so many homeless people? We want to make things easy for them.”

Mr Mathe accused Sicelo Shiceka, Gauteng MEC for urban planning, and Dan Moekeng, MEC for housing, of being bony in dealing with squatters, by threatening them with eviction and police action.

Mr Mathe and Mr Ngubeni said MECs responsible for housing, land affairs, local government, the environment and development and planning should deliver the goods — or be removed.

Gauteng officials could not be reached for comment. — Sapa.
Squatters - General
1996 - 1999
Gloves off as Government warns against invasions

BY NORMAN CHANDLER

The phenomenon of land invasion which has started in South Africa will not help the invaders in terms of the Government's land reform legislation.

This is made clear in the Green Paper on Land Policy, released today.

It says "increasing landlessness and subsequent land invasions have become a stark reality of the new South Africa. Despite housing and land reform programmes, the Government has been unable to deliver at the pace required."

"Unrealistic expectations, fuelled by lack of information particularly with regard to the time it takes to transfer land, have exacerbated the problem. The Land Affairs Department was opposed to land invasion and will not reward invaders with land."

"Legal steps will be taken against those who illegally invade land belonging to the national government. Threats of land invasion will not be rewarded by special treatment."

The green paper adds that invasions have led to evictions by authorities, resulting in ongoing legal disputes, while in rural areas the eviction of farm workers and labour tenants has also resulted in landlessness and land invasions.

"Frustration has developed... and this has led to threats to invade land unless demands were met within a month," it adds.

"In certain cases, a form of warlordism exists as were invasions are planned by a leadership who then illegally extract rent from the invaders. Occupation of land is a threat to the RDP and to the successful implementation of both the National Housing and Land Reform programmes and must be prevented by a programme that actively addresses the problem."

In terms of the green paper, hundreds of laws relating to land will be repealed or amended in order to reach a new system of land reform.

There are eight principal laws, some of which are still undergoing parliamentary scrutiny. These are the Restitution of Land Rights Act, which provides for the restoration of those dispossessed in terms of racially based policies of the past; the Provision of Certain Land for Settlement Act, which designates land for settlement purposes and also offers financial assistance in support of land settlement; and the Development Facilitation Act, which helps to facilitate land development in general.

Another is the Upgrading of Land Tenure Rights Act which provides for various forms of tenure leading to ownership and also for the surveying and transferring of property, while the Land Administration Act makes provision for powers to be delegated to various authorities.

One of the most important of the eight laws is the Land Reform (Labour Tenants) Bill, now being discussed in Parliament, which provides for the purchase of land by labour tenants on farms as well as the provision of subsidies for this.

The Interim Protection of Informal Land Rights Bill is being piloted through Parliament as a measure to protect people with insecure tenure from losing their rights to land over a long-term period.

The Communal Property Associations Bill will enable communities or groups to acquire, hold and manage property.
Squatters 'need an alternative'

JOHANNESBURG. — Land Affairs Minister Derek Hanekom has said provincial governments should not evict squatters from land they illegally occupied without offering them an alternative place to live.

Mr Hanekom said in a statement yesterday that although he was against illegal land invasions, he wanted all tiers of government to find reasonable and humane solutions to the problem before resorting to court action to evict squatters.

"We have to acknowledge that land invasions are usually the result of frustration and despair experienced by people who have no land," Mr Hanekom said. — Reuters.
Use courts to evict squatters only as a last resort, urges Hanekom

Minister of Land Affairs Derek Hanekom has urged government bodies to seek court orders for evicting illegal squatters only as a last resort.

His intervention follows a spate of confrontations over land invasions, particularly in Gauteng.

In the most recent, Tembisa squatters last week tore up eviction orders handed down by the Rand Supreme Court and threw officials off the land that they illegally occupy.

Hanekom said last week that he was sympathetic to the problems faced by local government, and that his department and the Gauteng government were developing an approach to managing land invasions.

However, national policy was that if people were to be moved from a piece of land they occupied—legally or otherwise—they had to be offered an alternative.

