Housing & Hostels - Cape 1982

June __ December
The MINISTER OF DEFENCE (Reply laid upon the Table with leave of House)

(1) (a) and (b) No

(c) Yes. The correct nomenclature is the S A Army Foundation

(d) No

(2) (a) RSA manufacturers were invited through the Press to utilize a registered logogram of the S A Army Foundation on an approved product in return for the payment to the Foundation of one cent per litre, kilogram or rand value of products sold

(b) All manufacturers in the RSA who are interested

(c) (i) None. The S A Army Foundation eventually hopes to collect enough funds through the project to develop three rest and recreation centres for members of the S A Army, owns three undeveloped pieces of land upon which its intended to develop recreation facilities. By developing these centres the Foundation will be able to satisfy the demand for recreational facilities by members of the S A Army, whether Permanent Force, People's Service or Commandos, at very favourable levels.

During 1978, after extensive feasibility studies, the Foundation applied for and was given approval to launch a fund raising project whereby participants could contract to market any brand of product under a logogram registered in the name of the Foundation. In payment for the use of the logogram the manufacturer pays the Foundation a certain per cent per kilogram, litre or rand value of the product concerned. The foundation requires that manufacturers not wishing to associate their products with the logogram but who are sympathetic inclined towards the project, may become donors to the Foundation and advertise their participation as such. Before launching the project, the Chairman of the Board of Control of the S A Army Foundation on various occasions invited manufacturers and marketers to occasions where the project was explained in detail. No specific comments for or against the project were directed to the Foundation by anyone. The only representations made were by the Federated Chamber of Industries to the Minister of Defence.

The Project was launched on 1 September 1978 by advertisements in the major newspapers calling for applicants to the housing fund. Initially, special positions were afforded to those interested in applying for the use of the logogram and some have elected to become donors.

Recently, as a result of speculative views expressed in press reports, the following points of criticism regarding the project came to the notice of the Foundation:

—That the project could be inflationary
—That non-participants could be labelled unpatriotic
—That the use of the logogram could hamper free market enterprise
—That a private company administers the project on behalf of the Foundation at a remuneration of 10 per cent of the proceeds

The S A Army Foundation holds the following views on the above:

—The contract entered into with the participants requires that the product involved be priced competitively at all times
—No pressure is exerted on anyone to participate
—No single application has thus far been rejected on the grounds of exclusiveness. To the contrary, where the market for a particular product offered diversity, the various elements were allocated to various marketers.
—The contract entered into with the administrators demands that 25 per cent of their return is to be spent on the marketing of the concept whilst 25 per cent is to cover ad-

Mr H H SCHWARZ Mr Speaker it is very difficult to ask the hon the Minister a question arising out of his reply. There is however, a very important matter that arises. That is the question of whether he regards it as fair to enterprises who cannot participate in this and who are just as supportive of the Defence Force as those who do when we come to this particular practice.

The MINISTER Mr Speaker if the hon member reads the reply and the statement, I believe he will be able to derive the correct interpretation from the statements.
R612-m houses plan for Mitchell’s Plain

Municipal Reporter

A MANR development plan to complete Mitchell’s Plain by developing more than 13,000 plots and building 13,600 houses at a cost of R612-million is being considered by the council’s Housing Committee.

The areas involved are Strandfontein, the areas east and west of Mitchell’s Plain, the area east of Tafelberg, area K of the Morris contract area and the Woodlands. The Woodlands site will consist of more than 48,000 homes.

The plan, the execution of which will depend on the availability of funds from the National Housing Fund, is being considered by the council’s Housing Committee.

The area east and west of the mental hospital site will contain 2,370 plots and 2,130 houses and will cost about R37-million.

The area east of Tafelberg will have 1,765 homes and community facilities costing R42-million.

The Woodlands site will have 2,220 houses costing R47-million.

The first major development of the new plan for the completion of Mitchell’s Plain will be in Area K south of the present Model Mor. A contract area situated between Tafelberg and the railway station at Rocklands.

A total of 2,864 houses will be built in this area at a cost of R37-million. A further R51-million will be needed for community facilities.

More than R238-million will be needed for 4,430 plots and R95.7-million for 3,976 houses in existing community facilities to serve the new area.

Acacia Farm and Community Workers Union

Food & Beverages

MINING AND QUINING

Teachers and Librarian’s Union

National Secretaries’ Association

National Secretaries’ Association

National Secretaries’ Association

MAGNITUDE, FORESTRY AND FISHING

General and Allied Workers Union

General and Allied Workers Union

General and Allied Workers Union

General and Allied Workers Union

General and Allied Workers Union

Unions operating in 1981 Group according to industrial classification

xoxo
Plain housing decision postponed

THE ARGUS, WEDNESDAY JUNE 2 1982

Plain housing decision postponed

Municipal Reporter

A DECISION on the plan to complete Mitchell’s Plain by providing 13,000 plots and 12,600 houses at a cost of R312-million has been postponed by the Cape Town City Council’s housing committee.

The committee has not taken a decision in principle on the plan because it has asked for further reports and information on financial and other aspects of the giant project.

However, the committee has agreed to part of the plan that the development of 2,684 houses in the area between Tebofela and the railway station at Rocklands should receive the highest priority.

The committee has also agreed to build a 1,450-house scheme at Steenberg at a cost of about R30-million.

The Department of Community Development will be asked to allocate R30-million in this financial year to enable work to start on the scheme.

Return to bottom, and top of next page.

TEXTILES, CLOTHING, LEATHER AND FOOTWEAR

Tranetar, Transnet Workers Union

Textile Workers Union of Transnet

Textile Workers Union

Textile Workers Union of South Africa

Textile Workers Union (Cape)

Textile Workers Union of South Africa (SAWMT)

Metal Workers Union of South Africa

National Union of Metal Workers

National Union of Clothing Workers

General Workers Union of South Africa

General Workers Union

General Workers Union (Western Province)

General Workers Union of South Africa

General Workers Industrial Union (Metal)

Black Allied Workers Union

Afrcan Union of Textile, Clothing Workers Union

Afrcan Clothing Workers Union (General)

Afrcan Clothing Workers Union

Tobacco Workers Union

Tobacco Workers Union

Tobacco Workers Union

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Tobacco Workers Union

Tobacco Workers Union

Tobacco Workers Union

Tobacco Workers Union
R300m plan for Mitchells Plain passed

Staff Reporter

THE City Council's Housing Committee yesterday gave the go-ahead for the first phase in a R300-milion project to complete residential development in Mitchells Plain.

The committee decided to proceed with the building of 2,664 homes between Tafelberg and Rocklands station. The project will cost a total of R37-million, including R5-million for community facilities and landscaping.

The new scheme is one of the proposals submitted by the City Engineer for the development of more than 13,000 plots and the building of some 12,600 housing units in five areas of Mitchells Plain.

The five-phase development plan will bring the number of homes in Mitchells' Plain to 40,272. Finance will be sought from the National Housing Fund.

The areas under consideration are the Tafelberg-Rocklands site ('Area K'), Strandfontein, the area east and west of the mental hospital site, the area east of Tafelberg and Woodlands.

In the Strandfontein area, a total of R28-million is needed for services to 4,420 plots. The building of 3,975 houses and provision of community facilities will cost a further R19-million.

In the areas east and west of the mental hospital site, the council plans to develop 2,970 sites and build 2,330 homes at a cost of R47-million.

East of Tafelberg, 1,705 houses costing R37-million will be provided. Community facilities and landscaping will cost a further R3-million.

Woodlands will have 2,320 houses which, together with landscaping, will cost R52-million.
Coloured Housing Scheme

Staff Reporter

A NEW coloured residential scheme in the Stellenbosch-Retreat area—the first major housing development since Mitchells Plain—was approved by the City Council's Housing Committee yesterday.

The project planned by the City Engineer's Department, will cost more than R2.5-million and will comprise 1,450 homes and a further 330 sites for private residential development. The scheme will be for home ownership and rental accommodation.

The area is considered as bounded by Military Road and Stellenbosch station and extends eastward to the Vrede ground squatting camp near Malmesbury.

The Assistant Town Clerk (Housing), Mr G R Hofmeyr, said last night that the Housing Committee had adopted the engineer's recommendations for the new scheme. Tenders would be called for as soon as funds became available.

Too late for classification

DEATHS

ENGLISH — Harry Charles, aged 60 years, passed away peacefully on Saturday May 27, 1962. He was deeply mourned by his loving daughter, Mrs W. H. W. W. of 2 Main Road, Greenpark, children and grandchildren. Services at the Baptist Church, Blomfontein, on Wednesday, June 1, at 3:30 pm. Please contact the Family of Williams, Waterfall & Hardwick, P.O. Box 1105.
Rentals criticized, Motherwell Plan
HAC wants to see minister

EAST LONDON — The Housing Action Committee (HAC) is pressing for an urgent hearing with the Minister of Community Development, Mr Pen Kotze, when he visits the city today to discuss the housing crisis.

In a statement issued by the HAC and the East London Indian Association last night, the bodies expressed their lack of confidence in the Indian Management Committee (IMC) to put across the views of the Indian community.

Initially the IMC was supposed to present a joint memorandum from the management committee, the HAC and the Indian Association expressing their feelings on development in Brae Lynn 4, an area designated for Indian people living in North End.

This resolution — adopted at a joint meeting between the three bodies — stated no one would move to the new area until the adjacent area was upgraded.

Last night, however, the HAC and Indian Association accused the IMC of a "breach of faith" in their handling of the issue and asked for a separate hearing with Mr Kotze.

The statement issued by Mr Kemal Casoofiee and Mr Kriben Pillay — accused the IMC of acting against the resolution by going ahead with plans to allocate homes to North End families before the area next to Brae Lynn 4 was upgraded.

"It seems that what these people say in meetings is different from what they practise outside," the statement said.

The statement expressed the fear that the IMC would inform Mr Kotze that people were eager to move into Brae Lynn 4, and not tell him of their proviso — that the area be upgraded.

"We must stress that people will apply for houses out of fear, because they'll be told they will lose out if they don't apply," the statement read. "But it must be stressed that the people will only move in if the area is cleared first."

The HAC and Indian Association said they had made repeated attempts to ensure an audience with Mr Kotze when he arrives here today, but to no avail.

"The city housing director, Mr Ken Martinseh, said the Minister's schedule was too tight to allow us time," the statement said. "Our fear is that the IMC will not present the case they are supposed to present, and we are doing our best to arrange our own audience with the Minister."

Mr Casoofiee said he would personally go to the city hall today to try and speak to Mr Kotze "to fulfil our mandate from the people — that this resolution be presented to the Minister."
**R23.5m Plan for EL housing**

EAST LONDON — The government will spend R23.5 million on coloured housing here over the next four years. This was announced here last night by the Minister of Community Development, Mr. P. Kotze, after lengthy discussions with civic leaders on the city's housing crisis.

The money will be spent on the construction of 1,000 homes in Buffalo Flats and the creation of a further 1,000 stands for home ownership in adjacent areas.

Plans for the new area were first published in the Daily Dispatch in January, when the city housing department said it was awaiting "financial approval" before starting work.

A total of R2.8 million will be spent this year, with R1.3 million going towards the establishment of an infrastructure for the area and the rest on the homes themselves.

Building of the first 500 houses would start "in the near future", Mr. Kotze said, and could be completed within the next 12 to 14 months.

Priority will be given to rehousing coloured families from Braelyn 6 — an area adjacent to Indian area Braelyn 4 — in the new homes. This decision is likely to affect families in the North End who are due to be moved to Braelyn 4 once building there is completed.

**Table 1: Yearly Spending**

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**Address:** 1 Central C/O 125 Gale St Durban 4001

**Officials:** Secretary: [Name]

**Area of Operation:** [Location]

**Founded:** 1973

**Registration:** See p. 11

**Telephone:** (011) 69215

**Recognition:**

1. Recently residents said they would not move until the 498 families in Braelyn 6 had been rehoused — DDR

**See Page 13**

**Membership:** 1981 = 24

9) McKennon Chairs
10) Alusaf
11) Vosa
12) Craft Engineering
13) Selchain
14) Stone Street & Hansen
15) Barlows
Housing funds welcomed

EAST LONDON — The government’s allocation of R23.5 million for colour-housing here was widely welcomed yesterday, although leaders of the Indian community withheld comment.

The National Party MP for East London City, Mr Peet de Pontes, said he was “very pleased” at the urgent attention the Minister of Community Development, Mr Pen Kotze, had paid to East London’s housing problem, particularly in the coloured and Indian areas.

On the fact that priority will be given to rehousing coloured families from Braelyn 6 in the new homes to be built, Mr De Pontes said that both the city council and the Department of Community Development had assured that they would give “security” to those who were to be rehoused.

The city councillor holding the housing portfolio, Mrs Elsabe Kemp, was positive that North End residents would be happy with Mr Kotze’s statement regarding priority for people in Braelyn 6.

“I am sure this will also satisfy the Indian community,” she said after a meeting between Mr Kotze and civic leaders.

“This is a positive step towards solving the problems we have in East London,”

The mayor of East London, Mr Errol Spring, congratulated Mr Kotze for showing “sensitivity” on the issue and for giving a “positive assurance.”

Mr Spring said he was “sure” the Indian Management Committee and the Housing Action Committee — who lobbied for the rehousing of families living in Braelyn 6 — would be happy with the announcement.

A spokesman for the Housing Action Committee, Mr Kemal Casoojee, would not comment on the committee attitude towards the minister’s announcement.

“We presented a memorandum to Mr Kotze outlining our views and feel it would be unwise to comment until Mr Kotze replies to it.”

Mr Casoojee said he had been prevented from discussing the Indian housing situation with Mr Kotze, but the minister had promised he would look into the matter.

“We will wait for his reply before we say anything,” Mr Casoojee said.

In the meantime we will hold a public meeting to find out how the people feel about this.”

The chairman of the Indian Management Committee, Mr H Parbhoo, and the committee’s housing head, Mr M Williams, could not be contacted for comment.

Byth attended yesterday’s talks with Mr Kotze.

The chairman of the CMC, Mr Wally George, said last night that the meeting with Mr Kotze had been “worthwhile and fruitful.”

“Mr Kotze appeared sympathetic and realised the need for homes in the coloured areas.”

Mr George said Mr Kotze had agreed to “look into” the possibility of allowing people to pay for plots over 10 years and houses over five years.

At present buyers have two years to pay off houses and plots.

By extending the period of repayment I believe it will assist and encourage people to own their own houses and land,” Mr George said.

After last night’s discussions Mr Kotze also announced that his department had approved the spending of R500 000 on a bridge at the new North End shopping centre. The department had also approved an outlay of R500 000 on a new bus terminus, he said.

The Minister of Community Development, Mr Pen Kotze, left, inspects one of the homes being built in East London’s Braelyn 4 area. With him are, from left, Cllr Willem Morris, Cllr Elsabe Kemp, Mr Peet de Pontes MP, Cllr Neville Randell and the mayor, Mr Errol Spring.

....

Food and Clothing Workers Union

Black Allied Workers Union

Agricultural, Forestry and Fishing

National Federation of Transport

General Workers Union

National Federation of Transport

Genral Workers Union has not been registered. The full effect of the operation of the following sections have been cast aside according to the standard industrial classification.

GEOGRAPHICAL TASTE ACCORDING TO INDUSTRIAL CLASSIFICATION

[Image of a black worker]
10. EDUCATION OF RESPONDENT:

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Post Reporter
EAST LONDON - The Minister of Community Development, Mr. Pen Kotze, announced last night that the Government would spend R23,5 million on coloured housing in East London over the next four years. Mr. Kotze was in East London to discuss the coloured housing crisis. The city's housing department has 2,111 coloured families on its waiting list. Mr. Kotze said the R23,5 million would be spent on building 1,000 homes in Buffalo Flats and creating facilities for another 1,000 sites in neighbouring areas. He said the building of the first 500 houses would start soon and they would be completed in the next 12 to 14 months.

11. EMPLOYMENT STATUS OF HEAD OF HOUSEHOLD IN WHICH RESPONDENT WAS BROUGHT UP:

(i) Present/last job of the head of household in which the respondent was brought up:

(ii) Sex of this head of household: M F

(iii) Relationship of respondent to this head of household:

(iv) Present/last job of spouse (if any) of head of household:
Whether his Department plans to establish a Black township close to George, if not, why not, if so, (a) when will construction commence, (b) how many houses are planned, (c) how many persons will be accommodated there and (d) from where will they be moved?

The DEPUTY MINISTER OF CO-OPERATION

Yes

(a) The Administration Board is presently negotiating to purchase the land after which the township will be planned before construction can commence

(b) 750

(c) 4 895

(d) Harveys, Blakkesdorp and Urbansville squatter camps, George
Remains Unresolved

Row Over Wavecrest

From left: Mr. David Bell, Mr. Herbert Hirsh, Mr. F. Du Plessis and Mr. Nades Persad.

Questions over this township have never satisfactorily been answered.

Interviews conducted between September and December revealed a lack of information and a confusion surrounding the establishment of Wavecrest. The development of the township was under the control of the Department of Housing and a number of private developers were involved. However, there have been no satisfactory answers to questions raised about the planning and development of the area.

The opposition in the Cape Peninsula has been outspoken and has called for an end to the construction of Wavecrest and the relocation of the township. The government has been criticized for its failure to address the concerns of the residents and for its lack of transparency in the decision-making process.

The residents of Wavecrest have been protesting for years, but their concerns have been ignored by the authorities. The government has been accused of using Wavecrest as a way to test new development techniques and to prove the feasibility of similar projects in the future.

The opposition has been vocal and has been calling for a moratorium on the construction of Wavecrest until the concerns of the residents are addressed. The government has been accused of ignoring the concerns of the residents and of using the township as a test case for new development techniques.

The residents of Wavecrest have been demanding answers for years, but their concerns have been ignored by the authorities. The government has been accused of using Wavecrest as a way to test new development techniques and to prove the feasibility of similar projects in the future.

The opposition has been vocal and has been calling for a moratorium on the construction of Wavecrest until the concerns of the residents are addressed. The government has been accused of ignoring the concerns of the residents and of using the township as a test case for new development techniques.
The law firm of prominent MEC, Mr J H Heyns, was also involved at the outset of the development scheme.

Overlooking the surfer's paradise of Jeffreys Bay, Wavecrest was carved out of a 338-hectare hillside about 75 kilometres from Port Elizabeth by the Trust Bank and a property development company, Jeffreys Bay Holdings, based in Cape Town.

The plots came on the market in 1972 and were snapped up at prices ranging from R2,926 to R10,500. Total value of the plots sold was R27-million.

Administrator

All went well until at the tail end of the 1972 session of the Provincial Council, United Party Opposition front bencher, Mr Harland Bell, tabled a list of questions about the establishment of Wavecrest.

At the 1973 council session, Wavecrest developed into a full-scale row. The key players in the controversy were the United Party's Mr Brian Bambrook, now a PFP MP, Mr Harland Bell, retired, Mr Theo Aronson, now a nominated Nat MP, and the party's leader in the council, Mr Jac de Villiers, now also retired from active politics.

Across the floor, those involved were Mr Conradie, now a Nat MP, the Administrator, Mr Andreas Vosloo, now retired, and Mr Heyns, now a Nat MP.

Refused

He then appointed Mr Heyns, one of those involved in the controversy, as the committee's chairman. The five-man committee, included two UP MPs, Mr Aronson and Mr Dan Rossouw, now a Nat MP.

When the committee began its work, it was found to be virtually without teeth. It had no powers of investigation, it could not compel witnesses to appear, it could not compel them to answer questions and the evidence given to it was not privileged.

Mr Vosloo tabled a committee report — it found nothing wrong with the way in which Wavecrest had come into being and the controversy was rekindled when he refused to table a minority report signed by Mr Aronson and Mr Rossouw.

Mr Aronson described the Administrator's actions as 'the worst scandal that has happened to the National Party since they assumed power in 1948.' Wavecrest came before the Info scandal and accused Mr Vosloo of trying to 'cover up'.

Claimed

Wavecrest continued to summer until February 1979 when in a surprise move, the new Trust Bank head, Dr Fred du Plessis, announced he had completed an internal inquiry into the establishment of Wavecrest and passed on his findings to the Director of Financial Institutions who, in turn, referred the matter to the commercial branch of the South African Police for investigation. The case was referred to the Attorney-General.

Hardly had the dust settled when it was announced that Trust Bank was claiming R4-million from 10 parties, including Cape Town property developer Mr Bill Mitchell, for damages it had allegedly suffered in the establishment of Wavecrest.

Hopes that the truth about Wavecrest would be disclosed by last were dashed last month when the case was settled out of court and the parties refused to disclose the terms.

"Environment Day, I love you."
Bishop Lavis: No light matter

THE Bishop Lavis Action Committee (Blaic) is conducting a survey among the residents in the township on a burning issue — electricity.

The struggle for power in Bishop Lavis has been a long and hard one — more than 20 years.

And the longer the delay the greater the costs... which is where the survey comes in.

Residents have been told by their landlords, the Citizens Housing League, that costs have increased four-fold since the cost of electrification was first calculated in 1976. The residents have to bear the increased costs and the league wants to know if they are prepared to do so.

The League has put the question to the Matroosfontein Management Committee who is supposed to inform them of the residents’ opinions.

The management committee however, enjoys little support in the township and most people have refused to deal with it.

Blaic, on the other hand, says it has a mandate, obtained via exhaustive house meetings and mass rallies. One such rally attracted more than 1 000 people.

The mandate they have is to represent the people of Bishop Lavis in their fight to have electricity installed in their homes.

This is why it has now sought the opinion of the residents through the survey. The results will be forwarded to the league.

The management committee meanwhile, has yet to consult residents, according to Mr Edward Barlow, a member of the committee. They are planning a few mass meetings he said.

What users will pay

ONCE electricity is installed in Bishop Lavis, each resident will pay a minimum of R101 a month — even if no electricity is used. And to have electricity installed would require a deposit of R50.

These figures were obtained from the March newsletter of the social welfare section of the Citizens Housing League, owners of Bishop Lavis.

The publication quotes the league's general manager, Mr F W Pohl.

It now appears that the League will need to apply for a loan of nearly R3 million (R1 million in 1976) for the project. The League hopes the government will grant it at one percent interest, according to Mr Pohl.

If this loan is granted and based on present-day costs, the “average individual consumer” will have to pay the following to electrify his house:

- A deposit of R50 in cash.
- An extra R5.24 per month on average for interest and redemption on the above loans.
- A fixed minimum charge of R5.28 per month, for which a fixed number of units will be supplied, according to Escom tariffs at the time.
- All electricity consumed over and above the minimum quantity contemplated at Escom's tariffs as applicable from time to time. Thus amount will depend on individual consumption.

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GERMAN 'SETTLERS' RESIST EVICTION

From CASSIE DU PLESSIS
PORT ELIZABETH — "We are not rubbish that can be thrown away," say the retired woodcutters of Colchester, who, with the pride of their German settler ancestors, are resisting eviction from the only home they know.