"We cannot, as Government, destroy people's homes and leave them stranded," he said.

Land invasions were counter-productive and often became an obstacle to the delivery of land to those who had followed correct procedures for acquiring it. They could also be a mechanism of exploitation, by which unscrupulous warlords enriched themselves at the expense of the landless.

"However... land invasions are usually the result of the frustration and despair experienced by people who have no land and who believe they have no immediate prospect of getting any."

Tembisa squatters have vowed to challenge a Supreme Court order giving them three weeks to vacate all land which they illegally occupy.

Gauteng would start releasing state land on a massive scale to try to stop land invasion and help the homeless. Housing MEC Dan Mofokeng reiterated yesterday after a meeting with Hanekom and other provincial MECs over the weekend.

Mofokeng said that under the agreement, local councils needed to draft new lists of people waiting for houses, and also to assess land needs in their area.
Survey shows overwhelming support for service payments

THERE is sympathy for squatters in settlements subject to orderly arrangements, but almost half the adult urban population "fully agree" or "tend to agree" that squatting should be declared illegal. This is shown in a survey conducted for Business Day by Market Research Africa.

Respondents were overwhelmingly in favour of payment for services such as water, electricity and refuse removal. The survey — part of MRA's regular Multibus surveys — was conducted in November to investigate attitudes towards squatters and payment for services.

The 2 604 respondents in the stratified survey represented 15.5-million urban adults. When projected, the coverage represents 92% of the urban adult population and 53% of the total adult population. Those interviewed included 1 032 blacks, 957 whites, 259 coloureds and 256 Indians.

The survey showed that while seven out of 10 South Africans were against unauthorised occupation of available land, 63% would fully agree to squatting "arranged in orderly fashion".

Asked to agree or disagree with the statement, "Squatting should be arranged in orderly fashion with services provided", 77% of blacks fully agreed, compared with 59% of whites.

There were wide differences of opinion between the race groups on the legitimacy of squatting. Half the whites and 44% of Indians interviewed "fully agreed" that squatting should be declared illegal and squatters evicted. Only 23% of blacks and coloureds supported such a proposition.

As a whole, the urban population is more or less evenly split on the issue, with 49% fully agreeing or tending to agree that squatting should be illegal, and 51% disagreeing. Very few respondents (18%) believed squatters should be allowed to occupy whatever land was available.

"Clearly some people equate squatting with uncontrolled occupation, and it is this rather than squatting per se they feel should be regarded as illegal, or dealt with by summons evictions," said MRA director Brian Culross, who was involved in the project.

Respondents across all groupings were almost unanimous that services should be paid for. In fact 91% or part agreement with this statement were 99% of whites, 96% of coloureds, 97% of Indians and 94% of blacks.

"This finding contradicts the popular mythology that there is a deeply entrenched culture of non-payment in the black community," said MRA MD Hannah Fourie.

"It suggests that non-payment may be attributed more accurately to an inability to pay, or that they are dissatisfied with the quality of services."

An interesting aspect of the survey was that as many as 70% of respondents regarded themselves as owners of their dwellings. By region, the highest home ownership was in KwaZulu-Natal and the Free State (78%).

Fourie said the figures did not necessarily reflect ownership in the strict legal sense, but rather the way people perceived their tenure. "What is owned can vary from a mansion to rudimentary shack materials, and the term 'ownership' will not always imply title to the land on which the home stands."

Those in the lower income groups occupying rented accommodation showed the strongest desire to buy the home if they could.
Squatting OK if 'orderly'

JoHannesburg: Seventy percent of urban South Africans were opposed to the illegal invasion of land, although most supported "orderly" squatting, according to survey results published yesterday.

The majority of the survey sample among all race groups fully or in part supported payment for services.
SQUATTERS 'DO THINGS FOR THEMSELVES'

Govt gives R10m to scheme for homeless

A SELF-HELP SCHEME to enable the homeless to build homes with community savings was given R10 million by the government at the weekend. LINDIZ VAN ZILLA reports.

THE government has given a R10 million boost to a homeless people's organisation that organises squatter communities to set up saving schemes to help them finance building their own houses.

The money was awarded to the SA Homeless People's Federation which since 1994 has launched more than 350 such saving schemes countrywide.

The self-help system encourages people to put savings in a combined community housing fund from which loans can be made to build houses.

Mrs Ina Noma, administrative director of the People's Dialogue, which launched the federation, said people were encouraged to do things for themselves.

She said: "People contribute daily what they can afford, even if sometimes it's only 50 cents."

The SA government and foreign investors have responded positively towards the initiative.

Housing Minister Ms Sankle Mbembi-Nkondo, who handed over the R10m cheque to the federation in Philippi on Friday, expressed the government's commitment to assisting people who were prepared to help themselves.

Mbembi-Nkondo, who was accompanying a German delegation on a visit to a federation housing site in Philippi, said: "Self-help could become the answer to the housing problem in South Africa," she said.

Noma said the system involved daily contributions from federation members to the saving fund.

The money was pooled and loaned to members who felt they were ready to build their own home.

"We have simple loan systems, with repayments over 10 or 15 years," Noma said.

Noma said 90% of the building work is done by women of the community who are taught bricklaying and other skills.
East Bank Residents’ Association chairman Paul Phalatsi attributes the “direct action” against the squatters to a final snapping of patience. He speaks of the apprehension of residents as the number of shacks grew, of their anger as the squatters contravened an informal agreement that there would be a moratorium on evictions in return for a standstill on land invasion, and of their frustration with repeated promises of action from the local authorities.

“On Saturday we saw an army of people erecting shacks... We decided that we had had enough by the law but that the law had not abided by us, and we could not be seen to be sitting back,”

Eastern Metropolitan Substructure chairman Nile Ntlingane offers a different perspective. Gauteng attracts landless people in search of work, with Alexandra — partly enveloped by developed suburbs — being a particularly attractive destination. Vacant land is under constant threat of invasion.

Ntlingane, an ANC councillor, stresses the need for a nationally co-ordinated development plan to stem the flow of people at its source. In the short term, however, land has to be identified for settlement of homeless people and high-rise, high-density accommodation planned to make optimum use of available space.

Ntlingane confirms that the Eastern Substructure — a unit within the Greater Johannesburg Transitional Metropolitan Council — plans to serve an interdict for the eviction of squatters from Alexandra’s East Bank once alternative land is identified.

But East Bank residents are chafing at the prospect of devaluation of their properties — for which they reportedly paid between R60 000 and R100 000 — because of their poorer neighbours. The squatters, however, are determined not to move. Squatters’ leader Johannes Malatji denies they are strangers who have invaded Alexandra, that they have come from SA’s hinterland or from beyond SA’s border. They are, he insists, Alexandra residents who have been waiting for land for 30 years or more. They, too, are people whose patience has finally ended.

SACP councillor Lindsay Bremer challenges the view that the crisis in Alexandra is fuelled, primarily, by an invasion of outsiders. She identifies the root cause of the crisis as the frustration of many residents over the nonfulfillment of promises to provide them with land. There had been a lot of talk about “development” but little or no delivery on pledges. “Alexandra is fragile and volatile,” she warns.

The Gauteng government has earmarked land for resettlement of the Mofiat Park squatters. It is reluctant, however, to identify the land for fear that it will be invaded and occupied before the Mofiat Park squatters move in.

SPING FURDORE
Homeless delegations meet to compare notes

A DELEGATION of homeless South Africans met counterparts from Asia, Latin America and Africa over the weekend to consider government’s performance in the provision of land and housing for the urban poor, and to discuss ways of dissolving barriers which have blocked delivery.

The meeting, co-ordinated by the SA Homeless People’s Federation, marked five years of national and international achievement in the field of housing and aimed to make concrete proposals for a People’s Land and Housing Process.

The conference, which involved people from grassroots squatter organisations, was also aimed at sharing the experiences of the homeless in different parts of the world. It marked the launch of the international network of the urban poor, with regional secretariats in India, Brazil and SA.