Members of their community, which has lived on the banks of the Sunday's River about 30 kilometres from Port Elizabeth for more than a century, have been concerned about their future since March 8, when they received letters from a firm of attorneys giving them three weeks to clear out.

AN eviction notice and no other home for (from left) Mr Frank von Buchenroder, 78, Mr Aubrey Scheuble, 55, Mr Fred Scheuble, 73, and Mr Jacobus Scheuble, 63.

SQUATTING
Because they have not complied, three men have been charged, and briefly appeared in court this week on a charge of illegal squatting.

Their names echo their claims to German descent: Mr Fred Scheuble, 73, his brother, Mr Jacobus Scheuble, 63, and Community Development officer Mr Frank von Buchenroder, 78.

They were not asked to plead, and the Circuit Magistrate's Court in nearby Einkelbosch village has postponed the case to August 9.

HARMONY
Their modest sun-baked houses are spread out on a grey and flat piece of land between the Port Elizabeth-Grahamstown national road and the railway line, across the road from the expensive houses of Colchester Holiday resort, near the Sunday's River mouth.

Older residents say the harmony of more than a century has been disturbed by the attorneys' notices, which say the land belongs to the Nelson Pearson company of Colchester, who need it for redevelopment.

"Is there such a thing as outright?" asked Mr von Buchenroder.

"Our ancestors were real Germans who took coloured wives here, but later they lost their hands and we have no claim to it."

Mr Aubrey Scheuble, 55, says, "Mr Pearson (the owner) secured this land in the year I was born. Then our grandfathers had already been here. My mother worked for his wife.

Mr Scheuble is unmarried but suspects his sickly parents of 77 and 86.

"Said Mr Fred Scheuble, 55, "We shall move if we have to, but where to? Where is there place for old people? Port Elizabeth has its own housing shortage."

Residents' deputations to the Department of Community Development and Dias divisional council have achieved nothing.

"DILEMMAS"
The regional representative of Community Development, Mr Avie Verwey, said the situation was a "dilemma." Mr Nelson Pearson required his land for development, but the people had no alternative place.

The department had decided not to develop a coloured township as the community was too small, and the area had been proclaimed white.

If they indicated that they wanted alternative accommodation, it would make matters easier, although there was a housing shortfall in Port Elizabeth.
Director: Braelynn 4 houses allocated

EAST LONDON — The city housing department has completed the allocation of homes in the controversial Braelynn 4 scheme.

However, those people who have been given houses will only be notified when the Indian Management Committee (IMC) is satisfied that whatever points were outstanding have been rectified,” the city housing director, Mr Ken Martin, said yesterday.

The first homes in Braelynn 4 will be ready for occupation at the beginning of July “and there is no way they will remain vacant,” Mr Martin said.

“Once they’re ready, the families who have been allocated homes will be notified.”

Earlier this year at a meeting of the IMC, the Housing Action Committee (HAC) and the East London Indian Association, the three bodies adopted a resolution that no-one would move to a new area until the adjacent area, situated between Duncan Village and Braelynn 4, was upgraded.

This area, the future Braelynn 6, comprises 469 homes housing coloured families who will be moved to Buffalo Flats when the new extensions, 2 to 7, are completed there. Construction of houses in the R23.6 million scheme is scheduled to start in May next year. The scheme is expected to be completed during 1987.

Mr Martin said he could not attach a “time scale” to the removal of the coloured families to their new homes.

“The matter of the people living in the 499 homes scheme has still not been resolved. The IMC will be meeting the city council in the next few weeks to discuss the issue.”

Houses in Braelynn 4, however, would not be allowed to stand vacant.

“They will be open targets for vandals and, besides, the city council has to start repaying the mortgage on the scheme. Where will the money come from if rents are not paid from the first day the houses are ready?” Mr Martin said.

Meanwhile, the HAC and the Indian Association have made an urgent request to the housing department to stop allocating homes in Braelynn 4.

The head of the Indian Association, Mr Kemal Casooyee, said his attorneys had submitted a letter to the city housing department asking the department to delay allocations until the future of the people in the 499 homes scheme had been clarified.

Referring to a memorandum submitted to the Minister of Community Development, Mr Pen Kotze, by the HAC and the Indian Association, Mr Casooyee said he had pointed out it would be to the detriment of the North End families if the allocations continued before the coloured families had been rehoused.

Mr Casooyee also said the “now” Indian group area referred to by Mr Kotze earlier this year was in fact Braelynn 4 — which had been proclaimed from a Chinese area but never recognized.

“It seems they will only proclaim this an Indian area after the Indian families have moved in,” he said.

Mr Kotze made no announcement on the new area when he visited East London earlier this week.

Referring to the Buffalo Flats scheme, Mr Martin said tender documents would be finalized by the end of next month and tenders would be invited during August and September. The contract would be awarded during October or November and the contractor should be on site in December.

The R3 million service infrastructure for extensions 2 and 3 will be completed by August 1988. Construction of the houses and services in the remaining extensions is expected to start in April next year. Completion should be completed in December 1987.

The chairman of the IMC, Mr Harry Parbhoo, and the committee’s housing chairman, Mr Mike Williams, could not be contacted for comment last night — DDR.

Official: Secretary: A. Frazer
Area of Operation: Western Cape
Founded: 1939
Registration: Yes

1974 affiliated to TUCSA and had disaffiliated by 1977/78 and with other unions formed FOSATU in 1979
Plain Still a Pearl?

WEEKEND ACCUS, JUNE 5 1963

A MODEL HOUSE DEVELOPMENT FOR COUPLED PEOPLE, EXPERIMENTS EREITING FROM
Glenda sheds G-string for ring

Weekend Away

Johannesburg - The easy, slipper the evening with a good book, a \n
Michele Kemp has been living in the same house for the last \n
This last week, Glenda was the talk of the town. She has been \n
The Principal

The Principal Diocesan College of Rondesbosch 7770, Cape, RSA

Glenda in the Seventies, straight after the show.

The prestige suburb of Westridge is held up as a model.
Now tenants can buy Cafda homes

RESIDENTS of Cafda Village, Retreat, will soon be able to purchase their homes, which many of them have been occupying for the past 30 years.

The announcement of the change of Cafda Village from a rental housing scheme to a homeownership scheme was made last week after the approval of a R500 000 loan by the Urban Foundation to the Cafda Utility Company for the upgrading of services in the area.

The first step toward homeownership will be the provision of a waterborne sewerage system for all the houses and a new water network system for the area.

Start on this work will begin "almost immediately" and once completed tenants will be given the opportunity to buy the houses they have been occupying.

IMPORATANCE

According to a statement released by the Urban Foundation last week, concern by the Cafda Utility Company, which built and owns the township, for the health of the residents and recognition of the importance of home ownership prompted them to upgrade the area and sell the houses to those residents who wished to buy.

The Urban Foundation is presently involved in residential development projects in the Western Cape to the tune of R5.5 million.

These funds have been raised entirely from the private sector.

Dr Oscar Wolbergen, chairman of the Cafda executive, expressed his appreciation to the Foundation for making the upgrade project possible.
Retreat to get housing boost

RETREAT and Steenberg will soon get housing for 1800 families after the City Council's housing committee approved a development plan on Tuesday.

This is the first time a major housing development scheme has been approved since Mitchell's Plan.

The project is expected to cost R20-million and makes provision for 1,456 homes and 350 residential sites to be developed privately.

Rental schemes and home ownership are envisaged by the City Engineer's Department which planned the project.

The area under consideration is bounded by Military Road and Steenberg Station, extending to Verwoerd, near Muizenberg.
Housing crisis erodes prin

By CLIFF FOSTER
A CORNERSTONE of the Group Areas Act has col-
lapsed in the Eastern Cape under the weight of the
housing crisis

Hundreds of black farm-
hands are now living illegally
but immune from arrest in
white areas because they
cannot be accommodated
in black areas.

Most have makeshift
homes on farms ringing
Port Elizabeth and pay rent
to the farmers.

Officials accept that they
do not work on the farms
but are refusing, on
humanitarian grounds, to
move them away.

Several have established
more permanent structures
and, in at least one case —
in the shadow of the
Witteklip Mountain near
Thornhill — have become a
recognized community of
their own.

Throughout the area, the
Dias Divisonal Council, in
co-operation with the
Department of Community
Development, has gone so
far as to number many of the
homes, painting numbers
over the doors and
recording the names of the
owners in a register.

"It does confer a degree
of recognition," says the
council's Chief Engineer,
Mr John Kemp.

The Department has
noted down a statistic it
must give the occupants
a feeling of security to some
extent.

Asked if the council
might take further steps to
regularise the situation —
like overseeing an adequate
water supply — Mr Kemp
said: "That would be very
difficult one for me to answer.

"Our attitude is that we
would like to see the situ-
ation regularised.

"We have put forward
suggestions for a permanent site
for these people in the white
areas, but nothing happened and
there is now a lot of confusion over
the issue.

"We would like to
regularise the situation —
but it's politics with a big
"P".

"We can only do this if it
becomes policy. If we do
try to regularise the situa-
tion, the neighbouring
property owners can com-
plain about us, so we have
to sit on the fence."

And he added: "In the
majority of these cases, the
people are living on pri-
vately-owned land and it
can only be with the con-
sent of the landowner. But
it's difficult to regularise a
situation of this sort —
supposing the landowner
changes?"

On the council's attitude
throughout the Group Areas
Act, he said: "Our powers
are restricted. We have
control over the buildings
but not over the people in
them. So we are reluctant
to exercise our powers.

"It would be stupid of us
to demolish these prop-
erties without any guar-
antee that the people in
them are looked after.

"We know that, if we did,
the same building would
just go round the corner
and be erected next day.

Opinions differ about
how much the nearby white
communities accept the
situation.

In the Greenshust-St
Albans area, a farmer told
Weekend Post stock theft
was rife and he had lost
sheep and pigs. He was
discouraged from replac-
ing them.

A woman in the same
area said blacks were
troublesome and police had
had to drive into the "settle-
ment" with two vans at a
time for safety.

This was not the experi-
ence of Weekend Post. A
reporter with a camera
got along in alone with
impunity.

At a nearby cash store he
was told by the owner: "I
have been here 11 years and
have not had so much as a
window pane broken.

"They are no trouble to
the whites and are
strongly well-behaved.

"If they make any trouble
it's all among themselves."

In the black community
of Sunnyside in the shadow
of the Witteklip, crime is
unknown. Weekend Post
was told:

"People here can go to
church, leaving their doors
unlocked," Mr Simon
Damon said.

At Sunnyside, more than
20 houses have been num-
bered by the Divisional
Council.

Nearly all the owners
work in Port Elizabeth and
the understanding is that a
house is only broken down
if the owner leaves.

The community is settled
to the extent that the chil-
dren have a school to go to
and all the families are liv-
ing there with official con-
sent.

But, although Sunnyside
lies in pleasant, almost
idyllic rural surroundings,
life there is not without its
hardships and the families
are there only because no
accommodation is available
in the black townships of
Port Elizabeth.

"Some of the people have
got their names down on
the housing list with the
municipality," said Mr
Damon, "but they never
seem to get anywhere."

There is no piped water
at Sunnyside and a constant
problem is fuel.

Water is carried from a
mountain stream in water
towers and has to be
carried up from the Van
Stadens gorge during
summer.

The nearest shop is at
Thornhill, a three-hour walk
away, and the nearest bus
to work leaves Woodridge,
across the gorge, at 5am.

The land on which the
families live is owned by a
black, Mr Pieter Pretorius,
and has been in his family
for many years. He charges
them R3 a month rent.

He told Weekend Post an
official from the Depart-
ment of Coloured Affairs
had told him no new houses
could be built at the settle-
ment and this was why the
houses had been numbered
by the Divisional Council.

A "man from Pretoria"
had been to see him and
called all his children to-
gether and told them that
they could stay on their
property for life — but
when the last one died, the
home must be pulled down.
French agency to 'sell' UK to tourists

LONDON — The "Come to England" campaign to attract more tourists to Britain will be run for the next five years by a French firm.

Six top advertising agencies were asked to imagine that they had £2 million to spend.

How would they use the money to persuade people to enjoy the country, apart from showing them the changing of the guard and the Tower of London?

The English Tourist Board finally chose a French-owned agency to do the work for about £500,000 a year.

Mr Adrian Fox, account manager of the agency, said: "We are all pure English bred chaps here. After all, there is hardly a major British agency which is actually British-owned."

The agency will have to do well to reverse the downward trend in tourism. The numbers of visitors to Britain dropped alarmingly throughout the first eight months of last year — despite the Royal wedding.

One thing a French company might achieve is to attract more French people to England.

Not many have come here since 1966 — except for the modern cross-Channel day trippers.

Slipper is an idyllic rural spot, but most of these black families would sooner live in Port Elizabeth — in conformity with the Group Areas Act — if houses were available.
IMC plans meeting on removals

EAST LONDON — The Indian Management Committee is planning its first public meeting in three years to discuss the future of North End residents facing removal to Braelyn 4 under the Group Areas Act.

This was announced at a joint meeting of the Housing Action Committee (HAC) and the East London Indian Association after North End residents queried the absence of IMC members.

"The IMC is seeking an urgent meeting with the city council action committee on Monday to get approval for the meeting," Mr. Kemal Casoomee, the chairman of last night's meeting, announced.

"At the meeting they will explain everything in regard to Braelyn 4. That is why they are not here tonight to answer questions."

Last night's meeting was called to discuss objections to moving into Braelyn 4, particularly in view of representations to the Minister of Community Development, Mr. Pen Kotze, during his visit to the city last week.

The audience repeated their stand that they would not move to Braelyn 4 until the adjacent area had been upgraded—a resolution adopted at a joint meeting between the IMC, HAC, and Indian Association—and that no one would be forced to move there until this demand was met. Mr. Casoomee congratulated the IMC for pressing this resolution when they met with Mr. Kotze this week—in spite of an attack by the HAC and the Indian Association before the meeting accusing them of a breach of faith.

"It seems they did carry out their job in this regard," Mr. Casoomee said.

People at the meeting unanimously adopted a resolution calling for continued dialogue between their representatives and the IMC so they could "carry on the fight for North End."

They also backed earlier moves by the HAC and Indian Association to prevent the relocation of North End families before the area adjacent to Braelyn 4 was upgraded. — DDR
CAPE TOWN — An extra R2.5 million has been budgeted for the provision of infrastructure and housing for coloured people at Buffalo Flats in East London. This was revealed yesterday by a spokesman for the Department of Community Development.

It follows an announcement earlier by the Minister of Community Development, Mr. Pen Potze, that the Treasury had increased its allocation to the department by another R20 million.

The spokesman said that the provision of infrastructure and services at KwaMambo, which lies between Port Elizabeth and Uitenhage, would cost R1.6 million and housing development another.

A further R4.2 million would be spent in the Port Elizabeth area, the spokesman said. This included the purchase of land at Motherwell, and infrastructure and services at KwaMambo, which lies between Port Elizabeth and Uitenhage.

An unspecified amount of this sum would also be spent at Fort Beaufort — PC
DON'T FORCE PEOPLE TO MOVE COUNCIL URGED

EAST LONDON — The Indian Management Committee (IMC) has asked for an urgent assurance from the city council that no one will be forced to move to the new Braelyn 4 housing scheme.

In a memorandum handed to the council at last night's action committee meeting, the IMC said it wanted the assurance before tomorrow evening.

Tomorrow at 6 pm the IMC is to hold a public "report back" meeting in the old library hall on developments concerning Braelyn 4.

According to the IMC chairman, Mr Harry Parbhoo, last night's memo asked the council if any willing applicant to Braelyn 4 would be allowed to accept a house without being forcibly moved from their present home before 498 coloured families living nearby had been rehoused.

Most of the 149 families living in North End will have to move into the 81-house Braelyn 4 scheme, now 29 per cent complete.

However, there has been strong resistance to Braelyn 4 while the 498 coloured families next to the scheme, in the so-called Braelyn 6 extension, remain.

The IMC vice-chairman, Mr Mike Williams, said yesterday that Indian resistance to living next to the 498 coloured families was not racist, but because of "class differences".

"How can people earning more than R900 a month be expected to live next to people earning less than R50 a month," he said.

The memo also called on the council to guarantee the protection and security "to person and property" of anyone who moved into Braelyn 4 before the coloured families are rehoused.

The IMC also called for an assurance that no one qualifying for Braelyn 4 housing would be "victimized or placed in jeopardy of his allocation" because they feared taking up occupation out of "insecurity".

The first 18 houses at Braelyn 4 are nearly complete, with services being connected to 14 houses, according to a report to council by the engineer's department.

Of the 81 houses in the R1.3 million scheme, foundations have been cast for 48 houses and the expected completion date of the scheme is set for November this year.

The IMC are now concerned that the 498 coloured families will not be able to be rehoused before then, even though the Minister of Community Development, Mr Pen Kotze, said in East London last week that R25.5 million would be provided for the massive Buffalo Flats coloured housing scheme.

Another question the IMC wants answered before tomorrow's public meeting is where the remaining North End families not entered for by Braelyn 4 will live.

About 60 North End families will still need to be rehoused if North End is to be "cleared" completely to make way for light industry — DDR.
Residents set to fight for Duncan Village

EAST LONDON — The future of 40 000 Duncan Village residents may soon be in the hands of the Minister of Co-operation and Development, Dr Petel Koornhof.

The community council of Duncan Village will be meeting with the regional director of the East Cape Administration Board, Mr Louis Koch on Friday when they will ask permission to send a delegation to the minister to "fight for the retention of Duncan Village."

"We would also prefer the 20 000 people in the Ndena Street area to remain in Duncan Village, but we have been told that because their living conditions are not satisfactory, they will have to be moved to Mdantsane," said one of the community councillors, Sister Mabel Mdaka.

Sister Mdaka said the people in Ndena Street did not want to leave and they "were afraid of going to Mdantsane because of the high crime rate."

She said the process of moving the people to Mdantsane — which started in 1962 — could take as long as 10 years to be completed as few houses were being built in that area.

"We have to compromise and accept that these 20 000 people be moved in the hope that the 40 000 in upper Duncan Village — who have made their ancestral homes beautiful — will be allowed to stay," said Sister Mdaka.

"We were told when we had those houses 23 years ago that at no time would we be moved, but today they are trying to force us out of our homes," she said.

"We feel that the time has now come for a definite answer to this problem — it has gone on too long," said Sister Mdaka.

"But we are determined to fight and to keep Duncan Village as ours," said DDR.
Mdantsane housing finance cut back

EAST LONDON — A drastic cutback in finance for Mdantsane housing could result in the building of 2,000 houses being delayed and 400 workers losing their jobs.

The workers were employed by the Mdantsane Special Organisation to build the houses during the next year following government assurances that R18 million would be provided for the project.

But only R5.8 million has been provided, which is not enough to cover existing MSO commitments and salaries.

The planned houses are part of the government's scheme to resettle Duncan Village residents.

The city council's representative on the Mdantsane Control Committee, which governs the MSO, Mr Donald Card, said the financial cuts came "out of the blue".

He said last year the committee was assured of R18 million and decided to employ builders and gear up for the task of building the 2,000 houses.

"In fact, there was no doubt that we would be able to spend all that money, which was received in the form of a letter," he said.

The committee was 'proven' to be correct when the control committee expressed concern over its "toothless" organisation because the committee had consistently pleaded for urgent financing for housing.

"It is not a question of how the government does not take any notice of what we say. There doesn't seem to be any point in saying anything," he said.

"This makes the Duncan Village situation even more critical. At the same time as the government is saying Duncan Village must go, it is cutting back the finance to do it," Dr. Bisho and Pakamisa advised.

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CANDIDATE MUST enter in
1) the number of each question (in the order in which it has been numbered), leave columns (2) and

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Paper No
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NOTE CAREFULLY

1. The answers only on the right hand pages will be marked. The left hand pages may be used for rough work, but no credit will be given for such work.
2. Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering.
3. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
4. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.
2. Candidates are not to communicate with other candidates or with any person except the invigilator.
3. No part of an answer book is to be torn out.
4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.
Homes go up in Booyzen Park

A bird's eye view of a section of the 426 houses which are being built at Booyzen Park. Free-standing two-and-three-bedroomed houses are also being built.

No. of Answer Books handed in
Aantal antwoordboeken ingeleverd

NOTICE

1. Candidates must not use both sides of the paper for their answers. The left-hand pages may be used for rough work, but the examiners will not award marks for responses written on the right-hand pages.

2. Candidates are reminded to indicate on all loose sheets accompanying an examination question the number of the question.

3. No candidate may have in the examination rooms any books or notes not specially authorized by the Registrar, except those required by him. Candidates must not take into the examination room the books indicated in the examination notice.

4. A candidate attempting to help or obtain assistance from any other candidates, or having any unauthorized books or notes in his possession will be disqualified and no further award will be granted.

5. A candidate must not take out of the examination room any examination books supplied by the University

6. Pages must not be extracted from this book.

Housing scheme a 'heroic' task

By SHELAGH BLACKMAN

"FEVERISH" negotiations are underway with Government departments and the private sector to ensure the early provision of community facilities and services at Booyzen Park, the Director of Housing, Mr D. Cherry, said today.

The Port Elizabeth municipality is grappling with its largest housing project ever at Booyzen Park, where 660 houses will be ready by September.

Mr Cherry said that in "complexity and magnitude" the Bloemendal housing scheme — of which Booyzen Park was the "first bite" — was an "herculean" undertaking.

To date, about R15 million had been spent towards the infrastructure and by mid-1983, the figure would have doubled for the completion of the first 1000 houses.

He said the provision of schools was a high priority and the Department of Internal Affairs had advised that both primary and secondary schools would be "fully operative" during the 1983 and 1984 financial years.

The Housing Department forecast that housing development would continue at such a pace that by the time the first houses were allocated in September, pupils would need to take buses to the nearest schools for a short while.

However, the Department of Internal Affairs had already said that the State would meet the cost of transporting pupils, he said.

The final plans and tenders for administrative offices and a community centre hall were with the Department of Community Development.

The intention was to build the offices as soon as possible so that residents would not have to go to town to pay instalments on their houses and to pay water and electricity accounts.

Sites were being examined for churches, trading outlets, a nursery school and even a country club with accommodation facilities.

An exciting aspect was that all the houses in the area would be able to get telephones.

This was a "far cry" from township development in the past when no more than two telephones for every hundred families were available, Mr Cherry said.

Good progress had also been made in introducing child-minding groups to assist working mothers.
622 houses for 15 000 people

NINETEEN years ago, the Snyman Commission of Inquiry into the unrest in Paarl during November 1962 found that the Paarl municipality had a "mechanical and impersonal" attitude towards residents of the black township, Mbekweni. The commissioner, Mr Justice Snyman, found that many of the people's grievances were legitimate and discovered several instances of abuse by municipal officials who administered Mbekweni during that time. A recent survey by the South African Institute of Race Relations found that Mbekweni is still beset by a chronic housing shortage and general lack of basic community facilities which, if not redressed, "will subject the residents to an intolerable level of frustration".