The conference was officially opened by Housing Minister Sankie Mthembu-Nkondo and was attended by Land Affairs Minister Derek Hanekom, and provincial and national land and housing ministers.

Since the federation’s inception in 1991 it has developed a 300-member savings scheme involving 20 000 families in informal settlements countrywide.

During former housing minister Joe Slovo’s tenure, Slovo pledged R10m towards a housing fund run as a revolving credit scheme from which homeless people could borrow money for the purposes of building homes. Nkondo is maintaining the fund.

Federation spokesman Eldridge Jerry said 300 homes were currently being built countrywide, particularly in squatter camps.

Nkondo pledged her support for the project, saying with government policy changes it had become necessary to support people-driven projects.
Anti-squatter law could go

By CARMEL RICKARD

ANTI-squatter legislation, extensively used under the apartheid system to evict people without the permission of the court, is facing a three-prong attack which could finally prove fatal.

The Illegal Squatting Act, bane of human rights lawyers and squatters alike, allows for the arbitrary eviction of squatters and the demolition of their homes without notice, and without going through any court process.

It also allows those carrying out the evictions to remove all the building material and contents of the destroyed homes.

Despite strong criticism of this law on the grounds that it ignores the basic rights of squatters, the government has not repealed it and it is still being used by provincial and local authorities and by private landowners.

However, it could soon be dealt a death blow.

This week the Legal Resources Centre in Durban began legal action on behalf of a squatter community in Vryheid, who are faced with eviction and demolition initiated by officials of the Vryheid Transitional Local Council.

The LRC has filed papers asking the Supreme Court to refer the summary demolition and eviction clauses of the law to the Constitutional Court, claiming that they are blatantly illegal as they infringe many basic rights.

The LRC case challenging the law is being brought against the Vryheid local authorities and the national government on behalf of old age pensioner Banakata Magotl.

He says this law discriminates on the grounds of race and infringes his right to security, dignity and privacy. It also infringes children's rights, since they are often the worst affected by evictions and demolitions. The Act effectively lets the authorities take the law into their own hands.

Meanwhile, the draft final constitution appears to make it even clearer that the contested sections of this law cannot be constitutional: Section 26 of the proposed text says that no one may be evicted from their home or have their home demolished without an order of court, made after considering all the relevant circumstances. It adds that "no legislation" may permit arbitrary evictions.

In another development that indicates the days of this law are numbered, the director general of land affairs, Geoff Budender, criticised it this week and said that in his view, its demolition provisions were "plainly unconstitutional".

He said that the department of housing, which had "inherited" responsibility for the administration of the Illegal Squatting Act, was having discussions with his department about what to do with the old legislation, and what new legislation would be appropriate to replace it.
Squatters to get security of tenure

Louise Cook (206) 6028189

PRETORIA—Government planned to amend squatter and trespass laws as part of a legislative package aimed at providing security of tenure for “everyone in SA with nowhere else to go”, Land and Agriculture Minister Derek Hanekom said this week.

Speaking at a meeting attended by farmer and worker organisations, Hanekom said the package would combine new laws with amendments to existing legislation, and would influence the way local authorities regulated the eviction of squatters from public land.

Security of tenure should be available to all, irrespective of their status in the community, he said.

The included SA’s 3-million farm workers and their families, unemployed living on farms, tribal communities, those living on communal land, as well as squatters on private and public land.

Hanekom said the current dispute over evictions from farms would be discussed by central government and the provinces on Friday, and an official would be appointed to monitor the situation. He wanted the Prohibition on Illegal Squatting Act to be brought in line with international legislation.

Earlier this year government committed itself to consultation before changing the law and has arranged a series of meetings with interested parties. Hanekom said he was anxious to finalise the issue.

“I want to limit the current levels of uncertainty around the issue but will try to accommodate as many views as possible,” he said.

Organisations representing farm workers dismissed the SA Agricultural Union’s assertion that the country’s existing labour laws provided them with enough protection.