By ENRICO KEMP

A SURVEY by researchers of the South African Institute of Race Relations indicates that Mbekweni is still beset by a chronic housing shortage and overcrowding problem. Mbekweni, with only 622 houses for the township's estimated population of 15 000 and 20 000 people, is a case in point.

A one-bedroom house was found to have 30 occupants. A large number of shack dwellers — two or three in most backyards — have been built to alleviate the shortage of accommodation. Estimates by the local Administration Board indicate that Mbekweni has 2 000 married couples, 7 000 children and about 3 700 men, mostly contract workers, living in "bachelor quarters" built by employers.

The township, which was built in 1962, has no police station, day hospital, library, creche or swimming pool. Residents complained that only one woman was allowed to summon the ambulance which serves the whole township.

The three schools in Mbekweni were found to be overcrowded, with a pupil teacher ratio of 60:1 at the lower primary school and 27:1 at the secondary school.

Residents also expressed discontent with the local community council and told the researchers that the council had done nothing to alleviate the housing shortage.

A typical house consists of a bedroom, a living room and a small kitchen. The kitchen and living room are used as bedrooms at night. Rents vary from R4.86 a month at the bachelor quarters to R20.31 for a four-roomed house. Only 80 of the houses have electricity, but the administration board said it was "giving urgent attention" to electricity for the whole township.

The researchers said they were led to believe it had been official policy since 1962 to build 150 houses every five years. The administration board however denied that there was any such policy and said it was still trying to raise a capital loan to finance further housing projects.

Mbekweni's police station was closed six years ago because of staff shortages and crime now has to be reported to the Paarl police station. The researchers found a high crime rate.

Health needs are catered for by a single clinic staffed by two trained nursing sisters and a doctor on full-time duty. The board said negotiations were in progress with the Director of Hospital Services to provide additional medical services at the clinic.

The township has a rugby/soccer stadium and two tennis courts.

The board however maintains that any profits from liquor sales should be credited to the General Revenue Account. At present, liquor profits are used to offset losses in the General Revenue Account.

Liquor profits

The school principal told the researchers that the community council had not responded to requests for improved facilities. The council has to investigate such requests and refer them to the board.

The board has a beer hall, bottle store and bar. Legally, two-thirds of the profits from the sale of liquor should go to the General Revenue Account and a third to the Welfare Fund which provides capital for recreational facilities in the township.

The board however maintains that any profits from liquor sales should be credited to the General Revenue Account. At present, liquor profits are used to offset losses in the General Revenue Account.

In its report, the Institute of Race Relations said "certain of the arrangements pertaining to Mbekweni may be open to abuse and are not in the interests of the residents, nor do they seem to be working adequately." The report said there was a breakdown in communication between residents and the board.

"Present housing policy cannot begin to alleviate the chronic shortage of accommodation. The situation is critical and requires drastic action," the institute said.

Above. One of the older family houses in Mbekweni. The township now has about 622 houses and a population of between 15 000 and 20 000 people. Below: Some of the backyard shacks which have been built to help alleviate the critical housing shortage in Mbekweni.
North End residents still undecided on move

EAST LONDON — North End residents remained undecided last night as to whether they should move into the new Braelyn 4 area set aside for them.

At a mass meeting in the Langenhoven Hall here nearly 90 people refrained from either accepting or rejecting the 81 homes which will come up for allocation soon.

This followed appeals from both the Indian Association and the Housing Action Committee for any decision to be held back until certain questions on Braelyn 4 were answered.

The chairman of the Indian Management Committee (IMC), Mr. Harry Parbhoo, eventually agreed to this, admitting that there were "obvious areas of doubt".

The three aspects questioned at last night's meeting were dealt with by Mr. Joseph Mooneya of the Housing Action Committee, who asked:

- Would people left in North End be evicted from their homes, after the 81 homes in Braelyn 4 were allocated?

This question was answered by the IMC's housing expert, Mr. Mike Williams, who gave the assurance that no one would be evicted until there was alternative accommodation.

- Could anyone guarantee the safety of people moving to Braelyn 4, which was adjacent to a high-crime area?

Mr. Parbhoo answered this by saying he had been given certain "unofficial" guarantees which would be given to him officially "at a later date". He later said this could be in two weeks time.

- Would people be victimised if they refused to move into the new homes?

The city housing director, Mr. Ken Martinsen, said he could not answer the question as he and the IMC were "still looking for a solution".

"We're not sure what to do if they refuse to take the home allocated to them - we have spent many hours discussing this and hope to come up with an answer.

Mr. Mooneya and the chairman of the Indian Association, Mr. K. Cassooyee, argued that it would be "unfair" to expect people to decide whether to move to Braelyn 4 with such questions unanswered.

"Until these assurances are given, I don't think it is fair to ask for a decision," Mr. Mooneya said.

At least two people said publicly they would not move to the new area, while others cheered when this stand was taken.

The IMC, however, said it was "up to the people" to decide.

"You must make your decision and we will pass it on. That is the best we can do," said Mr. Williams.

Closing the meeting, Mr. Parbhoo said he would approach the East London City Council "to finalise the assurances we were asked for this evening" and inform the people at a later meeting.

IMC reports on Kotze talks

EAST LONDON — The government will not build any more houses for Indians here for "a very, very long time", members of the Indian Management Committee said here last night.

The announcement was made at a mass meeting to discuss removals to Braelyn 4 from North End following a visit to East London by the Minister of Community Development, Mr. Pen Kotze.

Two IMC members who met Mr. Kotze, Mr. Harry Parbhoo and Mr. Mike Williams, said Mr. Kotze had told them Braelyn 4 was the last housing scheme of its kind for Indians in East London.

"Whatever is built will be built a long time from now and will be of a much lower standard than they are putting up now," said Mr. Williams.

"They will have no floors, no ceilings," said the city housing director, Mr. Ken Martinsen, pointing out that the government would still have to build homes for East London's Indian people eventually.

"I can't see the government not agreeing to building more houses eventually," Mr. Martinsen said. "There will still be families left in North End after the Braelyn 4 houses are allocated and they will have to be rehoused before North End can be redeveloped." — DDR
Housing meeting sought with IMC

EAST LONDON — The Coloured Management Committee (CMC) is to seek an urgent meeting with the Indian Management Committee (IMC) to “clear the air” on the Braelyn 4 housing scheme.

The IMC has opposed the relocation of Indians to Braelyn 4 until the coloured families living in the 498 houses between Duncan Village and the new Indian area have been moved to Buffalo Flats.

The IMC chairman and holder of the housing portfolio, Mr. Mike Williams, said earlier this week that Indian families’ resistance to living next to the coloured families was not racist, but because of class differences.

The chairman of the CMC, Mr. Wally George, said yesterday that it was “utterances of this nature” which had prompted the call for a meeting between the two bodies. At the meeting the IMC would be asked to say “exactly what it meant by class differences.”

“As far as I am concerned, this statement smacks of apartheid ideologies,” Mr. George said.

He rejected Mr. Williams’ allegation that coloureds living in an area adjacent to Braelyn 4 “earned less than R50 a month.”

“This is utter nonsense. To say this is to insult the coloured people. Many of the people in that area are gainfully employed while pensioners there receive a minimum of R82 a month.”

He added that if the IMC was honest it would tell the coloured people the real reasons for not wanting to move to the area while coloured families lived nearby.

Referring to the 500 plus families living in the 498 houses, Mr. George said he would be pleased once the families had been rehoused in the Buffalo Flats extensions 2 to 7.

“At the moment these people have no voting rights. They don’t qualify to vote in CMC elections or the Duncan Village Community Council.”

“At least in Buffalo Flats they will be able to utilise facilities which they presently don’t have.”

Mr. George said 50 percent of the families living in the 498 houses were in favour of moving. The other half were content there.

“However, once they are in Buffalo Flats I’m sure they’ll realise the advantages,” Mr. George said.

The chairman of the ICM, Mr. Harry Parbhoo, said he would not like to comment as when something appears in the newspapers you chaps get the story twisted and make things go from bad to worse. Anyway, it’s ridiculous. How can you expect a family earning R500 and having a certain amount of house-proudness to next to people who don’t care about tomorrow.

“And if you quote me on this I’ll deny I ever said it,” Mr. Parbhoo added — DDR.
Boys die as fire engulfs home

Post Reporter

A DESPERATE mother carried her baby outside her burning home, turned and shouted to her sleeping son and two other youngsters to get out but it was too late.

Mrs Noipo Budaza's son Ayanda, aged four, and his friend, three-year-old Ntsikelelo Sithole, died in the flames which engulfed the four-roomed brick house in Zwelitsha today.

The Port Elizabeth Fire Brigade answered an emergency call from a neighbour and three fire tenders and an ambulance rushed to the Mgengo Street home.

They found the bodies of Ayanda and Ntsikelelo inside a gutted bedroom.

A distraught Mrs Budaza, her hands and face blistered by the blaze, described what happened.

She said the family was asleep when she felt the heat of the fire.

"Quickly I grabbed my baby and ran outside. There I shouted to Ayanda and Ntsikelelo to get out. They didn't hear me. The bedroom was ablaze and I couldn't get in."

She screamed for help and neighbours came running. They used a garden hose to try to douse the flames but it was impossible to enter the room.

Only later did they find that a third youngster, four-year-old Bongani Sithole — Ntsikelelo's brother — had escaped.

Today he was a pathetic figure, wrapped in blankets and shivering from shock on a neighbour's couch.

His parents arrived on the scene this morning.

A distraught Mrs NOBANDLA SITHOLE, whose son, Ntsikelelo, died in the flames. Her younger son, BONGANI, escaped with minor burns.
TWO weeks ago, as a service to readers, Cape Herald published four examples of how selling prices for council houses are calculated.

This followed the announcement by the Cape Town City Council that it intended selling some of its rented homes in Hanover Park and Hout Bay.

There was strong opposition to the formula the council used in arriving at selling prices and we compared their system with that of the Divisional Council of the Cape, the Department of Community Development and the Trade Union Council of South Africa (Tusca).

To add to the debate we present the formula used by the Cape Flats Distress Association (Cafda) Utility Company.

They announced last week that they intend selling 336 of their dwellings that make up the Cafda Village in Retreat.

**Cafda Village**

The original plan was to include a train service accommodation. Construction was completed in 1996 and there are two types of houses — one with two bedrooms and the other with one. The two-bedroom houses cost a little more than R1 000 to build and the one-bedroom houses R800.

There is no water-borne sewerage and the water supply network needs to be replaced. A loan of R800 000 has been provided for this purpose by the Urban Foundation.

The Cafda formula takes into account the original cost of the dwellings, how much the value and quality of the dwellings have dropped over the years (depreciation) and what improvements have been made (sewerage, water, etc) and what tenants can afford (how much they earn) which the other formulae ignore.

The Cafda formula does not take into account what it would cost to replace the dwellings. Unlike the local authorities (Cape Town City Council and Divisional Council) the Cafda Utility Company (its full name) does not intend replacing the 336 homes.

The cost of replacing the dwellings adds a large amount to the selling price.

The Cafda formula will now be submitted for approval to the Cape Town City Council and the Department of Community Development.

The Cafda Utility Company will have certain safeguards written into the selling contracts — whereby, for instance, an unscrupulous prospective buyer would not be able to buy several houses and resell them at huge profits.

In this regard the Cafda Utility Company has an unusual advantage in that it has an intimate knowledge of its tenants and would soon get to know of abuses, according to Mr D P Fitum, the managing director of the company.

Mr Fitum said that tenants who declined to purchase their homes would not have to move to other townships.
SIR — I read the various articles speculating on the selling prices of dwellings in the Council's pilot schemes to sell lettings in Huidewald and Hanover Park appearing on page 20 of your edition for May 29 with a great deal of concern.

Several of the statements contained in the information conveyed to your reporter I would like to draw attention to some of the more important aspects on which your reporter is likely to have formed wrong impressions of what has taken place of what the present situation is in order that this may be rectified.

But first, let me briefly sketch in some of the background. The Council, since it entered the field of public housing in the 1970s, has built nearly 20,000 homes for sale in Mitchell Plan and by considering on several occasions the possibility of selling some of its lettings stock. This led to the adoption in February 1980 of a pilot scheme to sell 220 lettings in Heidelberg nearly a year later by a similar project for 105 lettings in Hanover Park.

When adopting these schemes the Council also directed its Housing Committee to work out detailed proposals for implementing them.

Adopted

The Housing Committee undertook an extensive examination of the project and consulted with various bodies before preparing provisional conditions of sale, which were adopted by the Council recently and referred to the National Housing Council for its approval.

The Council also resolved not to release details of its proposals for selling lettings until they had been approved and it was in a position to indicate accurately to tenants what the price would be for the units in the areas selected.

The Council would like to be able to offer the provision of selling lettings in the areas selected to tenants, but had to regret recently in view of the needs of the 300 low-income families with low incomes (and mainly living in cramped and unsatisfactory conditions) who have applied to the Council for tenancies and the 10,000 existing tenants who have asked to transfer to larger accommodation in the existing estates.

The Council and its Housing Committee, when dealing with the question of selling prices for these houses, were at all times very conscious of the need to ensure that these prices would be both equitable and within the means of the income group concerned. It is satisfied that prices proposed will meet these criteria and that tenants will be able to acquire an extremely valuable asset at a very fair price well below its current market value.

The deposit required will be low and repayment will be at subsidised rates of interest over a longer period than applies to building society loans in order to keep the monthly instalments as low as possible (they will in fact be considerably less than the monthly rent). Low income applicants must be careful of selling prices and for larger units at current costs.

Tenants will be able to sell the houses for their own account (and I am assuming at a substantial profit) after 5 years or will be able to lease them to their heirs.

The Council does not and has never profited from the provision of housing. On the contrary, the ratepayers of Cape Town have invariably had to subsidise housing under the Housing Account each year. The income from the sale of land and buildings has to be used to redeem the loans raised to build the houses and to pay the interest due from time to time on the outstanding stock of loans.

Any excess thereafter would not accrue to the tenants but would go to the National Housing Fund or to the Community Facilities Account.

The repayment of the fund is an important source of funds for the provision of further homes for the many still in need of accommodation. The Community Facilities Account will be used for facilities to benefit the local community in the Council's area. The Council is pressing for as much as possible to be used for this purpose.

Formulæ

I would also like to refer briefly to certain statements regarding the various formulæ discussed in the articles. Firstly, it is not correct that the Council released its formulæ in 1979 or that an official of the Council stated that this had not been drastically revised. The facts are that the City Engineer's report referred to was one of several reports on the subject. The decisions were taken on all occasions on the recommendation of the officials concerned to keep the public informed of the broad principles involved.

Great pains were taken on all occasions by the officials referred to make it quite clear that speculation based on the 1979 proposals for housing was not justified and that the most he could say is that the proposals had been formulated in terms of the provisions of the National Housing Code, which lays down that prices be fixed at a realistic level taking into account the income groups whom it is intended to house and being not less than original cost or more than current market value. (The Department of Community Development formulæ quoted in the reports, which is contained in Circular 9 of 1969, was suspended by Circular 10 of the same year).

The proposals put to the tenants by the Tenants Committee were studied very carefully before prices were finalised. It is important to note that the value of the dwelling is not fixed to nil over the life of the loan and that the amount of interest and redemption paid to date as part of the rent.

This could lead to a nil selling price even before the loan has been redeemed. Redemption of the loan received have, of course, already been paid to those who rent the money used to build the houses.

The Council has decided to determine very reasonable values, but it would be irresponsible if it were to give the houses away for the benefit of a lucky few tenants and to the disadvantage of those with low incomes still awaiting accommodation or the provision of community facilities. I would like to conclude by repeating that the Council has embarked on this project to benefit the tenants concerned in the same way as our support has always been, and will be in the future, to the best possible advantage of tenants and provide them with assets of considerable value at realistic values at their means. The tenants will be conveyed these homes and made to enjoy the advantages of ownership, as soon as possible and as confidently as tenants who are keen to become the owners of their dwellings will succeed in doing so. The Council has made the offers made to them and will wash away themselves of opportunity.

Cape Herald, June 12 1982
Rents: Wage ceiling may be raised

LET OFF FOR HIGH EARNERS

CAPE Town City Council housing tenants, who presently face eviction when they earn more than R650 a month, may be given a reprieve.

The Council plans to ask the Department of Community Development to devise a new rent earnings ceiling to replace the present one of R650.

In the meantime, tenants who have already been served with final eviction notices, will be allowed to stay on — with the Department of Community Development's consent — until a new system has been worked out.

ECONOMIC

By law, economic home tenants who earn more than R650 a month must move out and buy their own homes.

In the sub-economic schemes, the maximum one can earn, before one becomes ineligible, is R160.

The Silverton Residents' Association, in representations made to the council, have claimed that the system being used was "outmoded".

The Association says that basic wages are taken into account rather than "take home pay". It claims, too, that tenants may be evicted after what may be only a mere increase in salary.

POINTS

Among the other points residents raised were:

• The fact that it was generally towards retirement
Trainers' Love

in bike accidents

2 schoolboys die

Anton's 8-must sleep

in a shack in the bush

by CALLUM SMITH

The Guardian

GREAT BARRIER REEF

SOUTH-ORIENTAL

PRICES

WEIGHT 600 (max. 2.60)

Aluminiun Window

SPORT

034-00 P. S. SELLER

Page 23 of 24

Hush-hush car for spring queen

The other McCormick, a swimming victory

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Boy must be a squatter at night.

COLD, WET over East Cape

Weekend Post Reporter

Cold, rain continued yesterday for the Gulf of Stirling which brought the outlook for next week as the temperature remained low. This was due to the beginning of May which brought heavy showers over the Eastern Cape and up the Gulf of Stirling. Fortunately, the Gulf of Stirling, particularly, remained quiet and only a few showers were recorded at the coastal areas.

The Port Elizabeth Weather Office has recorded heavy rains in the eastern areas, including Port Alfred, where heavy rain continued yesterday afternoon.

Protection Port Elizabeth

Weather

Anton Smith outside the shack in the bush where he is staying at night with Mrs. K. A. Schafer, since someone objected to his living with his mother, a domestic servant, at the Sonderburg home. By day, Anton may be with his mother.

Boy must spend nights in bush

FIRST 

11 a.m. - CALLER'S MILL, 3rd Avenue, Port Alfred

Cricketers to get a personal hearing

Cape Town - The committee of the Cape Town Cricket Board will meet on Thursday to discuss the reports of the selectors regarding the selection of the team for the tour to England. The committee has been asked to consider the reports of the selectors and to make their decision as to the selection of the team.

The main issue discussed was the selection of the wicket-keeper. The committee was divided on this issue, with some members favoring the selection of a fast bowler and others favoring a wicket-keeper. The committee has decided to meet on Thursday to discuss the matter further.

Vodka, not Scotch, tops with Scots

London - Edinburgh's home town has caused a sensation among the Scotch papers by its liking for Scotch. Scotch is the standard drink in Edinburgh, and the local papers have reported that the Scotch is being consumed in larger quantities than ever before.

The reason for this is that the people of Edinburgh are tired of the usual English wines and are looking for something new. They have found it in Scotch, and are now drinking it in larger quantities than ever before.

The Edinburgh papers have reported that the Scotch is being consumed in larger quantities than ever before. They have reported that the Scotch is being consumed in larger quantities than ever before. They have reported that the Scotch is being consumed in larger quantities than ever before.

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New road not seen as threat

Weekend Post Reporter

PROFESSOR Roux van der Merwe, city councillor for Ward 11 and an executive member of the Swartkops Trust, said this week he had no fears that the planned cross-city arterial road between Markman Township and the Western Suburbs would promote further industrial growth in the Swartkops Valley.

The 21-kilometre road will provide vital access to the city's industrial zones for workers from Motherwell — the black township to be developed on the northern bank of the Swartkops River.

"I was against the development of Motherwell from the start," Prof Van der Merwe told Weekend Post. "But now the development is a fait accompli, it is essential that the road go through as soon as possible."

"I don't believe the road will have any adverse effect on the valley, either."

"Where it is going to cross the river, I am satisfied that the environmental impact will be minimal — provided the actual construction of the bridge takes the environment into consideration."

On the question of further industrial growth in the valley, Prof Van der Merwe said this had to be tackled on a different level.

"The planned new road has no access to the valley itself and there are no further areas where industry can be allowed — a fact of which the town planners are fully aware."

In the light of developments taking place in and around the valley, it was imperative that the long-delayed strategy plan for the valley be completed as soon as possible.
New neighbour soon for the Plain

MITCHELLES Plain nicknamed Dallas by the Citizen Band fraternity, will soon have another American-sounding neighbour — Colorado.

The proposed R2 million housing development is being undertaken by the NRS Development Company and will get under way this year. Colorado is situated in the northwestern corner of Mitchell's Plain.

In March work on the services was begun and it is hoped that the first of the 52 homes there will be completed by the end of October.

Designed for the middle-income group, the houses range in cost from R25 000 to R40 000.

Mr Johan van Dyk, Township Manager of the NRS Development Company, said, "There is a dire shortage of property in this price range and there houses in Colorado will probably be in great demand."

EASY

The township is situated at the intersection of Highlands Drive and New Entebben Drive and there is easy access to the new Vanguard Express Drive.

There are already two schools nearby and the developers are thinking of building a small sports complex, which will include tennis courts and a clubhouse.

"A 90 percent bond is guaranteed to prospective purchasers who qualify for mortgages on the basis that repayments do not exceed 25 percent of their income," said Mr van Dyk.

There are 250 plots in Colorado and it is thought that the idea of building a house there will be particularly attractive to Government employees, for example teachers, who have considerable housing subsidies.

People interested in buying a house in Colorado should contact Mr van Dyk at the Waterkant Street branch of the Natal Building Society.

June 16 to be remembered

minute appeal

condemned trio

A minute appeal for the legal team working on their behalf.

Can you help, ask the police

On Johannesburg and targets in Natal

When they were sentenced to death the then Secretary General of the United Nations, Dr Kurt Waldheim, appealed to the Government to spare their lives.

President Albert Rene of the Sechelles says
Difficult articles were well handled

SIR, — The WP Area Division of Tucsa extends its congratulations to you and your staff on the excellent articles headed "Housing" in your issue of May 29.

It is appreciated that the articles were difficult ones in regard to the formula relating to the sale of houses owned by the City Council. However, we feel that your reporter has done an excellent job in simplifying a difficult subject, and I am sure that all your readers can only benefit from the articles.

While the articles refer to the pilot scheme affecting about 220 homes initially, it is obvious that once the Cape Town City Council accepts a formula for the sale of its houses to its tenants, every council tenant will be affected.