However, the union agreed with government that the provision of housing should be separated from employment, and options such as partnership arrangements and tax incentives should be considered.
Rural squatters win reprieve on evictions

Louise Cook

PRETORIA — Rural land owners would no longer be allowed to evict people in terms of the Trespass and Prohibition on Illegal Squatting Acts, and would have to consider alternative options, Agriculture and Land Minister Derek Hanekom said yesterday.

However, he told the AgriTech conference the protection would not apply to land invaders or rent defaulters.

New tenure legislation was being studied by government in preparation for a position paper on the issue next month, he said.

But Hanekom has made it clear he rejected the farmers' lobby argument that labour legislation took care of the problem, making additional laws unnecessary. Draft legislation would be tabled in Parliament early next year.

Hanekom said the planned legislation would force land owners — and in some cases the state where land was state-owned — to "apply their minds" to find alternatives.

"Land owners and government need to form a partnership to address the problem of homelessness. Evictions caused severe instability to whole communities, impacting in turn on foreign investor confidence. If 20 families are put off a farm, it impacts on the whole community; the evicted either invade land or make deals with family or friends on other land for a place to live." The planned laws would apply to rural areas and tribal land, he said.

Hanekom dismissed calls by the Congress of Traditional Leaders of SA for legislation making it illegal for foreigners to own land in SA.

"Unless foreign investors are able to secure a privately owned home — without fear of having it expropriated arbitrarily — SA will not attract investment in plant and equipment."

Asked about government's reaction to the Strauss commission report on rural financial services handed to government last month, Hanekom confirmed that the Agricultural Credit Board would be shut down, the Land Bank's role reviewed and its board of directors changed, as recommended in the report.

"The Land Bank would primarily become involved in wholesale financing while retail lending would be done by a variety of institutions. It is a question of how and how long."
SA's cities lack the capacity to deal with informal settlement

Under the definition of the UN Interagency Mechanism on

Improving performance and mobilizing formal settlements

Sustainable urban development, the emphasis is on the effective and efficient use of urban

areas to enhance the livability and quality of life for all. This involves addressing the needs of

informal settlements, which are characterized by a lack of basic services such as

water, sanitation, and electricity. The lack of adequate infrastructure and services in

informal settlements can lead to health risks and a lack of safety for residents.

Addressing the needs of informal settlements is a crucial aspect of sustainable urban

development. It requires a comprehensive approach that involves collaboration between

government, non-governmental organizations, and communities. The provision of basic

services and the improvement of living conditions can lead to increased social cohesion

and economic opportunity for residents.

In conclusion, the lack of capacity in SA’s cities to deal with informal settlements

highlights the need for a more comprehensive and inclusive approach to sustainable

development. By addressing the needs of informal settlements, we can create more

equitable and sustainable urban environments for all.
Curbs will also protect squatters

INTENDED new legislation will protect squatters who have occupied land for more than six months from eviction before new land is available, JOVIAL RANTAO reports.

LEGION to curtail the invasion of land by squatters, who have been on land for more than six months, is to be approved by Parliament this month. The Prevention of Unlawful Evictions and Occupations of Land Bill, which would replace present legislation, has been cleared by the community and will enable the government to protect the public.

The legislation would also enable the government to prevent the occupation of land by squatters, who have been on land for more than six months, by preventing that more than six months' occupation of an alternative housing is provided.

In considering the application from the occupier, the court must take into consideration the availability of accommodation, which include continued occupation of the land.

Mr Thulino Molapo said the legislation could be abused by local authorities and private landowners, who have been occupying land without due regard to the process.

"Any person who receives money from people not belonging to him will be guilty of an offence," Molapo said.

BETTER DEAL: New laws affecting squatters will be approved today.

FAIR LAND PROCEEDURES CREATED
Loophole in 
squatter (906)
refunds closed

LEGISLATION to prevent the unlawful occupation of land has been amended to avert the state’s being defrauded by landowners and illegal occupants.

The Prevention of Illegal Evictions From and Unlawful Occupation of Land Bill is expected to be passed without debate when it is tabled in the National Assembly on Monday.