PRINCIPLE

And that is the reason why Tucsa — a completely non-racial organisation representing almost 500 000 members throughout the country with approximately 150 000 in the Western Cape — is so vitally concerned firstly about the principle of the sale of houses to tenants and, secondly, about the cost of such houses.

In our opinion, the articles have served an invaluable purpose, and it is our sincere hope that those tenants involved in the pilot scheme will appreciate how important it is for them to acquaint themselves with the various formulae as set out in the articles so that they will be better prepared in their dealings with the Cape Town City Council.

CONTINUE

We congratulate you and your staff once again, and hope that your newspaper will continue with the publication of articles which vitally affect the lives of so many of your readers.

NORMAN DANIELS

(Chairman, WP Area Division, Tucsa)
SEVERAL families have opened their hearts and offered their homes to Anton Smith, 8, who is sleeping in a shack in the bush after being forced to leave the room he shared with his mother in Frances Evatt Park.

A complaint about Anton playing with the local white children led to Community Development officials calling in the police to enforce a ruling that he had to leave.

As a result he now sleeps in a nearby squatter area.

Mrs Caroline Smith, Anton’s mother, said she was very grateful to families from Gelvandale, West End and Schauderville who drove to the house to meet Anton and offer him a home. She didn’t know what the best course of action would be.

There has also been a negative reaction to the Weekend Post report revealing Anton’s story.

Michelle Sonderup, whose family Anton has lived with all his life, received an anonymous phone call from a man who said she “did not belong in this country.”

He told her to “go and live with the coloureds if you want to live with them. Don’t bring them here.”

And he wanted to know if she was proud to appear in a newspaper photograph next to a coloured person — something he thought a disgrace.

Mrs Smith is thinking of resigning from her job to live with Anton, but the Sonderups refuse to consider it.

“Caroline has been working for us for 18 years and we cannot let that happen. If Caroline and Anton both leave we would be allowing the complainer to achieve what he wants to,” said Miss Sonderup.
Sudden end of a lifetime of memories?

15 Colchester families are served with eviction orders

By GILLIAN MCAINNIS

FIFTEEN coloured families of German ancestry have been served with eviction orders from their homes at Colchester, same built by their forefathers more than a century ago.

They have received lawyers letters telling them to leave by 14 July to make way for property developments planned by the firm, Nelson Pearson of Colchester.

No one has yet moved out.

Three pensioned woodcutters have been charged with illegal squatting.

One is Mr Jacob Scheuble, 83. He said Fort Elizabeth was too overcrowded for his family to move there.

"There is no room for us," he said. "We don't fight or cause any trouble. We're not bad. We just want a place to live."

"They call us squatters, but look at this house — it was built more than 100 years ago by my grandfather. My mother was born in this house and her children were born here."

His brother Mr Fred Scheuble, 73, lives in a cement house 200 metres down the road.

"I can't leave this place. My wife is buried here and all my family before me — my mother and father, sons and uncles," he said.

The third person charged with illegal squatting is Mr Frank Buchenroder, 80. He is adamant that he will not move — whatever the decision of the court.

He lives with his daughter, son-in-law and four grandchildren in an unoccupied tin and wood house.

"I was born here and I will die here," he said.

Mrs Violet Afbahner, 69, who is also of German descent, said: "I was born here. Now we get a letter saying we must move before 14 July."

"My grandmother built the house I live in. We can't go. Where can we go to?"

There isn't an electricity or running water in the community.

"We have to buy water at R1 a drum," said Mrs Afbahner.

The Colchester area, about 20 km from Fort Elizabeth, was proclaimed for whites in 1938. Before that it was a "controlled area" in which land belonging to one race group could only be sold to members of the same group.

Only the people living on Mr Nelson Pearson's land have been served with eviction orders, but two Mrs Lavies Colman,
63, who lives with two sisters on a nearby plot, feels they may be next to be asked to leave. Her older sister, Mrs Christina Hitzeroth, who married a German, owns the house in which they have been living for 40 years.

"If they get off the land then all of us will have to get out," said Mrs Coleman.

The Director-General of the Department of Community Development in Cape Town, Mr P C van Blommestein, said: "I don't think they can rely on any rights. We are looking into the matter to see what we will do, but it all depends on the availability of accommodation."

Mr Pearson could not be reached for comment.

Mrs VIOLET AFRIKANER (seated) has been ordered from her lifetime home by July 14. Her niece, KATIE JORDAAN, 9, helps with the washing. In the doorway are (from the left) ISAAC PULLEN, 17, ALBIE JORDAAN, 15, and DANIEL PULLEN, 15.
House League for all

"Why should the Housing League let accommodation to young marrieds with children and to middle-aged couples who work?" a reader asked WATCHDOG.

In her experience "the majority have cars and employ a maid, while some have sailing boats parked on league ground"

"I contend that this subsidized letting should be reserved for the distressed elderly and not allocated to persons perfectly capable of providing for themselves".

We put the query to Mr F W Pohl, general manager of the Housing League. He pointed out that

- The Housing League (formerly Citizens Housing League) was a non-profit body whose primary job was to provide accommodation with community facilities for families and senior citizens at prices within their means.
- The income group earning not more than R650 a month qualified for state-subsidized housing. Included in this group were many elderly pensioners.
- The league was proud of the fact that it had provided more specialized accommodation for ambulant elderly in greater Cape Town than any other organization. At present this totalled some 660 units (321 double and 339 single). Apart from that, the league was awaiting a low-interest state loan to fund substantial new schemes for the aged in Deep River, Munjenga, Ysterplaat and elsewhere.

- In the case of subsidized housing for families, not only income but also factors such as the number of dependants, date of application and existing living conditions were taken into account. The league not only provided housing and amenities, it also offered a comprehensive professional welfare service.

- In the case of those who earned more than R650 and did not qualify for subsidized housing, the league was aware that this group included young marrieds and pensioners. Many of these found it difficult to find accommodation within their means as they could not afford to buy on the open market.

League accommodation had been developed to meet the needs of this group. There was no absolute means test such as applied to the under-R650 group.

"Bearing in mind that they are not living in subsidized accommodation, we do not think that one should begrudge any young couple, both of whom are working, a car or sailing boat for their leisure time," said Mr Pohl.
Question 2 (c) continued

2(c) An excess of demand, while withdrawn, is still there, which means that for equilibrium to occur, withdrawals, but this does not mean an
Investment + Saving for Imports - Exports
Investment + Saving for Imports

What this means is that

Families to be Rehoused
Flat rates: Council to decide

Municipal Reporter

CAPE TOWN'S flat dwellers are not in line for the 20 percent rates rebate granted to house, sectional title and share-block owners, the City Council's Executive decided yesterday.

At present, houses and flats owned on a share block or sectional title system enjoy a rates rebate — industry and commerce pay a larger share of the total rates collected in the city.

The rebate also applies to homes included in the buildings of educational institutions, provided they are used solely for accommodation.

A councillor, Mr Solom Yach, has asked the council to consider including the owners of blocks of flats among those who receive the rebate.

BUSINESS

The City Treasurer, Mr J B Watkins-Baker, said in a report to the Executive that because many blocks of flats in Cape Town had a business as well as a residential use and taking this and many other factors into account, he was unable to recommend a rates rebate for flats.

However, the recommendation must still go before the City Council later this month.
Families face eviction at Noordhoek

Staff Reporter

EIGHT families face eviction from a Noordhoek farm on Friday — and they have nowhere to go. "I suppose we will go and live in the bush," Mr Ronald Corker, one of the people threatened with eviction, said yesterday.

Corker lives in a labourer's cottage on the farm Finchlea in the Noordhoek district with his wife Edith, daughterLucia, 6, Patricia, 7, Bernadette, 11, and Sean, 10. The new farm within 30 days. He needed the labourers' cottages for his own staff.

The people living there — and the Divisisonal Council — had known since January that they would have to find somewhere else to live.

"The Divisisonal Council knew what was going to happen but they have done nothing to help. Some of these people have had their names on waiting lists for over five years," he said.

"It was an unfortunate situation, but that the owner had no alternative but to exercise his rights as a property owner."

A member of the Ocean View management committee, Mr Yusuf Chota, said yesterday that there were no houses in Ocean View available for the families.

"There are new units being built, but building costs have risen so much that these people cannot afford the rents," he said.

Mr Chota said he could only hope that the owner would have a "humanistic attitude" towards the families.

The secretary of the Divisisonal Council, Mr W B Vivier, was not available for comment and the Cape Times was asked to submit written questions, which were submitted yesterday, on the matter.
Discussion on City vagrants housing

Municipal Reporter

HOSTELS could be provided for Cape Town's estimated 500 vagrants with possible sites in coloured group areas, the City Engineer, Mr Jan Brand, suggested yesterday.

In a report on vagrancy to the City Council's Executive Committee, Mr Brand said local welfare organizations felt there was no need for a "sheltered employment" type of factory for vagrants, nor was it the City Council's responsibility.

While discussions on the vagrancy problem were continuing, the consensus of opinion was that the social upliftment of this class of person was the responsibility of the Department of Internal Affairs, which in cooperation with various welfare bodies, had plans.

The council's role should be to provide more housing for the aged and hostel-type accommodation for single people.

If the council agreed to this, most of the vagrants could be housed. Welfare organizations said the ideal size for a hostel should be big enough for between 20 and 30 people. With about 500 vagrants in Cape Town, 20 hostels would be needed.

Although vagrants tended to gather in the Central Business District and more affluent suburbs, hostel accommodation would have to be provided in the appropriate group area. As there were more coloured vagrants than white ones, any hostels built by the council would have to be in coloured group areas such as Athlone, Hanover Park, Retreat and Schotschekloof.

Depending on the Cape Town Welfare Coordinating Committee and the council's reaction to the proposals, locations, design and costs would be discussed by the bodies involved.
Squatters: Divco lists its priorities

Staff Reporter

THE Divisional Council said yesterday that it would not "break faith" with Ocean View tenants living in "most desperate circumstances" to house squatters from Noordhoek farms.

Eight squatter families face eviction today from one of the farms.

The Ocean View community had "certain expectations about the relief of overcrowding," the council secretary, Mr. W.R. Vivier, said yesterday.

There were 478 houses under construction and because of the steepness of the area it was unlikely that affordable housing could be built in future.

"There are sons and daughters of existing tenants in Ocean View living in the most desperate circumstances whose names have been on the waiting list for anything up to eight years," he said.

In reply to questions submitted by the Cape Times, Mr. Vivier said that during 1980 the council and the Department of Community Development carried out a survey of the six farms concerned and 39 families were registered for council housing. This had since diminished but since 1980 20 more families had settled on the farms. In February it was established that 227 people or 54 families were living on the land.

The council will rehouse the families registered in 1980 at Ocean View giving first preference to relieving overcrowding in the area, then to registered squatters and then to the unregistered squatter families.

Mr. Vivier said that if registered families were evicted today the council would not be in a position to house them.

In the case of unregistered families, the Department of Community Development had indicated that it would rehouse them elsewhere.
Israelis close on trapped P

Anton's fate still undecided

The fate of little Anton Smith, who is sleeping in a

shack in the bush after being knocked unconscious by

a stone thrown by a mob as he was walking back to

his home in Pretoria. About 20 coloured families

have offered Anton a home from home, but his

mother in Pretoria is still undecided.

Fighting at the Ar'Arina front line in the Lebanon.

From the violence in the Middle East to the United States, peace talks with Lebanon.

A study in conflict.
Black housing: call to action

By Ted

Business Editor

Including classified advertisements
to make a decision — even a good one — is difficult. The problem is, we can never make a good decision without taking into account the consequences of our actions. And the consequences of our actions can be far-reaching and long-lasting, affecting not just ourselves, but others as well.

"Joseph," said Grandma, "you need to think about what you're doing. You can't just act on impulse, or you'll end up regretting it later."

"But Grandma, I can't do anything else! I have to do something, and I can't just sit around doing nothing."

"I understand, Joseph," said Grandma, "but you have to be careful. You have to think about the consequences of your actions."

After the letter by the end of the chapter, Joseph was determined to do something about the situation. He knew that he couldn't just sit around and do nothing. He had to take action, but he wasn't sure what to do.

Joseph decided to talk to his friend, John. John had been a good friend to him, and Joseph knew that he could trust him with his problems.

"Joseph," said John, "what's going on? You've been acting strange lately."

"Nothing," said Joseph, "I'm just trying to figure things out."

"I understand," said John, "but you can't just sit around and do nothing. You have to do something."

"You're right," said Joseph, "but I don't know what to do."

"I have an idea," said John, "why don't you talk to Miss Franklin about it? She might be able to help you."

"You're right," said Joseph, "I'll talk to her today."

Joseph went to see Miss Franklin, and she listened carefully to his story. She told him that she would do her best to help him, and she建议 him to look for a job, if he could find one, or to volunteer at a local shelter. Joseph was grateful for her advice, and he decided to follow her suggestions.
Evictions: Families granted reprieve

Staff Reporter

EIGHT Noordhoek families scheduled to be evicted yesterday have been granted a reprieve while welfare organizations try to find them alternative accommodation.

The families, who are living on the farm Finchlea, had eviction notices served on them on Friday last week.

A spokesman for the estate agency handling the property said yesterday that an extension had been granted after the welfare officers had approached him.

He said the farm's new owner was waiting to take occupation with his staff but could not do so while the labourers' houses were occupied by the other families.

Some of the families were registered in a survey of people in the area taken by the Divisional Council and the Department of Community Development. The registered families will be rehoused at Ocean View when houses become available.

The council secretary, Mr W R Vwing, said the council would have to give first preference to existing tenants in Ocean View, who were living in overcrowded conditions.

He denied claims that some of the families had been on the council waiting list for more than five years, or that the council had shown no interest in the problems faced by private landowners in the area.

Charges withdrawn

Staff Reporter

CHARGES of unlawfully entering a proclaimed area were yesterday withdrawn against two community workers by an Athlone magistrate because the State witness was unavailable.

The two were Mr Paul Germond, 25, and Mr Ron Begbie, 25, both of Berg Street, Rondebosch.

The State had alleged that they contravened the Black Urban Areas Consolidation Act of 1945 by entering Guguletu without a permit on April 6.

Mr N Burt was the magistrate. Mr J Riley appeared for the State. Mr J DREWSON appeared for both men.
Get out...and Anton, 8,

OF HEARTBREAK THAT WILL TOUCH THE HEART OF ANY MUM OR DAD

SUNDAY EXPRESS June 30, 1975
Objections to housing sites

Chief Reporter

ABOUT 70 written objections to proposed alternative sites for the controversial Newlands Heights townhouse scheme had been received by Cape Town City Council before the deadline for objections at noon yesterday.

The objections, which include a petition said to contain more than 1,000 signatures of people living on the original Bishopscourt Estate, will be considered at the next meeting of the council’s Town Planning Committee.

The alternative sites were suggested by the Provincial Administration after strong objections had been raised against plans to develop the Newlands Heights scheme on the mountain-side adjoining the National Botanic Gardens at Kirstenbosch.

One of these is a site zoned for school purposes, in Kirstenbosch Drive, and the other is a site in Bishopscourt adjacent to the Liesbeek River.

A spokesman for the developers said yesterday: “We are not pushing for either of these suggested alternatives. We are awaiting a final decision by the council as to which site will be made available, before taking a final decision ourselves.”
138 000 in
Mitchells
Plain now

By JANE ARBOUS
Municipal Reporter

In eight years a city of
138,000 people has risen
from desolate sand dunes.
Mitchells Plain, destined
to become one of South
Africa's largest dormitory
cities, has reached the
halfway mark — at a cost
of R320-million.

As one of the largest
and most rapidly-developing
social housing programs
in the world, Mitchells Plain
will eventually rival East London
in size.

Twenty-three thousand
houses have been built so
far. The final tally will be
about 40,000, housing
250,000 people.

Expenditure on
dwellings is an average of
about R80,000 a working
week.

About 70 different
houses designs have been
used, with most of the
houses having three
bedrooms, living/dining room,
kitchen and bathroom.
Many were pre-planned
to allow for easy expan-
sion by owners.

The selling prices for
the three-bedroomed
houses of average size
were maintained at about
R12,000.

All of the 20,000 houses
built for selling have
been sold and some of
these are changing hands
at prices far in excess of
the original cost.

While there is still a big
demand for home-owner-
ship — regarded as an im-
portant factor in social
stability — the Cape Town
City Council's present
policy is that the next
10,000 houses should be
offered to families on its
waiting list for rented
accommodation.

26 schools

Built simultaneously
were amenities, services
and community facilities.
These include 22
sportfields, three civic
halls and libraries, 20 pri-
mary schools and six
secondary schools, three
cinemas, a shopping com-
plex, and two large parks.

From the outset, plans
for Mitchells Plain —
27km from the city —
were based on the prem-
ise that about a third of
household heads would
be employed in the Cape
Town central-city area, a
third in the industrial
areas extending from
Woodstock to Epping, and
a third on the Cape Flats
and southern suburbs.

These estimates proved
accurate, according to the
Assistant City Engineer,
Mr D S Mabu.

In an attempt to encour-
age private construction,
several hundred serviced
plots have been prepared
for sale to people wanting
to design and build their
own homes. If this is suc-
cessful, more such sites
are envisaged.
A 50-HOUSE village in the centre of Kewtown, Athlone, was officially opened yesterday with participants in the project urging the private sector to help relieve the black housing shortage. Believed to be the first housing project in South Africa funded by a company for people other than its own staff, it was built at a cost of R1.2 million by Mobil Oil in collaboration with the BABS (Build a Better Society) community self-help organisation, and the co-operation of the Cape Town City Council.

All the houses have three bedrooms and initially will be rented at R66 a month. In 1995, each tenant will have the opportunity to buy his unit for R8 000 plus about R3 000 for the rateable value of the land.

Mr P W Wilson, the chairman of Mobil called on more members of the private sector to join those already involved in overcoming the severe shortage of housing for black people. "Without the involvement of the private sector, progress in housing will be too slow to respond to the expectations of people," he said.

The Mayor of Cape Town, Mr Kosie van Zyl, said "being a party to this most imaginative venture into community housing has been an exciting experience."

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The Mayor of Cape Town, Mr Kosie van Zyl, right, and Mr P W Wilson, chairman of Mobil Oil, unveil a plaque at the opening yesterday of a new housing complex in Kewtown, Athlone.

NOTE CAREFULLY

1. Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering.

2. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.

3. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

4. Do not write in the left hand margin.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.

CANDIDATE MUST enter in (1) the number of each question answered (in the order in which it has been answered). Leave columns (2) and (3) blank.

WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.

2. Candidates are not to communicate with other candidates or with anyone except the invigilator.

3. No part of an answer book is to be torn out.

4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination room.
A lower-paid job opened
door to home-ownership

By JANE STREAK

SIX months ago, Mr Aldo Gull and his wife, Delia, were like many other young married couples in the Eastern Cape struggling to find a home of their own.

The odds were all against them. They had invested small amounts in a building society for some time but were still not eligible for a mortgage bond.

House prices were rising continually and even if bonds were freely available, Aldo's income was too low to meet repayments.

Suddenly all this changed. He took a lower-paid job and his situation brightened.

Today the couple are in a home of their own in Framsetby Extension and Aldo is repaying the bond without too many sacrifices.

What happened?

Quite simple; he went to work for a building society.

And after waiting six months he was able to take out a bond at 2.5%. The repayments were calculated at 4% (to reduce the capital commitment quicker) — making the repayments on his R30 000 bond R196.

Had he been able to obtain a bond without being an employee of the building society his repayments would have been R393 — twice as much.

The saving over a period of, say, 30 years is obvious.

The perks offered by companies have today become a major source of income.

At one building society a bond can be taken out by a staff member immediately and even the slighter higher interest rate charged — 4.5% — is still well below the man-in-the-street rate of 14.5%.

In any event, the rate is reduced to 2.5% after six months service.

At what stage of service a bond is granted is decided by each society but seems to vary between immediate and after the first six months.

Another advantage is that if Aldo decides to change his career in the building society is not for him, although the interest rate will increase to the standard rate, he still keeps his bond.

Female staff at the building societies are not as fortunate but each case is judged on its merits and if the woman is the breadwinner in a family she might be granted a bond.

Aldo and Delia are two people who realised the only way they could get by was by going for the company perks. But who is paying for Aldo and Delia's house?

Obviously the more money the public invests in the building society the more money is available for mortgage bonds. This money, however, is coming from investors who, in lean financial times, will not be granted a bond.

One building society spokesman said it was 99.9% certain that a staff member would be granted a bond if his position had to be urgently filled it is almost a part of his service contract that he get a loan.

He said in the majority of cases the staff bonds were considered before those of other clients although their head office had started to clampdown.

This society didn't allow bonds much over R25 000 for staff members.

The manager of the United Building Society, Mr Bill Southern, said each case was judged on its merits and there were no funds for luxury staff houses. The UBS also calculated their monthly staff-bond interest at 2.5% and the repayments at 4%.

Other people are getting along nicely on the taxpayer's or investor's cash.

Banks offer similar perks and personal loans and car loans can be obtained at 3%. Housing loans are also available at 3% and one can borrow up to six times one's annual salary over a period of 30 years. A deposit of 5% is needed.

The deputy general manager of Aegis Insurance Company Ltd, Mr Peter Moss, said it was the company's policy to add its staff with housing purchases and they had also helped some single women with a housing loan.

His company offered housing loans at reduced rates to staff. For a bond up to R20 000 the rate is 3% and up to R25 000 it is 5%.

Over this amount they are
Sapa

Died in fire

A MAN burnt to death in Walmer location early yesterday when his house and six adjoining rooms were destroyed by fire. The blaze started in the home of Mr. Henry Ntambo, 50, of Withbov Street, and spread to six adjoining rooms. Although the occupants of the other rooms escaped, Mr. Ntambo died.
Freedom is a roof over your head

BELIEVED to be the first home ownership housing project of its kind in South Africa, funded by a company for people other than its own staff, Kewtown is a milestone, a glimmer of light at the end of a dark tunnel for many families who have never known a home of their own.

"It has been very moving to see their reaction," says Mr. George Gibbs, national president of BABS.

"For the first time in their lives, they can choose where they want to live and who their neighbours will be.

Fifty-two percent of the Kewtown housing applicants previously lived in one room with their families, eight percent did not even live with their families, none had hot water and most of them had to share bathrooms and kitchens, 10 percent had to eat, sleep and cook in one room.

The Kewtown project consists of 37 duplexes and 13 single-storey houses, into which the first 50 tenants have moved. The operation is based on BABS' philosophy of the need for a community to help itself and tenants must be members of BABS, active in the community, on the Council waiting list for a house and earning between R275 and R500 a month.

All the houses have a living room, kitchen, bathroom and three bedrooms. There are instant lawns in the front gardens and walkways between the houses. Excitement is running high to see which family can create the most beautiful garden and win a BABS garden competition.

Here, Mrs. Selena Fisher and her husband, two children, a bed, a gas stove, a fridge, a kitchen cupboard, a television set and an ironing board, Mrs. Selena Fisher declares 'Ag, man, now I feel as free as a bird.' For Mrs. Fisher, freedom is a three-roomed duplex in Kewtown, where Mobil Oil, in collaboration with the BABS (Build a Better Society), community self-help organization, has opened a R1.2 m housing complex.

Initially each house will be rented at R66 a month with an option, in 1995, to purchase for R8,000 plus about R1,000 for the rateable value of the land.

BABS is encouraging a group saving scheme to help families to achieve their financial goal.

One woman was so overcome by the sight of her new home, she said "This space that has been made available to me is heaven on earth."

Mr. Fred Smedley, whose wife has just given birth to their fourth child, was overjoyed with his new home. "But you're giving me an absolute palace!" he said.

Mrs. Selena Fisher was thrilled when she moved into her duplex. Previously she and her husband, Angelo and their two children shared a house with their mother-in-law. "We slept, ate and lived in one room," says Mrs. Fisher.

"I'm not ashamed to say that I slept on the floor. We kept our gas stove, a fridge, a kitchen cupboard and everything we owned in that room. To think I had to place the ironing board on the bed."

Mrs. Valerie Adams' husband is at sea for years. The couple shared a room with their seven-year-old daughter and two sons, aged four and seven. But he has come home on Sunday to a house he never dreamed he would have, and which his wife has taken pride in furnishing.

For many, the trauma of overcrowding has been so great that BABS plans a homeowner's programme to help them adapt to the sudden transition.

"We will advise them on how to use space to the best advantage, and how to encourage the privacy and independence which the design of the houses provides," says Mr. Gibbs.

On completion, the Kewtown complex will include a community centre with a creche for a hundred children, a madressa for Muslim religious instruction, as well as a teaching unit and a soup kitchen to be used in a feeding programme.

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Pictures by ALVIN ANDREWS
MOBIL OIL has invested R1.2m in a Cape Flats housing scheme which will prove to be an important catalyst in encouraging the business sector to contribute towards community housing.

This pioneering project is providing one of the first successful models for private sector participation in community development.

Mobil chairman, Mr Paddy Wilson, says the project is part of his group's commitment to improve the quality of life for all South Africans and that the design is a concerted effort to achieve this goal.

The project has been under construction for a year and is expected to be completed by the end of the year.

The 37 duplex and 13 single-storey houses include a recreational hall, a creche, a madressa for Muslim religious instruction as well as a teaching unit and a soup kitchen to be used in a feeding programme.

Mobil has had a long association with Babs, a community self-help organization concerned with food distribution and mobilization of resources.

The 50 tenants selected for the homes are all members of Babs and active in the community.

The other criteria are:
- An income between R250 and R500 a month
- Tenants must have been on a council wait-list for a house

The licenced house will enable the tenants to purchase the houses at the end of Mobil's lease in 1990 for R6000 plus an additional R1000 to cover the estimated rate of value of the land. The rent is R60 a month.

Designed by Louis Karol, the houses are clustered around a central focus — the community centre — and consist of living room, kitchen, bathroom and three bedrooms. The average area is 1000 sq ft and the floor area of the single-storied units is 750 sq ft with 700 sq ft for the two-storied units.

The neighbourhood has been closed to through traffic. Each home has a semi-private front space with lawn and the whole area is landscaped with a central park.

At the official opening of the project Mr Wilson said that Babs' emphasis on self-help appealed to his group as Mobil's policy had always been one of assistance — not handouts.

Social responsibility extends beyond the continuing process of employee development. We know also that token gestures of support of good causes and demonstrations of charity are not answers to the depths and complexities of the needs of this country.

"Mobil is convinced that we are expected to exercise judgment, take responsibility and show initiative in encouraging the community and the personal development of the individuals. It makes a great deal of sense to run parallel programmes in business and housing advancement for the other in the choice of advancement and improvement."

Housing can be viewed as a process which is inextricably linked to the career and personal development of an individual. It makes a great deal of sense to run parallel programmes in business and housing advancement for the other in the choice of advancement and improvement.

"Productivity and job performance are closely related to how people spend their leisure time. If people are to work well and participate in community development, they need facilities for relaxing, relaxing and recuperating. Parents also need to be able to create an environment at home in which to realize family aspirations."

Programmes of job advancement, if they are not to be viewed as hollow concepts, must be addressed to the whole person. Scope for advancement on the job must be complemented with opportunities for progressing in other spheres of life.

"Middle-level management..."
Council fears drop in housing standards

The Housing Committee of the Cape Town City Council is deeply concerned that the National Housing Commission has lowered the standards of homes to be built for the poor because of the present shortage of funds.

Cape Town, one of the country's major home builders, has been under pressure to reduce the present housing standards to make homes cheaper.

The Housing Committee believes that lowering the standard of homes will lead to the creation of new slums and perpetuate the problems of crime to improve housing for all.

It believes that increasing State funds is the only way to overcome the present housing crisis.

The Department of Community Development has sent the council a circular saying that because of the serious shortage of housing funds, the National Housing Commission will no longer allow fences on street fronts, washing lines, floor covering, ceilings, paint on internal walls or electricity to be included in homes built for those earning R150 a month or less.

The Housing Committee has decided to appeal to Community Development not to lower standards, but to find some other method of making up the shortfall in housing funds.

The committee yesterday also expressed concern at Community Development's failure to come up with a workable policy for the maintenance of homes, a growing and serious problem in Cape Town where funds for maintenance are inadequate and homes are falling into disrepair.

The committee wants Community Development to agree to increase the percentage of rental money that can be utilised for maintenance.

In its latest circular, Community Development says it is concerned about the neglected condition of houses in some of the older housing estates.

BORROWING

It suggests that local authorities use an alternative financing method or borrowing money when housing maintenance funds become depleted.

But the council has pointed out that interest and redemption payments have become so high that maintenance funds will erode more than they were before.

Another matter working on the council's Housing Committee is that Cape Town has not been invited to become a member of the departmental committee of Community Development investiga

LANDLORD

The Housing Committee has pointed out that Cape Town, being one of the biggest landlords in the country, should be represented.

But Community Development has said in a reply to the City Council that the departmental committee has already been chosen and has started work. The Cape is represented by the Port Elizabeth Director of Housing, Mr. Derek Cleary.
Council resists order to demolish shacks

Municipal Reporter

THE Cape Town City Council has refused to bow to pressure from the Department of Community Development to demolish all shacks and unauthorised structures in its townships within a month and will not take any action until adequate accommodation can be provided.

Despite the fact that council rangers have found a large number of shacks and unauthorised structures in Factretton, the town planning committee yesterday sided with the housing committee and decided to examine alternatives to take a "constructive" attitude wherever possible.

CRITICISED

In a letter, Community Development has instructed the council to demolish all shacks within 30 days and criticised it for taking no action in the townships.

Community Development said there were 34 unauthorised structures in Factretton and many more in other townships. "It seems, therefore, as if no proper control is exercised over the erection and/or occupation of temporary structures especially in the horizontal projects," the letter added.

Ratepayers

The plight of the people who would be adversely affected by large scale demolition in Factretton was brought to the council's attention by the Kensington-Factretton Ratepayers and Tenants Association.

The council's town planning committee met representatives of the association yesterday and agreed to halt all demolitions until the matter could be properly investigated and where necessary homes found for people present occupying illegal shacks.

Apex Court puts up damages for labourer

BLOEMFONTEIN — The Apex Court today ordered an increase in the damages to be paid to a Transkeian contract labourer who was assaulted by a Cape farmer and his son.

The judges ordered that the amount to be paid to Mr. Vosloo "Plop" Mbangwane be increased from R5 312 to R8 012.

The assault case received widespread publicity in 1979 when one of the culprits, an elderly Rawsonville farmer, Mr. Philip Pedersen du Toit, had his sentence increased by the Appeal Court as a result of the death of Mr. Hendrik Jacobs who died from the Du Toit farm on December 30, 1977.

ASSAULTED

Mr. Mbangwane, who was assaulted in the same incident, was awarded damages against Mr. du Toit and his son, Mr. Rielof Louis du Toit, by the Supreme Court, Cape Town.

The sentence was also confirmed and sentenced for the appeal.

The Apex Court today allowed an appeal by Mr. Mbangwane against the quantum of damages awarded to him as a result of the assault.

CONTEMPT

Allowing the appeal, the judges took into account the contempt with which the Du Toits treated Mr. Mbangwane in the humiliating assault.

The court observed that the Du Toits would have been ordered to take a fine and resume his work in vineyards.

That would have increased if not his injuries then at least his pain and anguish.

Furthermore, one of the results of laying a false charge against him and saying he had died appeared to be that police did not find his body until six days after the assault.

Medical aid and the alleviation of pain were therefore considerably delayed.

Mr. Justice Collie said it was not clear Mr. Justice Collie had taken all those aspects into account.

The lower court had found that the experience would be an unpleasant and painful memory for the rest of his life.

COLLABORATOR

In assessing damages, it was significant that the Du Toits tried to blame the wronging for injuring Mr. Jacobs to Mr. Mbangwane by laying a false charge against him after they had failed to implicate him by trying to frame him to be a "villain" in the hangings of the other three.

Mr. Justice Collie said the court to which Mr. Justice Poon had failed - sufficient to take into account the error of the behaviour of the Du Toits.

The award was made up of a loss of a week's wages (R12) R7 000 for pain, shock and suffering and R3 000 for mental anguish — Sapa
Elderly lose out in bid to improve area

By Gillian McAlister

Renovations and alterations to houses and flats in Central have certainly given the area a facelift.

But for several pensioners, it has meant a move from the area in which they lived for many years.

Some were asked to leave and others could not afford the new increased rentals for the renovated houses and flats.

Others are afraid that it will be their turn next.

Mr Philip Beukes, 65, and his wife Judith, 66, moved into one flat of a three-flat block in Tulla Street 46 years ago.

Recently the landlord told them to leave as the block was to be renovated and sold.

"He didn’t even write us a letter, he just came and told us to get out," said Mrs Beukes.

Mr and Mrs Beukes now live in a small municipal house in Forest Hill, but have had to sell some treasured bits of furniture because of the space problem in their new home.

"I’ve never moved in my married life — the Second World War was on when I was living there," said Mrs Beukes.

"I told the landlord he could even put the rent up a little, but he told us he wanted to sell.

Mr Billy Mitchell, 65, and his wife Jacobs, 68, are old age pensioners who have had to move from a Tulla Street house because it was being renovated and would cost too much to live in now.

"We lived there for the past 43 years," said Mr Mitchell, "and staying in a place that long, you’d definitely like to stay.

"But they would not accommodate us and said they would have to leave.

One 73-year-old woman said her rent had increased disproportionately in the past few years.

In 1976 she paid R16.23 for her one bedroom flat off Park Drive, in 1977, R17.76, in 1979, R23.30 and in 1981 it was R102.50. In February this year, the rent increased to R142 — an increase of nearly 40%.

"The rent was R144 when I first came," she said disconsolately.

One reason she was given for the higher rent was an increase in "value of occupation" — directly linked to the new, upgraded tone of Central.

A Whitlock Street war veteran, Mr William Suther, 73, said her landlord was intending to raise the rent by R50 a month once renovations had taken place.

"If they do the renovating our rents will go sky-high. Then you’ve got to either get out or pay up and we just can’t afford to pay up.

"I’ve been in this block of flats since 1940, so where can I go to? Property owners all seem so greedy — they are all for sectional title sales because that’s where the money is.

One Clyde Street couple, who did not want to be named in case they lost their accommodation, also blamed sectional title sales and Central renovation for the increased rents.

"I’ve tried to get into old age homes, but they just laugh at you and tell you that you are too rich on the list.

The waiting list is so long I’ll be dead before I get in," said the elderly woman.

"Central is looking more beautiful but we don’t benefit. I haven’t got anything from the Year of the Aged except increased rent.

Mr Colin Moag, 80, an Escom pensioner, and his wife Sheila, left their previous flat in Western Road because it was part of a block sold under sectional title and they could not afford to buy it.

The Moags now live in a Doncaster Road block of flats and in February their rent increased from R115 to R160 a month.

"It’s a big jump, but today they are all on the band wagon for money," said Mr Moag.

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Vervaardig in Suid-Afrika
By GILLIAN McAINSH
A MOTHER and her eight-month-old baby were burnt to death and 17 people left homeless when a fire razed three homes in Walmer Township last night.

The fire started at midnight and quickly swept through three wood and corrugated iron huts in Africa Street.

Miss Nongaazi Jonas and her baby son, Africa, were killed in the blaze. Nobody else was injured.

The Port Elizabeth Fire Department was called just after midnight and sent two fire engines to Walmer.

Two men had to be called and 15 men fought to control the flames. The fire was under control within half an hour and extinguished at 1:22am.

Miss Jonas's body was found while firemen worked on the blaze, but Africa's body was discovered only this morning.

Mrs Angelina Nomaka, 54, lived in the largest of the three huts with her five children. Her eldest son was Miss Jonas's boyfriend and father of Africa.

"I was the mother of 14 children, but only five are left alive. The baby was my first grandchild, and Nongaazi was very young," she said.

"There is a lot, really a lot, that we have lost. I haven't any money but I want to build it up again," said Mr Cornelia Xotonga, who lived in one of the two smaller shacks, said he had lost everything except his wardrobe, cupboard and three blankets.

A spokesman for the Port Elizabeth Fire Department said the cause of the fire was unknown.

The charred remains of the huts were still smouldering at 10:30am today.

The 17 homeless will stay in neighbouring shacks or with friends until they have rebuilt their homes.
Unhappy Antony's still a wandering child

By CLIFF FOSTER

LITTLE Antony Smith, thecolour boy evicted from Franciscus Evatt Park, Port Elizabeth, where he lived with his mother in a madam's room, is still a wandering child.

He has lived with five different families since he was forced out into the bush four weeks ago and has woken up with nightmares that the police are after him.

An elderly couple who looked after him said his nerves were suffering and they brought him to a clinic.

Eight-year-old Antony had lived with his mother in the madam's room all his life, enjoying the hospitality of the Sonderup family (which included meals at the table, help with his homework, TV and holidays with the family). He had played without any problems with all the kids in the street until someone complained.

Then under the Group Areas Act, he was ordered out. His mother, Mrs Caroline Smith, had to board him with a squatter family.

By WAYNE ASHER

SALES in popular makes of new cars hit time high last month, according to figures Port Elizabeth motor dealers.

Sales surged as buyers rushed to beat higher HP rates, and in the Eastern Cape these sales seem to have been higher than in most other regions, according to the reports.

Mr Tony Newman, vehicle sales manager of Volkswagen South Africa, said Volkswagen sales in the Eastern Cape were 24% better in June than in May.

Reports from dealers in other makes indicate that sales could be as much as 30% higher last month than they were in May.

Some franchise holders say their sales in June have been up.

Mr Noz. Austere, sales manager of Algoa Toyota, said they had sold 200 passenger and commercial vehicles in June. This was an "all-time high" for them and was considerably more than their previous record sales of 176 the month before.

He agreed the increase was probably due to the increase in interest rates about halfway through the month.

Mr Alan Tavener, managing director of Embassy Volkswagen, said their sales were up by about 30% on May.

"We did surprisingly well in our Golf/Jetta range. And we could have sold more of the new Passat if more supplies had been available."

"But I think we would be over-optimistic to think new car sales generally will stay at a high level. The signs are that they will probably tail off towards the end of the year."

Mr Peter Ray, manager of Kahn's Sigma, said June had been "a good month all around". Sales were up by nearly 35% on May.

Mr Syd Lippman, assistant managing director of "FRANKie", said sales of passenger and light commercial vehicles were up by about 30% on the corresponding figures for May, even though there seemed to be a "general dip" in the economy at present.

He put the higher sales down to a longer business month than normal with 23 selling days and also thought there was a rush to beat the increased HP interest rates.

Mr Gunter Kockfoel, managing director of Continental Cars, said they had had their second best month since distillation was started.

Mr George Simpson, of Grange Ford, said their sales were up.

"I sold 103 cars, which is a lot for a small" he said. "If bad times are on."

Another dealer, Mr Don Christensen, said he had a "superb" month.

Mr Don Christensen, for a Ford, said their new car sales had been better than last year's.

"We had a good month, in our Fiats, our Pulsars — we have sold more of them," he said.

"Sales are up," Mr Christensen said. "I have had a busy month."

He said Port Elizabeth may have "a good month."

Reports from other cars were similar.

Mrs ANGELINA NOMAKU stands in the ruins of her home which was razed by fire in Walmer Township last night. Behind her are the remains of the hut in which her grandchild was buried. His mother died.
Slum fears over lower housing standards

The new reduced standards for coloured housing schemes will cause such schemes to deteriorate into slums according to Mr J D Johnson, chairman of the Boland Association of Management Committees.

Housing dominated the association's annual meeting at Worcester this weekend. It was attended by the director general of Community Development, Mr P C van Blommestein, his deputy, Mr P D McHenry, and the assistant regional representative of the Department, Mr S P Fourie.

NEW PRIORITY

The officials faced a barrage of questions from delegates representing 22 towns from Hermanus and Breede to Touws River and Tulbagh.

In his address, Mr van Blommestein said the State could no longer help all these income groups who had been helped in the past, and the highest priority would now be given to housing for the poorest people—those earning about R150 a month.

PREFERRED

Mr McHenry said that in view of the minimum standards prescribed in the Slums Act, the department's architects had found decent, basic housing could still be supplied if electricity, floor cover,colours, paint, plaster and fences were left out.

During discussion, Mr Johnson said coloured people believed that this
Municipal Reporter

ESTIMATED final selling prices for the 998 houses in Booyzen Park, which will come on the market in September, were approved by the City Council's Community Services Committee yesterday.

A cash deposit of R300 will secure a two-bedroomed house costing R1,351, a three-bedroomed house costing R2,365, or a three-bedroomed maisonette costing R2,868.

A breadwinner with an income of less than R350 a month would be able to pay off his bond at the rate of 5%. This would entail a payment of R1,14,81 a month on the two-bedroomed house, R1,35,26 a month on a three-bedroomed house and R1,34,64 on a maisonette.

Breadwinners earning between R351 and R450 a month would have to make 7% repayments.

Monthly payments for those in this income bracket would be R142,26 for the two-bedroomed house and R167,61 and R166,83 for the three-bedroomed house and maisonette respectively.

Those earning R450 a month or more will pay off their bonds at the rate of 5%. The monthly payment on a two-bedroomed house would be R171,94, on a three-bedroomed house, R202,58, and on a maisonette, R201,94.
Another Crossroads situation in Mbekweni

Staff Reporter

THERE is a "desperate" housing shortage at the Mbekweni township in Paarl, with about 10 new structures being put up every day to accommodate the hundreds of homeless according to a member of the Paarl Community Council Mr Matthew Fanaphi Scott.

The uncontrolled building of shacks began in February this year after a mother of eight, Mrs Gladys Stuurman had been given permission by a magistrate to remain in the shack she had built.

The Western Cape Administration Board ordered her to demolish her shack in 10 days but after an appearance in court she was allowed to remain, Mr Scott said.

At present there are more than 60 shacks built on open ground in the township and about 10 new structures are put up every day.

Application to WCAB for a loan of R724,000 to build 100 houses in Mbekweni was made by the Community Council in 1988.

"We have not had any news and I have no hope of ever getting the loan," the Community Council's chairperson, Mr C. Joubert, said.

The last batch of 140 houses was built in 1979.

"WCAB should have made provision for more houses to be built every year to accommodate the ever-growing township population," Mr Scott said.

He said he knew the shacks being built were illegal, but the people have to live somewhere. "There are 622 houses in the location and each house has four or five shacks built in the yard so that there are more shacks than houses. We have a Crossroads II situation on our hands," he said.

The WCAB's regional manager in Paarl, Mr C. Joubert, said that they were allowing the temporary shacks to remain until WCAB negotiations for housing are complete.

He said WCAB hoped to raise funds for an Mbekweni housing loan "in the near future".

Meanwhile water pipes were being laid in the area and sanitation would soon be provided for the shack-dwellers.

Above: A mother of eight, Mrs Gladys Stuurman, with her 11-month-old grand-daughter Constance, stands before the shack she built for her family. Below: Members of the Paarl Community Council, Mr Joseph Sijay, left, and Mr Matthew Scott, stand alongside one of the dozens of shack structures being put up in the Mbekweni location each week.
EAST LONDON — The Department of Co-operation and Development was building houses, schools and other essential services on the Peddie commonage, a public relations officer of the department, Mr. J. Oosthuizen, said yesterday.

Mr. Oosthuizen said the buildings, which were for the accommodation of people from Glenmore and Kaamkraal, were being built in terms of agreements reached between South Africa and Ciskei when the latter became independent last year.

He did not know how many dwellings would be put up but those who would be taught would be two schools and houses for teachers only.

Mr. Oosthuizen said details of agreements on what work the department would carry out in Ciskei were set out in Government Gazette No. 8204 of May 14, 1982.

SA building Ciskei homes for resettled

According to a notice in the gazette, the department will also continue to develop and complete the development of Mdantsane and a township in Whittlesea.

In Mdantsane the department's commitment is for the building of a maximum of 10,000 houses for the resettlement of people from Dunam Village while the commitment in Whittlesea is for 300 houses for the residents of Onxton, Silver City and Ciskeian residents in Eibelemi.

The department will also provide infrastructure requirements for people from Wartburg Mqwalu Kubusi Tetyu, Skehobeni Qalashe and Sebolon who are to be settled at Franklin and KwaMhlangeni.

Also covered in the agreements are projects concerning the resettlement of people from Glen Grey and Herschel at Ntatehembwa and Zwelitsha.

Work at Zweledinga will involve the construction of a bypass road, a police station, police residences, shops and public service facilities for police vehicles at Zweledinga, a police mortuary at Mdantsane, police stores, shops and service facilities for police vehicles at Zweledinga, the construction of a police station, and a police mortuary at Mdantsane.

The agreement states that projects started before independence will also be completed.

Zwelitsha pair need visas to visit Mdantsane

KING WILLIAM'S TOWN — Two Zwelitsha men who had been given an exemption from visa requirements withdrawn non-resident visas to travel to Mdantsane.

An order withdrawing their exemption prohibits the acting president of the Media Workers' Association of South Africa, Mr. Charles Nguka, and the secretary, Mr. Lewis Maluleka, from entering South Africa without a visa.

Both men had been working in another country for two months.

The chief director of migration in the South African Department of Immigration, Mr. A. Engelbrecht, said yesterday that the two men, who wished to visit Mdantsane, would have to travel through South Africa.

They should be stopped at a roadblock and found to be without a visa, which would be in

Transfer of sports officers

EAST LONDON — Two senior Ciskei sports officers have been transferred to other departments, it was established yesterday.