The amendments had been suggested by the National Council of Provinces (NCOP) committee on land and were approved by its parliamentary counterpart yesterday.

They were intended to prevent collusion of between landowners and squatters, Mr Johan Walls, director of urban development for the Department of Housing, told the committee.

"The legislation allows that money should be paid back to illegal occupiers who are evicted," he said.

"The NCOP committee believed this would open gaps for landowners and illegal occupiers to stage an eviction and share the rent repaid to the occupiers. It has been suggested that this rent should be deposited in the national revenue fund."

The law was also changed to allow provincial governments to appoint mediators in land disputes involving local authorities.
Amendment to prevent fraudulent payouts in cases of staged eviction

BY JOVIAL RAMTAP 12/5/98

Cape Town – Legislation which prevents the unlawful occupation of land has been amended to prevent landlords and illegal occupiers from colluding to defraud the state.

Parliament's portfolio committee yesterday approved amendments suggested by their counterparts in the National Council of Provinces (NCOP).

The Prevention of Illegal Evictions from and Unlawful Occupation of Land Bill is scheduled to be tabled in the National Assembly on Monday and is expected to be passed without a debate.

Johan Wallis, the director of urban development within the Department of Housing, told the committee that the amendments were aimed at preventing collusion between landowners and squatters.

"The legislation allows that money should be paid back to the occupier when they are evicted. The NCOP committee felt this would open gaps for landowners and illegal occupiers to collude by staging an eviction and sharing the rent that the occupier would be repaid by the state.

It has been suggested that the rent that would go to the illegal occupier should be deposited in the national revenue fund," Wallis said.

A further amendment allows for mediators where local authorities are involved in land disputes.
Homeless seize the high ground

Ferli Katisin

The title might be A Grave Digger's Story if the homeless man who make their shelters in city graveyards could tell their stories in a more solemn manner.

Their stories range from the mundane and heart-wrenching to the downright macabre — like that of the squatter couple who made headlines last week when they were spotted making love on the grave of a bishop in Port Elizabeth's Zwide cemetery.

In Johannesburg, the homeless begin venturing to the tall grave hedges that line the Church Street Cemetery when night sets in. Security is tight by day, but all that gives away the presence of the living are a mat of grass and a cardboard box.

The graveyard tenants are among the shock troops of squatter leaders who are fashioning themselves into a political force. Around the country, city leaders plan to evict them from their current sites and demand that they take their place on long housing lists which often mean a wait of many years.

Their strategy pays off as they get services and sites long before those who remain on the list. Many of these communities have grown and worked together to build their own homes, prompting housing specialists to suggest that the government needs to recognize these organizations and find a way to provide housing for them.

Assemblage National Congress members of local and provincial government level sit with a political but poetic: the long wait for housing and forced removals mean losing them their homes and votes, and current parties are quick to exploit the anger this causes. On the other hand, they also need to attract investors to their cities and must show themselves capable of dealing with illegal occupations.

Meanwhile, people are getting up under city bylaws and to all over ways dividing factors. Most city parks have become home to entire families and children are dressed for school in the public toilets.

In Jack London Park, across the road from the ANC's Foster Care House headquarters in Johannesburg, Mu Khumalo, dressed in torn overalls and layers of hands-down, tells her story.

Two weeks ago, the Thembu moved in on an Armenta Park — no residents have moved in the area — to carry out a policy many thought would take a while. The move was launched by an ANC-led council determined to clear the park for hoardings which were converting it into a hostel and an orderly task force in the decades old city.

In the middle of a cold snap, Mu Khumalo, her neighbours and their belongings were loaded onto a truck and removed to Welter's Farm, about 4km away. For her, it may as well have moved to the other side of the world.

"That place is paradise. There's nothing. Not even rubbish," she says.

Despite the万吨 train trips back to town from Welter's Farm, Mu Khumalo claims she walked back for four days. Then I saw that thing," she says, pointing to Hillbrow Tower, which stands sentinel over Jack London Park.

The city streets provide a living.