The Ciskei's chief sports officer, Mr. Isaac Lindi, has been transferred to the Department of Justice and the sports officer at Mdantsane, Mr. N. B. Gwali, has been transferred to the Department of Health.

Beethoven
The City Council is likely to give the administration powers to demolish shacks. The town planning committee has recently recommended that the council permit demolition immediately, as well as to be granted for authority to demolish the shacks accommodate and single people.
Sites shortage puts brake on 99-year scheme in East Cape

THE critical shortage of housing sites has prevented many blacks in the Eastern Cape from taking advantage of the new 99-year leasehold scheme.

Figures released in Parliament show that by comparison with other high-density areas startlingly few blacks in the Eastern Cape have filed applications.

According to Dr Piet Koenhof, Minister of Co-operation and Development, only 51 of the 2,186 applications for leaseholds last year came from the Eastern Cape.

In 1980 only 11 of the 1,504 applications for seven administration board areas came from the Eastern Cape. Comparative figures were Orange Vaal 68, Southern Free State 4, Highveld 73, Western Transvaal 4, East Rand 433, West Rand 1,503.

Mr Louis Koch, Chief Director of the East Cape Administration Board, told Weekend Post: "We have had a shortage of sites that could have been used for 99-year leasehold purposes.

"We have been unable to provide the sites because of survey problems. It is being largely overcome and more sites have become available over the last two months.

"A great many houses have been taken over on the indefinite occupation basis and more than R5 million has been spent on improvements to property. So I would say there has been a reasonable amount of activity on the housing front all told."
FIVE families in Simonium, Paarl, have been given until Sunday to move out of their 35-year-old homes — but there is an acute shortage of houses in the Paarl area.

A well-known Paarl farmer, Mr I. D. Metternich, owns the land and plans to use the houses which he has been renting to the families for the past 35 years for housing new labourers.

Mr Metternich sent the families letters on 11th May telling them that they had to leave the houses on the 20th of this month. The 20th day ends on Sunday.

The Paarl municipality housing waiting list already exceeds 2,000 families and they don't have more houses.

The families say that they are willing to move out if they can find another accommodation. At the moment there are 30 families in the "Yablekke", as the houses are known and the five who have to be out by Sunday are the first lot to be asked to find other accommodation. The rest of the families will have to leave before the end of the year.

The families say that they are not prepared to let their families sleep out in the cold. "We have young children," said Mr Ronald Hendricks, 27, a father of four young children.

35 YEARS

"I have only been living here for 10 years, but my common-law wife has been living here for 35 years. We have been paying our rent regularly by the due date. As soon as we find another house we will move out of this one. We have been trying very hard to find another house but because of the housing shortage here this is almost impossible."

On Monday morning these people may be cut in the bush. They have been told that they have to find other accommodation.
Kensington’s fight to save ‘backyard homes’

By Ryland Fisher

THE Kensington/Factretton Ratepayers’ and Tenants’ Association has vowed to defend the rights of tenants to keep backyard structures which the government has ordered the Cape Town City Council to demolish.

The Department of Communities Development ordered the Council last week to demolish all unauthorised structures within a month and caused the Council for not taking “firm action” in the townships.

The Council’s housing and town planning committees have, however, decided to defer the directive from the Government and said they will not take action until adequate accommodation can be provided.

The Department of Communities Development said in their letters to the Council that there were 181 structures in Factretton and many more in other areas.

In a statement the residents’ body says: “The unauthorised structures in the backyards in Factretton have arisen because of the hardships of the State to provide decent housing for all.

“The housing shortage is dire and the housing provided is inadequate in the face of this, the Department of Communities Development sees fit to increase rents and cut back on the budget and on the minimum standard for housing.

“The solution is not to reduce the house acceptance of the State, nor does the solution lie with self-help schemes, infill schemes, or further cutbacks.

“We say there is only one solution and it must provide adequate housing for all at prices we can afford. We need and we need areas close to our work.”

Back to school -- a week late

THE pupils of Garlandale Senior Secondary School in Athlone moved into their new school building on Monday, one week after many pupils had been left standing outside an empty building last Tuesday, the first day of the third school term.

Mr Aales the public relations officer of the Department of Education (Coloured Education) said the delay in opening the school had been due to the shortage of water having not being completed on time.

Parents said they had not known where they had been accommodated since the start of the year.

DOUBLE SHIFTS

Some schools had to use double shifts to accommodate the stand-by pupils.

Mr Aales said the contractor had promised to complete work on the sewage and water system before the first day of the term, but because of the rain this had been impossible.

It was arranged with the principals that the school would not open on time, he said.

The school, which opened complete with a school hall, has an enrollment of 850 and can accommodate 1000 pupils.

Cape Herald recently asked the Department if there were enough children in the Garlandale area to warrant such a school.

SATURATION

A Department spokes man said at the time in our education department, we build many schools in some areas we have reached saturation point. We have found that we have fewer Sub A, B and Standard 1 pupils.

He also said that we have accommodated all the pupils, it appears.

Only in the secondary schools do we have a problem with overcrowding,” he said.

‘Ban one

By Nazem Ho$$

WHEN the State decides to be individual. It also bans the family, says Mrs Shahieda Issel, of banned Mitchell’s Plain community leader Johnny Issel, who was released from eight months in detention last year and was held virtually solitary confinement at Johannes Meddelbee Prison until June 30.

Mrs Issel said that the damage suffered by both family detainees was almost irreparable.
FIVE of the eight families on Finchlea Farm in Noordhoek who were told to vacate their farm cottages by July 5 have moved out.

But they are still staying in the immediate area.

Only three families are left on the farm after ignoring the demand that they be out on June 18, and then on July 5.

These families say they have nowhere to go and will stay until the owner of the land puts them out on the street.

Mrs Maria Josephs, a mother of four, said her family was forced to stay in their cottage as long as possible, because the Divisional Council could not offer them alternative housing.

"We were supposed to be out on July 5 but we stayed and we don't know what is going to happen," she said.

"We can't go and build in the bush because the inspectors may come and break down our homes," she added.

"The owner told us that he would like to help us, but he first has to house his own workers," she said.

Mrs Josephs said one woman, Mrs Miriam Swartbooi, and her year-old baby had a shack in the bush.

"They were told by an inspector that their shack was illegal and it would have to come down but they are still living there," she added.

Two other families, the Millers and the Josephs, moved to rooms at Hillside Farm across the road.

A woman known as Martha had moved with her two children to private land owned by a Noordhoek resident and was staying in the grounds of another family in the area.

Mr Frank Petersen, who lives with his wife and two children in one of the cottages, said he was told to leave but did not know where to go.

"The three families here cannot stay. We were supposed to be out last Monday," he said.

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**KOO MIXED VEGETABLES**
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- 450 g 1.19

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- 2.5 kg 40c

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- 500g pkt 60c
Rescue operation needed when Stag Manor closes

By CLIFF FOSTER

An extraordinary rescue operation is going to be needed in a few weeks time to evacuate a group which includes pensioners, drug addicts and delinquents from Stag Manor when it large rooming house in Pearson Street, Central, Port Elizabeth, closes down.

Stag Manor is the lowest range on the housing ladder in Port Elizabeth.

"No one in his right mind would ever stay there," says Mr Nick Woolf, whose family owns the place.

In the occupants - veterans in part of the city's woeful housing crisis and attendant rating rats - have nurtured the only accommodation they can either afford or afford.

Stag Manor, by the owners' own admission, may be the worst place in the city, but at least it is a roof overhead for more than a score of these people.

When it shuts down next month the only prospect presently in view for them is the street.

No one attempts to disguise just how bad Stag Manor is.

Paint and plaster hang from the blackened walls, windows pans are rusting, furniture looks like firewood and blank walls of neighbouring buildings shut out the light.

The rooms are dark, damp and depressing.

Doors have been broken in and crucially repaired in and out.

"We have to work like hell to keep people here," says Deacon, a 75-year-old retired railwayman, who pays R10 a month for his room, plus R5 to plug in their stove and R5 to plug in their fridge.

The previous tenants were offered the chance to save their homes by offering to pay R500 a month to renovate and run the place.

The state of the building speaks for itself, but if it didn't, the residents are ready to speak for it.

Mr Peter Deacon, a 72-year-old retired railwayman, lives in a R10-a-month room (electricity R5 a month extra) with a window running from the floor.

He has a constant runny nose and a bad chest and needs four blankets on his bed.

"Twice I told Deacon about this problem and he said he would fix it up one day, but he hasn't done it yet."

There is a dangerous power point no cover over which Mr Deacon - a real and dinky old man - has to plug his kettle and stove.

"I've had a couple of shocks off it already. It's been broken all the time I've been here. When I arrived it had a piece of paper stuck over it."

"The cockroaches here are terrible. I get one on my head the other day. I sprayed them all the time."

"I've tried to find another place but I can't afford it and I keep having blackouts."

Mr Victor Fernandes, 73, across the hall, pays R100 for his room, (faces a tank wall but he has a sink) - though seldom has its own.

His room was broken into recently and he lost all his money. He has not been in the room when he moved there three months ago.

Mrs Nancy Hashbrook, 77, lives on her handi, so she pays R50 a month, but the electricity point does not work and she has had to install a gas stove with cylinder.

"The door said he would fix the point two months ago, but so far - nothing."

"The windows are loose and broken and there is no shower.".

"We moved from Johannesburg three months ago and this is the only place we can find.

"Mr and Mrs Cornelius Naidoo pay R10 a month for their room, plus R5 to plug in their stove and R5 to plug in their fridge.

Their total income is Mr Cornelius's pension of R150 a month.

They have been there three months.

"We had another place and the owner put the rent up to R50 from R30 and I said I would find a cheaper place. So he found another tenant and then I found there was nowhere else I could get."

In answer to the complaints, Mr Woolf said: "We have repaired points and window panes but we've found they are broken again almost immediately."

"We are trying to save the place."

"There is no point in you staying there."

"If you want to move to an apartment, I'll give you a month's notice."
Nowhere for them to go

A despairing Mr and Mrs CORNELIUS NAUDE, who are paying R100 a month for a room and extra for electricity.

A dejected Mr KEITH SCHOLTS looks vacantly into the future in his squalid room at Stag Manor.
No toilets, water:
Council orders repairs

CITY COUNCIL health officials have served papers on the owner of a Cape Town building, which houses 50 people, instructing him to make immediate major repairs.

Housing 11 families, who were forced there by the Cape Town housing crisis, the dilapidated building in Sir Lowry Road, Woodstock, is without toilets or running water and has been described as a health hazard.

According to Father Basil van Rensburg, parish priest of the Holy Cross Church in District Six, who has parishes in the building, water and plumping works could be done by the tenants if they paid $40 a month rent.

WATER

There is no running water on either the first or second floors of the two-storey building and only one tap outside. The only available toilet, in the yard, is kept locked.

Two people live in a storeroom, in which there is no room to put up a bed and for which they pay $17.50 a month.

Mr R Barenblatt, the owner of both the building housing the tenants and the one next door, said he had only two legal tenants in the building, one of whom was sub-letting rooms.

The tenant, Mr R Marquard and his wife, Mrs H Marquard, paid $160 a month rent to Mr Barunblatt for a four-roomed flat. According to other tenants, the Marquards collect the rents and keep the toilet locked.

DAMAGE

More than a year ago, the wall of the building next door fell onto the rooms and windows, causing considerable damage to the windows and walls.

Mr Barenblatt said he had not repaired the damage caused by the falling wall because his insurance company had not yet paid him out.

"I'm not making a cent out of this building. I would like to do as little as possible to this place so that the people would get out and go and live some place else. But I can't get people out unless they can find alternative accommodation," he said.

A council official said Mr Barenblatt had the right to take action against tenants who sublet, but in terms of health legislation he was responsible for undertaking repairs.
R10-m homes puzzle solved

Municipal Reporter

The controversial issue of a site for the R10-million Newlands Heights townhouse development scheme, to have been built above Fernwood on the slope of Table Mountain, has finally been resolved.

It will be built on the former school site adjacent to Kirstenbosch Drive in Bishopscourt, which was offered to the developers in exchange for the mountain site.

The decision to place the development on this site, Erf 242, was taken by the province's Executive Committee yesterday in spite of the recommendation of Cape Town City Council to give the developers Erf 212, a site on the Liesbeek River at Bishopscourt.

PETITIONED BY HUNDREDS

The City Council decision was the climax of one of the most difficult decisions it has been faced with this year.

There has been strong public protest against all three sites, especially Fernwood, which led to a petition started by Mrs Ann Percy of Newlands and signed by hundreds.

It was this petition which led the province to reverse an earlier city council decision to let the developers build at Fernwood site and offer them Erf 242 in exchange.

However, when the decision was sent to the council it decided, in the light of further protests, to recommend the developer being offered Erf 212, the Liesbeek River site in Bishopscourt.

Province's MEC for local government, Mr Hernus Kriel, announced yesterday, however, that after careful consideration of all the representations made, the province had decided to approve the school site, Erf 242, instead of the Liesbeek River site.

The former, he said, was intended for development anyway and the closing of the public open space, Erf 212 could lead to legal and financial implications for the city council and the taxpayer.
School site for City
townhouse scheme

Field Reporter

THE Provincial authorities have overturned the City Council and have decided that a Kirstenbosch school site is the best solution for the controversial Newlands Heights townhouse scheme.

This decision announced yesterday by Mr. Herman Kriel, MEC in charge of local government, ends the acrimony over the issue between City councillors, opposing camps of residents and conservationists.

Council committees were divided on whether the school site or a portion of public open space on the Liesbeek River bank would be most suitable and the issue sparked a heated two-hour debate at the council's monthly meeting.

The council finally decided to recommend that the public open space on the river bank be rezoned to allow the development of the townhouse scheme.

In his statement yesterday, Mr. Kriel said that during consideration of building plans for the townhouses on the slopes of the mountain next to Kirstenbosch gardens, strong representations were received from "conservation-minded members of the public.

This was in spite of the fact that the developers were within their rights.

After discussions with the developer, the Administration decided to offer a site on Kirstenbosch Drive intended for educational purposes in exchange for the mountain site, which would be preserved.

Mr. Kriel said that at the request of the City Council, a portion of open space adjacent to the river was also considered for the proposed land swap as an alternative to the school site. "After careful consideration of all the representations made," the province had decided to approve the school site rather than the river site, as the former was intended for development anyway and the closing of the public space could lead to "legal and financial implications for the City Council and the taxpayers."
Removal opponent accepts Braelympn 4 home

EAST LONDON — An executive member of the Housing Action Committee (HAC) — a group which has taken a strong stand against the relocation of North End residents in Braelympn 4 — has accepted a house in Braelympn 4.

The city housing director, Mr. Ken Martinson, yesterday confirmed that Mr. Sookramoney Williams, an HAC executive member, has "accepted and signed" for one of the 81 houses in Braelympn 4 scheme.

Mr. Williams declined to comment.

Mr. Martinson said 44 houses had been allocated to North End residents and the remainder went to Braelympn 2 families. Seventy-seven residents had accepted the houses, of which about 20 are ready for occupation at the moment.

The Braelympn 4 scheme would be completed by the end of October, he said.

Mr. Martinson referred queries about the future of some 100 families left in North End — an area rezoned for industrial development — to the Department of Community Development.

Approached for comment, the regional representative of the department, Mr. A.C. Verwey, said the housing of North End residents was the "priority in the city of East London's baby."

"We are only assisting them to clear the area (North End) but it is still the responsibility of the housing department to house these people," he said.

He said housing the remainder of North End residents appeared to be "something for the future" and added: "It now seems that there are more people (in North End) than we were told in the beginning.""233 million has been made available for the housing of coloured families, occupying 460 houses between Braelympn 4 and Duncan Village, in Buffalo Flats. Referring to the R233 million made available for rehousing coloured families in Buffalo Flats, Mr. Pillay said: "Something positive has arisen from our (the HAC's) involvement in this issue."

The HAC, said Mr. Pillay, was never opposed to North End residents taking occupation of the 81 houses in Braelympn 4.

"We simply wanted the adjacent area to be upgraded to avoid a sense of inequality developing between Indian and coloured residents, which in turn could lead to frustration and friction in the community." On the Indian community: "It could be seen as the Indian community trying to kick out the coloureds, while, in fact, the Indians are also being uprooted and placed there," said Mr. Pillay.

At the last public housing meeting which was held in June, it had become clear that "panic was spreading" among the community.

"People felt that they would lose out and not get a house at all. They looked to us (HAC) for guidelines and we told them clearly that they should move in if they want to," said Mr. Pillay.

Objections remain says HAC

EAST LONDON — The Housing Action Committee (HAC) has claimed there is "still strong opposition to the relocation of North End families to the new Braelympn 4 area."

Reacting to a report in yesterday's Daily Dispatch, the HAC said: "The housing department has an equal say percentage of families in North End we are determined to stay in the area."

"We know a good percentage of the families have accepted allocations to Braelympn 4, " the HAC said in a statement. "But we feel an equally good percentage has rejected the homes."

The statement said North End families had been objected to moving into the 81 new houses before an adjacent part of Duncan Village — 460 houses occupied by coloured families — was upgraded.

"This resolution was passed at an HAC meeting and many families adhere to it. " We had no doubts in our minds that eventual-
TENANTS of a dilapidated building in Woodstock, who
noticed to wear the promised
complaints about the lack of facilities, have been given
notice to quit after complaints
MEMBERS of the lagger family sitting on a bed below a gaping hole in the ceiling

The building is set to open next year, according to its owner, but to the residents, the remains don't look the same. The structure is in desperate need of repair, with many of the windows broken and the roof missing. The area is now a dumping ground for garbage and debris. The residents are frustrated and feel neglected. They are asking for better living conditions and justice.

According to the owner, the building will be open in the near future. However, the residents are not convinced. They feel that the owner is not doing enough to fix the building. The building is in a bad state, and the residents are concerned for their safety.

The building is located on the corner of a busy street. It is a two-story structure with a gabled roof. The exterior is weathered and the paint is peeling. The windows are broken and the doors are missing.

The building is now being used as a storage facility. The owner has plans to renovate it in the near future. However, the residents are not optimistic. They feel that the owner is not doing enough to fix the building.

The building is a eyesore in the neighborhood. It is a symbol of neglect and decay. The residents are demanding better living conditions and justice. They are asking for better living conditions and justice.
Rooms 'begged' from 'good samaritan'

THE man sub-letting rooms to about 50 people in the derelict building in Woodstock believes he is a good samaritan.

Mr R Marquard, a 71-year-old pensioner, and his family of 11, occupy a four-roomed flat on the first floor of the building in Sir Lowry Road.

Mr Marquard told The Argus he pays R160 a month for the building. He collects money from the other tenants and after paying his rent has about R128 over which he feels he is entitled to for the work he claims he does in the building, such as cleaning.

"I hired the place for myself. People who were sleeping outside came here and I gave them a place. Naturally I charge them. You can't give a place for nothing," said Mr Marquard.

"It's hard for me to tell the people to go. People beg us for rooms. We are only helping people I have children and know what it is like I felt sorry for them. I think I was doing them a favour. My children have given up their rooms to help the people. If I knew this was going to happen I wouldn't have let the rooms," he said.

Referring to the profit he made from sub-letting the rooms, he said "I must work. I must clean. I must have something for myself. I must also live. Money does not fall out of the night."

The Marquards recently locked the only toilet in the building accessible to the 20 people.

Mr Marquard's common-law wife Mrs H du Plessis, claimed the people staying in the building were "filthy." She said the tap on the top floor had been soiled. She said the toilet hadn't been closed deliberately but because the drain had been blocked.

She said "My husband signed the papers. He can do what he likes. People come on their knees looking for a place. Once they have got a place they want to sit on your head."
WHENEVER it rains hard at night, Mrs Sophia Jagger removes her children from their beds and places them on the floor away from the leaking roof.

This is part of the reality of living in a derelict building in Woodstock, in a room which is scarcely big enough for two double beds.

Mrs Jagger, her husband, sister and six children share a room on the top floor of the building, which houses about 30 people in similar conditions.

The rent for the room, which has a gaping hole in the roof, was increased this month from R4 to R6. Mrs Jagger does not get a receipt for the rent which she pays to the "caretaker" in the building.

There is no toilet on the top floor. The only toilet in the building available to tenants was locked for three weeks at the insistence of the "caretaker".

It was opened last week by a health inspector.

Until the week there was no water supply inside the building which was available to the tenants. Mrs Jagger fetched water from a tap outside the building.

She complains bitterly that the dampness in the building is causing her children to become ill.

"Every week I have to take one or other of them to hospital," she said. She is also bitter that she has to pay her rent to the "caretaker".

"They have a phone, television and stove. We are paying for it," she said.

Mrs Jagger was this week given notice by the "caretaker's" wife. She believes it was because she complained about the lack of facilities in the building.

R40 A MONTH

Mrs Alda Ormonde and her husband, Shaun live in a slightly bigger room on the same floor. They pay R40 a month for the room plus about R5 a month for light.

Miss Lorna Carelse, her husband, Saleh, and her sister share a room in the corner on the same floor. There is a sealed skylight in the room but no window. The lack of ventilation in the room has caused a musty smell.

Mr Richard Thomas and his wife, Christine, live in a store room which is covered with mud. Mr Thomas claims to be one of the directors of the company which owns the building. There is not enough room to put a bed, and they sleep on a mattress on the floor. They pay R11 a month plus about R5 for electricity.

Mr Thomas was told by the caretaker a week ago to look for somewhere else to stay. He also believes it was because he complained about the lack of facilities in the building.
FOREIGN MONEY POURS INTO CITY PROPERTY

FOREIGN investors are using the financial rand to buy property in Cape Town, where prices are still well below overseas levels and yields on lettable buildings are much higher.

More than R15-million has come in this year, Mr Gerald Divaris, head of a city real estate and development company, estimates.

He says: "There is a vast number of investors in Britain and the United States who could be encouraged to get involved in South Africa and particularly Cape Town."

"The R15-million inflow was apparently achieved without any special marketing effort."

He leaves this weekend to open an office in the United States, where he hopes to encourage more investment. He intends to stay two years to establish the business and has already been licensed to practise in the states of Virginia and California.

One target for overseas money has been the Milton Manor block of flats now being built on the Elizabeth Hotel site in Sea Point, where the cheapest costs R250,000.

Fall in rand

Although building work began only a few months ago, a third of the flats have been sold for more than R10-million — all in cash deals.

The fall in the rand and rise of the dollar could be another incentive for overseas investors if they knew more of what property was available in Cape Town.

Mr Divaris believes the next two years could see a big improvement in the American economy and it will be a good time to start promoting South African property.

The next 12 months could be tough for the South African economy and that would prevent commercial rents escalating further. Supply of new commercial and industrial buildings is beginning to catch up with demand and by next July there could be an equilibrium.

Prices of buildings and rents have rocketed in the past two years and they should stabilise although they are not likely to drop.

Flat rents

Rents of flats are also unlikely to fall because of the severe shortage of all kinds of accommodation. Apart from a few luxury blocks, no flats development can be expected because of the possibility of rent control coming back.

Cape Town could derive great benefits if the city council became more realistic about the needs and wishes of developers.

The council is sensitive to the opinions of the vociferous few people

Continued on Page 2.
Another view of rooming: cheap, smart quarters

By CLIFF FOSTER

LAST week's expose in Weekend Post of squalid conditions at Stag Manor, a rooming house in Port Elizabeth, prompted another rooming house proprietor to act this week to provide an object lesson in how to let smart rooms cheaply.

Of Stag Manor, Dr Nick Woolf, said last week: "No one in his right mind would live in the place." It is owned by his family.

He described his tenants as "pensioners, derelicts and drug addicts," and said the place had passed "the point of no return."

This week, Mr Bill Clark, who bought the Trocadero Lodge near Parlia-

ment Street 18 months ago, showed Weekend Post immaculate rooms he lets for as little as R54 a month.

It was in sharp contrast to the appalling conditions at Stag Manor, but Mr Clark pointed out: "When I bought this place, half the people now staying at Stag Manor were living here."

His formula for effecting a transformation has been pretty, rudimentary. First of all, he introduced a system of vetting prospective tenants.

"We like to see a bit of baggage. Some of these guys turn up with nothing but a plastic bag," he says.

"We like to see two suitcases and the chap has got to have a definite occu-

pation. We do a background check if we think it's necessary." The establishment contains 42 rooms and an annexe with 19. The main building has 11 bathrooms, the annexe six, and now the Trocadero is home to 83 people.

"This place was not unlike Stag Manor when we took it over," said Mr Clark.

Since then he has built a laundry where a domestic worker runs two washing machines, two tumble dryers and launders six kilograms of tenants' washing for R2.

Mr Clared SHWANA and MR BILL CLARK, the owner, in the laundry at the Trocadero.

Two sheets and three towels are provided each week.

The ample lounge has colour TV, and workers are busy equipping a kitchen and dining room.

"We are dealing with immigrant workers but we want to give it a "continental" atmosphere and get away from the cafeteria look. We expect to have it all finished by the end of next month."

The front rooms of the three-storey building open out onto stoops with a view of the harbour. All the rooms are bright and new-

ly-painted and Mr Clark has a contract with a pest control company.

Not surprisingly, his tenants seem to have taken pride in their surroundings and unpleasant incidents are few.

A pensioner, Mr Percy Eaton, wrote to Weekend Post from Stag Manor this week, displaying admirable spirit of independence, and said he had fixed his room up at his own expense and "had never been more comfortable."

He goes fishing four times a week on the Swartkop River - "and

under no circumstances would I enter an old people's home."

His solution for Stag Manor? Get a committee of the Ladies' Guild to lease the building from Dr Woolf at a rent of R25 to R40 a month, and with efficiency and drive, the committee could soon make the building habitable at very little cost.

The main deficiencies at the moment, he says, are that "the corners in the toilets do not work and there are no electric light bulbs in the toilets and bathrooms."
Housing only for families on census

EAST LONDON — "Illegal" families in North End would have to find their own accommodation if the families they were living with were moved out of the re-zoned area.

This was decided by the Indian Management Committee at its monthly meeting held last night during discussion of the removal of people from North End to the new Braelyn 4 area.

"Where there are extra families boarding or living with families in North End, and they are not on our census forms, they will have to move with the families they are living with — especially if they are not East Londoners," said Mr M. Williams, head of the IMC's housing section.

He was backed by IMC chairman Mr H. Parbhoo, who said "It sounds hard, but if we don't make the rules, this could get out of hand."

"We can't afford to stymie progress because others haven't done their homework."

Mr Parbhoo said his committee had found "there were more under one roof than were supposed to be" in some North End houses.

"Where we thought we needed 40 houses for them, we find we need 40 times three or 40 times four."

Mr Williams also stressed that the IMC would not be able to find housing for "key personnel" which East London organisations "imported" from other cities as there was "not even enough for our own people."

"The first-comers will always be East London people," he said. "The factor we will have to find their own housing for people they import."

Turning to the plight of families still living in North End, Mr. Williams repeated an earlier statement that families would not be forcibly removed from the area which has been re-zoned for light industrial redevelopment.

He stressed, however, that families living in the priority area — between Beaconsfield Road and Maclean Street — could be requested to move to houses in the non-priority area of North End if they refused to accept homes in Braelyn 4.

The IMC also accepted a new procedure adopted by the municipal housing department for selling houses in Braelyn 4.

Because of the high cost of the Braelyn 4 scheme, the housing department has suggested that would-be buyers should indicate how much they can afford to pay as deposit, if they cannot meet the stipulated deposit.

A further issue on North End housing, concerning the rehousing of three families living in Beaconsfield Road, was discussed in committee.

According to the agenda, the item involved families living in numbers 5, 3 and 5, whose presence was "delaying" development of Beaconsfield Road.

The committee was to decide whether to rehouse elsewhere in North End the two families who had accepted an offer in Braelyn 4 and 5. The third family had accepted a house in Braelyn 4.
War is declared on 'slum landlords' 

WAR has been declared on "slum landlords" operating in an area below the Eastern Boulevard where more than 2,000 people are living.

About 350 families are living in the area which is technically still in District Six. The area is bordered by Scarie Street on the Wynberg side, the Good Hope Centre on the Cape Town side and the railway line and the Eastern Boulevard.

Most of the houses are dilapidated and clergymen in the area believe many of the tenants are paying exorbitant rents for rundown accommodation, without, in some instances, basic facilities.

TAKE STEPS

A meeting of the Friends of District Six decided last night to take steps to ensure that landlords in the area carry out their civic duties by providing proper accommodation at reasonable rents.

The meeting decided to conduct a survey of the area to find out who owned the properties and where necessary, to put pressure on them.

The acting chairman of the meeting, Father Basil van Rensburg, condemned the "exploitation of tenants by rich businessmen in the Woodstock area."

"There is a breed of businessmen who operate behind fancy company names which in turn own rundown properties or properties which they have allowed to become rundown on valuable real estate," he said.

"These men await the moment when they may legally demolish the building or resell when the market is favourable," he said.

"Meanwhile, they cram in as many tenants as bed space will permit in order to get a return on their investment and pay the rates and use these tenants as unpaid caretakers," he said.

Another item discussed at the meeting was the upgrading of the Traffic Garage playground. A meeting will be held with the Cape Town City Council on August 15 in this regard.

The meeting also decided to step up its "concentration" programme to have whites reconsider buying houses and companies purchasing business rights in District Six.

The residents of a portion of a dilapidated building in Sir Lowry Road have engaged an attorney to fight their eviction notices and to have their rents reduced.

RENT BOARD

The residents were given notice to move last week after they complained about conditions in the building.

The families have instructed their attorney to apply to the Rent Board for their rents to be determined and if they have been overpaying to apply for a refund.

The families were instructed to ignore verbal notices of eviction and not to pay rent until they receive a receipt.
Housing priority to Crossroads residents

Staff Reporter

LODGERs living in overcrowded conditions in New Crossroads will be moved as soon as their cases come to the notice of the Administration Board, the Chief Commissioner of the Department of Cooperation and Development, Mr Timo Bezuidenhoud, said today.

He was responding to the conflict which arose in the township yesterday when angry lodgers tried to prevent residents from the KTC transit camp being moved to the new houses in preference to them.

To date about 1,218 houses have been built in the first phase of the New Crossroads scheme. More than 1,000 families from Crossroads have been moved to these houses, he said.

Phase two of the scheme will start as soon as funds become available.

At the moment there are 61 houses available and 400 still to be built to finish the first phase of the scheme.

Mr Bezuidenhoud said people from Crossroads would get preference. They will be moved at the rate of 10 families a day.

The KTC transit camp is situated on land which will be required for the infrastructure for phase two of the New Crossroads scheme and must be wrapped up as soon as possible, said Mr Bezuidenhoud.

OVERCROWDED

There are about 200 families at KTC and they will be moved at the rate of five families a day.

Mr Bezuidenhoud said he had given instructions that lodgers who are living in overcrowded conditions in New Crossroads should also be moved.

One case in particular had been taken up personally by the chairman of the Administration Board, Brigadier J H van der Westhuizen.

Mr Bezuidenhoud said there were thousands of people in Crossroads who refused to move to the New Crossroads houses.

Many of the KTC people were originally from Crossroads.

The people of Crossroads were not against the people of KTC or against any other blacks, Mrs Regina Ntomana, chairman of the Crossroads Women's Committee, said today.

"We are not fighting the KTC people. What we are against is KTC people moving into New Crossroads without our being consulted and while Crossroads families are living in the mud. The people living in the mud must be moved first," she said.

See Page 8
Teargas at Crossroads demands for house priority

Staff Reporter

POLICE with dogs fired teargas at a crowd of Crossroads residents yesterday when they protested against squatters from the KTC transit camp being moved to New Crossroads.

The residents said they had gathered outside houses in New Crossroads early in the morning after rumors that KTC squatters were to be moved in. They removed the key of a house.

They said the Minister of Co-operation and Development, Dr Piet Koornhoff, had promised them priority when people were moved into New Crossroads.

MEETING

At 1 pm more than 200 people met in New Crossroads School number two and were addressed by the chairman of the Crossroads Committee, Mr Johnson Ngobengwana.

Angry Crossroads squatters said their homes were "packed, and flooded with water after the rain."

The Administration Board had consulted neither the Crossroads executive committee nor the women's committee about the move, they said.

A delegation of nine went to discuss the problem with Mr P. U. Shelahe of the Administration Board.

OFFICIALS

Police with dogs joined board officials who were "protecting the furniture" to be moved into the houses.

After trying to persuade the crowd to leave, police fired teargas several times.

Mr Shelahe told an Argus reporter and photographer to leave the area "otherwise I shall have to ask the police to arrest you". They were told their permit had been withdrawn.

Mr T. P. Bezudenhoud, chief commissioner of the Department of Co-operation and Development, said the KTC camp was on the spot where phase two of New Crossroads was to be built.

COMMITTEE

The squatters there had to be moved, and the Crossroads committee had repeatedly said it did not object to KTC people being moved in, provided Crossroads residents were given preference.

Many people at KTC who had originally been at Crossroads.

Ten families a day were being moved from Crossroads, and there were plans to start moving four families a day from KTC.

Mr Bezudenhoud said he would meet the delegation again today after he had decided whether these plans would be implemented.

Four KTC families have already moved in.
The oldest of these three areas is Francistown, built more than 30 years ago.

It is also the only area which is electrified throughout. Vosloooodlal has no electric power, while only a part of Westview — the most recent addition to housing arrangements in South-East — is electrified.

Apart from the lack of electricity, residents of Westview, situated on the slopes of the Bosberge, have grappled with taps providing water in containers at whatever hour the need arises. Even a few families have been without water for days on end.

SEEPS

According to people living in this area, who are speaking, should be the most comfortable of the lot, since their houses are not very water-resistant. Whenever there is heavy rain, it runs down the mountainside and seeps into the wall and floors of Westview's homes.

Westview houses are more recent evacuees from the "white" areas and this must be a considerable down for them.

In rural areas it has often been the case that "people of different races have lived in harmony as neigh-

As in so many other areas all over the country, this new one will be built far away from civilization. It is supposed to be built at least five kilometres from the central town of Somerset East and will pose problems.

TEN of the 14 inhabitants of 193 Primrose Street, Vosloodal, a three-roomed house like the majority of others in Westview.
EAST LONDON — The types of housing offered in Buffalo Flats extensions two to seven and the rehousing of Coloureds from Duncan Village will be discussed at a public meeting tomorrow night.

A Coloured Management Committee member, Mr A V Green, said the meeting would include reports from all CMC portfolio holders.

The CMC decided to hold the public meeting at its session on July 13 after a housing portfolio member, Mr P N Barlow, tendered, and later withdrew, his resignation.

Yesterday Mr Barlow said the public meeting was not called to discuss his offered resignation although the decision to hold the public meeting was made after discussion of his resignation offer.

"I withdrew my resignation from the housing portfolio because we have elections in September for the chairman and vice-chairman of the portfolio, so officially I am still a member of the housing portfolio," Mr Barlow said.

"The public meeting was called so that all portfolio leaders could give a report-back," he said.

Mr Green said all tenants with rent problems, prospective home-owners and business-men would be welcome to attend the meeting to give CMC members ideas.

"Of special interest will be the types of housing envisaged for Buffalo Flats extensions two to seven that could be built with the money available — Minister Pen Kotze's generous offer of over R22 million," Mr Green said.

"A special report will also be given in respect of the envisaged rehousing of Duncan Village residents to these new homes and the committee is seeking a mandate whereby the affected people categorically state whether they are happy and prepared to be moved to homes more than seven kilometres from town," he said.

DDR
CMGM goes to work in Upington

CMGM Building — a company within the Group Five Engineering group specializing in low-cost housing projects — has recently been awarded a contract for 666 houses for the coloured community in Upington.

The contract was awarded by the municipality of Upington for the price of R6.8 million and work is already well underway.

The contract calls for 14 different house types, to be constructed within two years on sites already serviced by the municipality.

The houses vary from very simple combined living-bedroom units with kitchen and bathroom, through one and two bedroom units, to large three-bedroom units.

All houses have simple but practical kitchens and bathrooms, and almost all have a small outside entry storeroom.

CMGM Building is rapidly becoming a specialist in the field of low-cost housing. They have recently completed 2266 economic units for the Indian community at Northdale in Maritzburg.

This was a contract with the municipality for R18 million for three years. Development was funded by the Department of Community Development.

"We believe that the success of our low-cost housing system lies in the fact that our method of construction is both simple and flexible and can be handled by a semi-skilled labour force with special in-house training," said Mr Malcolm Pickering, projects and development manager for CMGM Building.

"CMGM has its own training school in Newcastle — the largest of its kind in the country."

— Moira Levi.
PE to give go-ahead for
Coloured housing project

THE GO-AHEAD for the construction of 557 houses for Coloureds, 3.3 km of road, three bridges and the canalisation of a portion of the Chatty River will soon be given by the Port Elizabeth City Council, writes Lynn Carlisle.

Tenders ranging from R6.28 million upwards have now been received at the City Engineers Department for the building of 272 three bedroom and 285 two bedroomed houses in the township of Bethelsdorp. "Due to the lack of further funds, the housing project at Extension 21 will be the last at Bethelsdorp," said assistant city engineer Joe le Grange.

He added that tenders submitted included costs for optional fixtures which have yet to be approved.

Construction of 3.3 km of road works on Main Road 16 — from Perseverance Industrial township to the main Uitenhage Road — will start soon.

Bids ranging from R3.58 million upwards are being considered.

Tenders include the building of a new bridge across the road bridge and canalisation of part of the river.

"Plans for block housing at Bloemendal Extensions 11 to 14 are also under consideration, but it will be some time before these are finalised," said Le Grange.
Council to drop housing plan.

Municipal Reporter

THE City Council’s plan to build 154 homes in Schotsche Kloof may be scrapped because the cost of construction has become too high.

The scheme was passed by the council in 1972 and two years later it was approved by the Department of Community Development. But no funds have ever been made available.

Building costs have escalated to such an extent that nearly R4-million would now be needed. Effectively putting the dwelling units well beyond the reach of people qualifying for housing in terms of the Housing Code.

The City Engineer, Mr. Jan Brand, has investigated the possibility of building a cheaper scheme and although redesigning both the layout and types of units could mean a saving of about a R1-million, the cost is still considered too high.

The main reason for this is the steeply-sloping site owned by the council.

In a report to the Housing Committee yesterday, Mr. Brand said it appeared unlikely that the site could be developed with national housing funds.

The committee agreed that the best solution was to sell the land in the hope that a private developer could provide a high-density group housing scheme for more affluent purchasers.

The proposal is expected to be discussed during tomorrow’s meeting between the Executive Committee and a delegation from the area’s civic association.
Call for action on housing

Municipal Reporter

THE State must either repeal the Group Areas Act or proclaim more land for housing to wipe out the shortage, the City Engineer, Mr J G Brand, said in a memorandum released today.

He said more land was needed for future demand.

The memorandum has been drawn up to put the City Council's case to the Commission of Inquiry into Township Establishment. It must still be approved by the council.

Mr Brand said the State, in its assessment of national and local priorities, should place the highest emphasis on providing sufficient land for housing.

It should also build an infrastructure for housing through adequate funding.

REBATES

This could be provided indirectly to the private sector through tax rebates and subsidies and directly to local authorities.

"A system must be devised whereby the financial planning of future land and housing needs can be carried out systematically over a period of time and not just immediate needs."

Mr Brand said there should be a more flexible approach towards existing space standards in township development. More efficient and up-to-date design techniques must be heeded.

APPROPRIATE

The increased involvement of local government was the most appropriate agency for measuring and understanding local community needs.

He advocated the removal of any restriction which did not recognise the urgency of the land and housing shortage and which inhibited the speedy implementation of proposals designed to ease the problem.
Iron add-ons may be allowed

Municipal Reporter

The use of corrugated iron in extensions to homes in coloured housing estates has been accepted by the City Engineer, Mr Jan Brand.

This represents a major departure from the City Council's housing policy and is intended to form a more realistic approach to the accommodation crisis.

The recommendation — which, if approved, will entail a relaxation of the Town Planning Scheme and building regulations — is coupled to the council's appeal for a stay of shack demolitions recently ordered by the Department of Community Development.

The demolition instruction followed a department inspection of "illegal shacks" in the Peninsula.

The proposals, which include the experiment of setting up an advice bureau for extensions and home improvements by residents, are to be discussed in a joint Housing and Town Planning Committee meeting this week before going before the full council.

The reluctance in allowing corrugated galvanized iron has always been that its general use could lead to a deterioration in the appearance and living standards in the council's housing schemes.

However, Mr Brand conceded that it was an easier material for tenants to work with and approved its use, provided the additions were built only at the rear of letting units.

The other condition for the extensions was fire-protected insulation.

He also recommended that the council provide extensions of a standard type for tenants who did not wish to carry out the work themselves. Their rents would be adjusted accordingly.

He also requested that the Director of Housing report on the question of providing building materials for those tenants wishing to make their own alterations.
AN ARTIST'S IMPRESSION of high density housing in District Six, which a planner of the 210-house development has confirmed, is "part of" what the project, Sondorp, would look like. The strip development is on Constitution Street, below the renovated homes in the area into which the first white families have just moved. The development is believed to be a R12 million undertaking.

By Henry Laddik

A PLAN for 210 houses which will take District Six a step nearer the Government's dream of a high-density residential area for whites, is in its final stages.

A start on the project is expected before the end of the year.

This has been disclosed by a Cape Town representative of Durban property tycoon Mr. Adriaan Demmers, who is involved in the multi-million rand development.

Mr. Albert Constant, a consulting engineer who is directing operations locally, said the project was in its final stages with only a few minor problems remaining.

He said it "must be started" before the end of the year, but would not elaborate. The basic finance" had been arranged.

He would not disclose the identities of those behind the undertaking except to say it "involved all sorts of people".

The project would be a strip development in Constitution Street between newly renovated terraced homes and the site of the proposed Cape Technikon Development.

Mr. Constant said that until the plan was completed he could not disclose any details about the cost of the homes.

He confirmed that an artist's impression of homes obtained by The Argus depicted part of the project.

This year The Argus reported that the project, called Sondorp, was understood to be a R12 million undertaking.

It was thought that Mr. Demmers, managing director of the building company Ilo Homes, was the sole shareholder, but it is now believed other people are involved.

The high-density, low-rise scheme, initially thought to involve 200 homes, will more than likely consist of 210 homes.

In an earlier interview, he said the project was in many ways pioneering one for South Africa and required a "re-writing" of aspects of town-planning regulations.

The last of the 40,000 people who originally lived in the area were forced to move five weeks ago in terms of the Group Areas Act.
Call for
repeal of
areas act

Municipal Reporter
THE City Engineer, Mr Jan Brand, in an attempt to ease the housing crisis, has made sweeping recommendations which include a call for the repeal of the Group Areas Act.

His proposals, requested by the Commission of Inquiry into Township Establishment, were tabled at the town planning committee meeting yesterday. The lengthy report will be discussed by the committee next week before going to the full council for approval.

The main thrust of the recommendations is that provision of sufficient land and funding for the construction of infrastructure and homes should receive the highest government priority.

Repeal

Mr Brand said the most important positive move on the existing shortage of land for housing, especially for lower-income groups, would be the repeal of the Group Areas Act.

Failing that, at least 6,000 ha of land in greater Cape Town should be proclaimed for coloured residential development for a further 300,000 people.

A more flexible approach was needed to existing space standards in township development, with attention to new and more efficient design techniques.

Restrictions

Involvement of the private sector was needed but speculation and other delays inhibiting the immediate availability of land had to be avoided.

Mr Brand called for the removal of restrictions which did not recognize the urgent need for land and housing.

Existing procedures and present methods of township establishment could be modernized to ensure greater flexibility, and more emphasis on how effective measures were in changing situations and standards which had become outdated.

A more critical and constructive understanding of inefficiencies in administration and implementation was also needed.

Recommendations on land use in Cape Town included:
- The residential development of land between Mitchells Plain and Macassar,
- The relocation of undeveloped proclaimed industrial areas to the Cape Flats, nearer residential areas,
- The immediate proclamation of more land for coloured people,
- The establishment of a metropolitan authority with the principal function of providing state-funded housing.
Lavis group in power protest

Staff Reporter

MORE than 60 people from Bishop Lavis this week tore up questionnaires sent to them by the Citizens Housing League.

The league wanted to find out their opinions on ways of installing electricity in the 20-year-old township.

A spokesman for the Bishop Lavis Action Committee said the forms had been torn up because the league had distributed them after consulting the local management committee.

He also said the questionnaires had not given the people much hope for electricity in the near future.

He said that the indicated costs involved were far too high for people with low incomes.

He said almost 2,000 homes had been built 20 years ago without electricity, something which made little sense in the 20th century.

"At that time the price of alternative fuel such as wood, gas, paraffin and coal was within their means, but now some have to pay up to R120 per month for fuel," he said.

The lack of electricity had resulted in poor eyesight for many children and the dampness in many homes.

The Civic Association rejected the proposal of a R100 down payment followed by a monthly fee of R5 to be paid to Encor and a R20 rent increase to cover the installation cost.

The other suggestion that the Citizens' Housing League was for a government loan would "take years", so the tenants will fight on for electricity on their own terms", the spokesman said.

17 from W Cape in Maths Olympiad

Staff Reporter

THERE are 17 Western Cape pupils taking part in this year's Mathematics Olympiad.

The Olympiad is organised by the Suider Afrikaanse Akademie vir Wetenskap en Kuns and altogether 116 pupils will be competing.