They earn money parking cars (up to R80 on a good day), picking pockets, washing towels between 26 and 30 a bath, collecting cans and newspapers for recycling (R6 a bag) and guarding pools for businessmen who pay them with egg or fruit and vegetables that will not sell.

According to the national government, many people who have been given housing sites out of town sell their sites for under R5 000 and move back to the cities. City life provides an economic base for the poor that is not available in many of the serviced sites or housing developments in which they are moved.

Housing policy, with its emphasis on ownership, does not take account of squatters who cannot afford to buy a house, who do not want to own a house or who haven't yet decided where they will settle. "We need a housing policy that creates a greater number of housing solutions," says Warren Smith, a researcher with the Built Environment Support Group.

In the absence of a cheap rental stock in town, the owners of derelict warehouses have colonized on a way of making money.

In a two-bedroom building, two, three men and a woman stand in the darkness, moving to and fro in the bare rooms. One is a bodyguard for a local politician. Another is a bankrupt businessman. The third is a former army officer.

Out of its infrastructure, this building, with its views over Johannesburg's high-rise office blocks, has become home to people like Simboni Mabena. After negotiating with a landlord, he moved into the building and the local council.

"The procedures are not fast enough. Most land is owned by local authorities, but they will not release

Photographs: RUTH MOTAU

Deep State measures: Squatters make themselves at home in deserted buildings and some owners of warehouses have found a new way of making money by hastily partitioning their buildings (left) and renting out "the rooms".

It until services are provided on the land," says Olisa Pols, the director of the Urban Services Group in Port Elizabeth.

But the flip side of the invasion column is that land mafia like that which rules Britain's squatter settlements and those in other parts of Africa have taken hold here too. It is a mafia with networks that can organize 5 000 people to a place of land in a fortnight.

The squatters charge an average of R3 a month per site. R50 rental, R50 protection money and R100 for a legal defence fund if the authorities attempt to remove people.

Often this mafia acquires legitimacy through the resources it controls and by forming itself into one sort of residents' organization or another. In many areas, councils have begun to ally themselves with the mafia in order to win the support of the residents.

In the city, the government has formed a three-pronged strategy to cut the mafia's power base, and Carlos Rodrigues, the chief director for land and asset management, says invasions are slowing down.

In other provinces, desperate officials are looking to copy Gauteng's plan for rapid land release, upgrading and expanding existing informal settlements and providing temporary shelter for desperate people like Mu Khumalo.

Deep State measures: Squatters make themselves at home in deserted buildings and some owners of warehouses have found a new way of making money by hastily partitioning their buildings (left) and renting out "the rooms."
Summit on informal settlements

By Hopewell Radzive

Gauteng is fighting a losing battle against service delivery backlogs as migration to the province pushes its population growth rate above the national average.

Housing MEC Dan Mofokeng said yesterday that Gauteng now had 1 million people living in 260 informal settlements – a figure that was growing rapidly.

Because of migration, Gauteng’s 2.4% population growth rate is significantly higher than the national average of 2.1%.

Mofokeng and Local Government MEC Sicelo Shiceka have joined hands with the Gauteng Association of Local Authorities in calling for a one-day-summit on the future of informal settlements in the province.

The summit will be held at Gold Reef City on Friday. About 80 delegates from informal settlements will attend to discuss the socio-economic and development needs of their settlements.

"We cannot stop the influx because people from our neighbouring provinces still entertain the perception that service delivery in Gauteng local authorities is reasonably faster and that job opportunities are better here," Mofokeng said.

The influx of people to Gauteng was making it difficult to reverse the housing backlog, currently estimated at 500,000 units, he added.

Shiceka said the summit would discuss ways of tailoring development projects to informal-sector residents’ income level – about R600 a month.

Much of the income of informal residents is consumed by transport to cities. The summit will discuss how their development needs can be reconciled with planning for economic growth.

The construction of emergency call points to improve security will also be discussed.

Residents will be informed about plans in the pipeline for their settlement to stop unnecessary migration to other settlements.