Jan van Riebeeck High School and Diocesan College (Bishops) have been the most successful with three pupils from each school participating in the final round on September 9.

Those from Jan van Riebeeck are Pieter Bester, Francois Fagan and Herman Hugo.

The Bishop's competitors are Andrew Nicol and John Behrens and James Frater.

Altogether 5,185 pupils representing 540 schools took part.

Two pupils from the Westerfild High School, Thami Hewiti and Leroy Naruntsi, also qualified as finalists.

The following Western Cape pupils also qualified:

Dean Moore (Sea Point Boys' High), Mark Berelowitz (Setters High School), Patrik Sandin (Bergvlei High School), Jan Pretorius (Durbanville High School), Bradlev Kuhn (Rondebosch Boys' High School), Irene Raubenheimer (Paul Roos Gymnasium) and Pieter Vrijen (Boland Agricultural High School Windmeul).

Elkan Green to organize CT Festival

Chief Reporter

Mr Elkan Green has been appointed director of the 1983 Cape Town Festival.

He masterminded the successful 1975 and 1977 Cape Town Festivals. Next year's festival is from April 14 to 16.

The chairman of the Cape Tourism Authority (Captop) Mr M. R. Friedlander said Mr Green's appointment was of immediate effect and on a full-time basis.

"By appointing a man of Mr Green's stature and experience Captop will be looking forward to a further upgrading of the City's annual festivals," he said.

Mr Green, who will work from the Captop office in Cape Town, said that while detailed plans for the next festival have not yet been drawn up, cultural and sporting bodies as well as individual Capetonians would be encouraged to take part actively in its organization.
Moves to ease city building curbs

Municipal Reporter

Far-reaching proposals to ease the Cape Town City Council's strict building regulations to help people living in economic and sub-economic homes have been proposed by the City Engineer, Mr J G Brand.

One of the proposals is the acceptance of corrugated iron for use in extensions to homes — provided the extensions meet certain minimum requirements and they are restricted to the back section of houses in letting schemes.

The new proposals are part of efforts by the council to offer practical help to people who cannot afford larger homes even if they became available.

It is also part of the council's policy of not removing people living in unauthorised extensions to homes until they can be given alternative accommodation — in defiance of a Department of Community Development instruction.

The department told the council to demolish all unauthorised structures in its housing schemes.

Mr Brand said in a report to the council's Town Planning Committee yesterday that he would allow the use of corrugated iron because although not cheaper than other building methods, it was easier to work with.
Buffalo Flats housing condemned

EAST LONDON — The types of housing offered in the R23 million Buffalo Flats extensions 2 to 7 were condemned and rejected at a public meeting in the Parkside Civic Centre last night.

A motion rejecting the houses, proposed by Mr Peter Mopp, was carried unanimously by the 47 people at the meeting. Which was called by four members of the Coloured Management Committee (CMC).

The CMC members were told from the floor that if the government was going to do something regarding the housing issue it should make its efforts worthwhile and not offer “this rubbish” to the people.

The CMC was also criticized and ridiculed for “collaborating with the system” and not doing enough to destroy it. The four members at the meeting — Mr A. Green, Mr J. Temmers, Mr F. Barlow and Mr C. Alexander — said the CMC was set on working against the system but was not out to destroy it.

“We would rather strive to create racial harmony,” Mr Temmers said. Replying to criticism of the CMC’s role in public affairs, he said the CMC had succeeded in making the council陶 throw open the bus service, city hall toilets and parks around the city.

Mr Alexander defended the role the four men at the meeting were playing on the CMC “because if we left others who will definitely collaborate with the system will be ‘voted’ in to replace us”.

He said the four of them were incapable of destroying it from the outside and were consequently causing it to rot from within.

The four men at the meeting were also sharply criticized for asking for an increase in their allowances paid by the municipality Speakers from the floor said they were concerned that the CMC members’ increases might cause a rents hike.

The four men were also taken to task for not sticking to the agenda and indulging in “petty, childish personal arguments”. They were also told at various stages to stop beating about the bush, stop avoiding questions and to stop changing the subject under discussion before it had been finalised — DDR.
MEMBERS of the Crossroads Executive Committee have voiced strong disapproval of the resettlement of people from the KTC squatter camp in Nyanga-East into New Crossroads.

At a meeting held in Nyanga this week they told Mr. Timo Bezuidenhoud, Chief Commissioner for the Western Cape, that they objected to the resettlement and the fact that neither they, nor the Crossroads community had been informed of it.

Mr. Bezuidenhoud told the Cape Times yesterday that the resettlement of the KTC squatters was to the advantage of the people of Crossroads and that was the reason they had not been told of the move.

"We are moving the squatters to clear the KTC site for the commencement of the infrastructure of 1269 houses for the people of Crossroads"
HUNDREDS OF OPPOSITIONS

Why Did Opponents Vail the Sea?

The scene was a dramatic one when the oppositions to the proposed new sea wall met in a heated debate last week. The crowd was divided on the issue, with both sides presenting strong arguments.

On one side, the supporters of the sea wall argued that it was necessary to protect the coastline from further erosion. They cited evidence of recent beach erosion and the threat of rising sea levels as reasons for the wall's construction. They also highlighted the potential economic benefits, such as increased property values and tourism.

Opponents, on the other hand, expressed concerns about the environmental impact of the project. They argued that the wall would disrupt the natural ecosystem and lead to the loss of coastal wildlife. They also questioned the cost of the project and its potential to benefit only a small number of property owners.

The debate was intense, with passionate speeches from both sides. In the end, the oppositions were unable to overcome the popular support for the sea wall, and the project moved forward.

The news of the oppositions' defeat was met with mixed reactions. Some praised the decision, seeing it as a victory for environmental sustainability. Others expressed concern about the decision's potential consequences.

In the wake of the oppositions, the community is now focused on ensuring the project is executed in an environmentally responsible manner. There are plans to monitor the area closely to assess the impact of the wall's construction.

The event highlights the ongoing debate about the balance between environmental protection and economic development. It remains to be seen how the community will move forward in the wake of these oppositions.
Council’s new house plans slammed

EAST LONDON — The city council was last night urged to cancel the contract for 491 sub-economic houses in the R23-million Buffalo Flats scheme because they were “nothing more than huts.”

In what he termed “another raw deal for coloureds,” former community leader Mr Peter Mopp criticised the council and the city housing department for deciding not to install electricity, floors, ceilings and interior doors in the houses.

It was inconceivable, he said, that in modern times houses of this type could even be considered fit for human occupation.

“These dwellings hark back to the Dark Ages, they’re nothing more than huts cowsheds in fact. It’s a sad state of affairs when coloured people are uprooted from their homes in Duncan Village and forced to move into something like this a shed. It’s a damned disgrace.” Mr Mopp said.

If the council had provided housing for the Duncan Village families when they were first moved from the East Bank Location then things would have been better today. Everyone would have had a decent house because the financial situation then was not what it is today, he added.

Therefore, instead of wasting a substantial portion of the money available building “this type of rubbish” the council should rather upgrade homes in Duncan Village.

The chairman of the city’s housing portfolio, Mrs Ejsabe Kemp last night defended the decision to build the sub-economic houses with only the “bare necessities.”

The houses were meant for people earning less than R100 a month and could not be expected to resemble castles, she said.

“I agree it’s not the ideal way to house people, but we are providing something that people can afford. Rather than build homes with only those who earn higher salaries in mind, we felt we had to provide a roof for everyone — even those earning less than R100,” Mrs Kemp said.

When the people in the sub-economic houses improved their financial positions then they could extend their homes themselves and also have electricity, which was “in the streets,” connected to the houses.

Mr Mopp asked, however, why people could not be accommodated in a decent house and pay rents adjusted in proportion to their salaries. This had worked successfully in the past.

Mrs Kemp said this was not the ideal way of determining rents because “hidden costs” such as water, electricity and maintenance of the house added to the expense.

“How can a man earning less than R100 be expected to use his money to cover all these costs? It’s plain he can’t afford it, so why not house him in a dwelling suited to his financial position?”

She said that criticism of the council’s achievements, as far as coloured housing was concerned, saddened her because the council had “really come up with something tremendous” in acquiring the R23-million necessary to provide housing, particularly during the current tight financial situation.

She was convinced the money was spent to its best advantage — DDB.
Giant hostel for PE rail workers

Weekend Post Reporter

CONSTRUCTION of the largest hostel complex in the Eastern Cape — costing R8.5 million — is well under way in New Brighton.

The hostel will accommodate nearly 2,000 workers of the South African Transport Services when it is completed in September next year.

Seven three-storey blocks, each housing 252 men and served by a central recreation and dining hall, will eventually become the home of 1,784 men — and this is only part of a national R175 million scheme to house black rail workers.

Mr. D. Engelbrecht, the systems manager of SATS in Port Elizabeth, said this week, construction of the hostel was going according to schedule, and the first stage would cost about R8.5 million.

"Hopefully the hostel proper will be completed by September, 1983. Apart from the housing there will be a beer hall, recreation and dining hall and facilities for showing films.

"The second stage will be the establishment of soccer and rugby fields as well as dressingrooms adjacent to the hostel. The completed hostel, with all the sports fields, will take up an area of 7.5 hectares."

Mr. Engelbrecht could not say what the final cost of these facilities would be.

South African Transport Services said last month that they were spending R175 million over five years on accommodation for black railway workers.

The district engineer of the railways in Durban, Mr. Carlos Mendes, has said that the first part of the scheme, a 15 dormitory block with spacious four-bed rooms capable of housing 4,000 single men would be completed in Durban early next year at a cost of R25 million. Another part would be built later, accommodating 2,600 men.

The complex features a large soccer stadium, complete with an athletics and cycling track and a tribal dancing arena equipped with one of the largest cinema screens in Africa. Provision is made for indoor sports and social activities.

Other hostel complexes are to be built in Johannesburg, Bloemfontein, Maritzburg and Ladysmith.

Port Elizabeth’s biggest hostel complex takes shape in New Brighton. The hostel, costing R8.5 million, will house nearly 2,000 workers of the South African Transport Services by the end of next year.

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FOR NEARERS

1. The slow thumper is clearly attuned to something.
2. A rich harvest might be a great temptation.
3. May well earn a man a reputation.
4. RAVING/RATTING
5. Ab and the Forty Thieves.
6. Lack of stature — may prove.
7. Often needs to be strongly.
8. FLANK/FLANK
9. It's obviously host's fault if anyone...
10. BLOUNDER/BOUNDER
11. Cruelly manufactured.
12. Dangerous DUN/DUN
14. MAJOR/MAYOR
15. Breaking — strongly suggests...
16. LEASES/LENSSES
17. It was the — gladiator who was...
18. A cautionary tale.
19. Would find it hard to succeed — audience MASSIVE/PASSIVE.
New homes out of date CMC told

EAST LONDON — People in the coloured community here felt the City Council had little regard for them, a member of the Coloured Management Committee, Mr. P. N. Barlow, said at a CMC meeting yesterday.

Mr. Barlow was reporting on a meeting at which houses for lower income groups which were to be built without electricity, floors and ceilings were discussed.

He said that speakers at the meeting had compared houses built in other cities for lower income groups and felt they were far better than those proposed for Buffalo Flats Extension 2-7.

Earlier a former chairman of the committee, Mr. D. Alexander, threatened to sit with the general public when the scheme was being discussed. He was asked to wait when an explanation was given but sat through the discussion.

Mr. Alexander said the coloured community had moved out of the age when they would go to kraals to collect manure to polish floors in their homes.

"We are past the age when we will collect wood for ceilings," he added.

He felt the councillor in charge of housing, Mrs. Elsabe Kemp, had insulted the coloured community by saying what she had said in the press about the houses. Mrs. Kemp had said the City Council had tried to build a type of house for which she thought people earning less than R100 a month could afford to pay rentals.

The chairman of the committee, Mr. W. J. George, said the scheme had never been accepted by the committee.

Mr. J. L. Seegers said the CMC had suggested a type of house that the people could afford but had never thought they would be provided with homes without bare necessities like electricity, floors and ceilings.

— DDR
Technical, these are the new small and medium size houses being built. And, according to pictures of the new houses, they are not very similar to the old houses. The new houses have been improved with electricity and plastering. However, according to Mr. Martinson, there is still a possibility that these "inmates" may be incorporated into some of the old houses.

Only 24 apartments on the council waiting list earn more than $300 a month, with a further 152 earning more than $250. Mr. Martinson said people with the most unmet need for housing were residents of the 95898 Duncan Village houses who were too old to shift. The direction of houses for Indian families was visited by the area yesterday, showing that they were happy. Most of the houses pointed out by owner-occupied were in a state of disrepair. However, there were a few houses which were reluctant to move and the council called their "four-roomers".

"There's no door on the floor, the house is in a poor state of repair," said Mrs. G. van Zyl, who shares her house with a friend of her own. Mr. Martinson said the council had developed their four-roomer on all sides and was still working on it. Mr. Martinson said that people in the area were better off than others.

"The people in the new houses are better off than in the old houses. They have more electricity, more rooms to their houses, and a better building," he said. Mr. Martinson said the council was trying to arrange a meeting with the government officials involved.

The strong objections were to the lack of electricity in some of the houses. Mr. Martinson said, and the fact that some of the new houses would have bare walls and floors. But this is through no fault of ours. We have to work within the land development program."

Mr. Martinson said, and requests for finance could also be handled through the advisory centre.

When completed, the centre will be able to offer advice to tenants who want to develop the houses provided by the council. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement, or show them the options open to them to build any other extensions.

The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement. The Department of Community Development would probably be responsible for the technical assistance for this type of house-improvement.
Funds are needed to restore Bo-Kaap

By JAN VAN DER POLL

THE BO-KAAP has become the vic-
tim of planning blight. Restoration
plans, which took years to complete
while the area deteriorated beyond
repair, are still waiting for funds.
Many houses collapsed, others
were demolished and long-estab-
lished residents — faced with inex-
tractability — moved out, leaving behin-
disrupted social structure, while the
Municipality drew restoration
plans and then waited for the
money from the Department of Com-

munity Development.

Last week it was learnt that, for at
least another two years, no money
can be expected from the depart-
ment.

But the rot had set in long ago. In
1963, when the Municipality was far
advanced with plans to demolish and
redevelop the Bo-Kaap into a light
industrial area, a conservation group
was formed under the chairmanship
of Mr R G James, who later became
Governor-General.

They raised enough money to re-
store 17 houses between Langmarkt
and Shortmarket, and Roos and
Chappies Streets.

In 1948 the Historic Monuments
Commission, predecessor of the
National Monuments Council (NMC),
proposed that 85 more houses be re-
stored. Nothing happened while the

City Council made continuous threats
to remove the Bo-Kaap as an indus-
trial area.

Finally, in 1969, after personal
intervention by the then Minister of
Community Development, Mr F W
Botha, it was decided to restore 51
houses. The cost was shared between
the commons and the department.

In 1973 the NMC told the City Coun-
cil that they intended to declare 65
more rapidly deteriorating houses
for restoration. The City Council felt
that this should wait until their plan
for a restoration project was com-
pleted.

Faced by three severe Cape war-
ters, little was left of those houses
when the plans were completed in
1977. Funds for the project had been
promised but never allocated by the
Department of Community Develop-
ment.

Although there is much less to re-
store — many already collapsing
in the meantime — building costs
have soared since 1977.

"There is a lack of goodwill," Mr
Brian Basset, chief professional offi-
cer of the NMC, said this week.

"It is a lack of money that must be
overcome — but soon, before more
houses collapse in the wet winter. If
the state will not provide the money
before more damage is done, the
people of Cape Town must create a

Bo-Kaap trust fund.

"But from a social point of
view there is not much left to
conserv. Due to uncertainty, most of
the long-established residents moved out
as the area deteriorated, leaving be-
hind them a disrupted social struc-
ture. Houses that collapsed around them
and boarded-up windows and
doors of the remaining abandoned
houses had an effect on the people.

"This is the great sadness of the
issue. You can rebuild the area as it
was but you cannot recreat the com-
monal way of life that was there
before. Most of the descendants
of the original Malay people who lived
there moved out long ago.

This house can still be restored but the descendants of the original Malay occupants long ago moved out

Three families living in slum conditions are now renting this house which the City Council bought from one of the long-established Bo-Kaap families. The house can still be restored if the authorities act before it deteriorates further.
Four die in blaze in Guguletu shack

FOUR people, including two small children, were burnt to death at the weekend when a paraffin lamp exploded and sparked off a fire which swept through a wooden shack in Guguletu.

The charred bodies of Mr Vuyani Gubide, 35, his wife Mantshane, 21, their daughter Sindiswa, 2, and a 12-month-old boy, Tulane Nhlim, were found in the gutted shack after the blaze in NY 70 was extinguished by the Cape Town fire brigade at about midnight on Saturday.

Nine other people were killed in accidents in the Peninsula at the weekend.

In Klapmutts, Mr Hlouwe Daniel Jan van der Meulen, 22, of Stellenbosch, was killed yesterday when his car overturned on the Old National Road between Klapmutts and Paarl. He was the only son of Professor and Mrs Jan van der Meulen of Stellenbosch.

Professor van der Meulen is head of the faculty of Economics and Management Sciences at the University of the Western Cape and head of the university’s department of business economics.

In Melkbosstrand a teenage girl was killed and five people were injured early yesterday when two cars collided on Marine Drive. Both cars caught fire after the occupants were taken out of the wrecked vehicles.

The dead girl was Shona Beukman, 15, the daughter of Mr and Mrs R J Beukman of Penguin Place, Melkbosstrand. She was in Standard 8 at Milnerton High School.

Her brother Sean, 17, a friend Debbie Swift, 15, of Bloubergstrand, Mr Colling Herring, 18, of Bloubergstrand, Mr B Ziegler of Bloubergstrand, and Mrs H Lee of Tamboerskloof were injured in the crash. All are in a satisfactory condition after being treated at Groote Schuur Hospital.

In Maitland, Mr P Lekela, 37, of Bishop Lavis, was knocked down and killed by a car at the corner of Main Road and Claremont Avenue, early on Saturday.

A boy, Z Allen, 3, of John Street, Sarepta, Kuils River, was knocked down and killed by a reversing bobcat near his home on Frida night.

In Kempton Park, Miss J Jonas of Guguletu was knocked down and killed by a car at the corner of Main Road and Claremont Avenue, early on Saturday.
Algoa (24)
tenants
want to buy

Municipal Reporter

MANY of the tenants occupying 108 maisonettes in Algoa Park belonging to the National Housing Commission are interested in buying them when they come on the market later this year.

This was said by the Department of Community Development's regional representative, Mr A C Verwey, in an interview.

The two-bedroom maisonettes would be ready for sale in October.

The selling price would be between R11 000 and R12 000 and the units would be sold under separate titles.

Only those with incomes of R650 a month or less would be able to buy and the present tenants would have first refusal, he said.

There was already a waiting list for the units.

Mr Verwey said only the maisonettes would be sold — the other 804 flats would still be available for renting.

The flats, built in 1974, were renovated in 1988.
Municipal Reporter
THE PLANS to ease the burden of City Council tenants and homeowner by allowing them to make their own alterations and extensions using previously forbidden material and complying with only basic minimum standards have been approved by a joint meeting of the council’s Town Planning and Housing Committee.

The new deal on alterations and additions has been drawn up by the City Engineer Mr. Ian Brand and is designed to enable tenants and owners to build extensions to their own houses at the lowest possible cost.

Tenants and owners whose present extensions and alterations do not comply with the basic minimum standards will be given two years to comply.

The new plan includes allowing the use of new or good second-hand corrugated iron for extensions, provided the extensions are at the back of the house.

The council's first advice bureau to help tenants wishing to build additions will be opened in Pietermaritzburg as a pilot scheme.

The bureau will advise on what outbuildings, additions or alterations are allowed and what material is acceptable, provide suitable plans, issue permits if required and advise tenants on the basic principles of building and quantities required for specific jobs.

The council would also provide standard additions to homes which...
City rates to go up in 1983
12 pc likely

Municipal Reporter

ALTHOUGH the State has started to pay rates on its extensive properties in Cape Town, a rates increase for all ratepayers is a certainty next year, according to the City Treasurer, Mr J B Watkins-Baker.

It appears from his report that the increase is likely to be 12 percent — the same as this year's.

It is in the report to the council's executive today, he said: "Although the city's budget for the extended 1982/83 financial year will only be finalised in about three months' time, early indications are that very little margin, if any, will exist between the upper expenditure limit the State Treasury will approve (a 13.5 percent increase on last year) and the total amounts that will be provided for essential municipal activities."

Mr Watkins-Baker added that the fact that the State would now make a contribution in lieu of rates had raised expectations that the council would be able to pay the rate levy at its existing level for several years.

"In the light of the current rate of cost inflation this is unlikely to be the case," he said.

Apart from the inadequacy of the council's sources of income to meet the demands placed on it, the State Treasury was now exercising control over the level of spending of local authorities.

In the 1982/83 financial year local authorities may not spend more than 13.5 percent over their budgets for the previous year.

Mr Watkins-Baker's report was the result of a City Council decision to investigate a scheme suggested by a councillor.

Contd on Page 3, col 5
A guide for consumers by BOB MOLLOY

The hospitals and the 'hold-on' problem

HOW long do you wait for a reply when phoning a major Peninsula hospital? Irate callers think the wait too long and have said so to WATCHDOG. We carried out a spot check on six main hospitals. The response time varied from less than 30 seconds to in one case just over four minutes. On average it was less than a minute and, we feel, reasonable.

Just to get the whole picture, we asked the Director of Hospitals, Dr R L M Kotze, to take another look at the problem and put forward a reader's suggestion of priority lines for emergencies.

On the question of priority numbers, Dr Kotze said that a hospital switchboard handled different types of traffic to that of a board serving a commercial house. "The client to whom a telephone call is directed in the hospital has primarily a roving commission whereas the executive in a commercial house operates from a more static base. Locating an itinerant doctor within a large hospital will therefore take a longer time and it is doubtful whether priority numbers will effectively cut down the search time".

An analysis of facilities showed that Groote Schuur had no emergency number allocated to general practitioners but had two numbers exclusively for full-time medical staff who needed to telephone the hospital from outside. The hospital had 22 telephonists manning its 86 incoming and 48 outgoing lines, carrying approximately 270 700 calls monthly.

Tygerberg Hospital had 10 emergency lines with five telephonists handling some 81 000 calls a month. The switchboard had a complement of 21 telephonists.

Victoria Hospital, Wynberg, had one emergency line which required constant monitoring to prevent misuse.

"Experience has shown that one should be wary of drawing conclusions from this type of statistical information. The Department of Posts and Telegraphs does not use such data in determining a formula for analysing systems, preferring the number of calls registered per hour when traffic heaviest.

I am inclined to believe that at the present time, there is no readily available, guaranteed and economical panacea which could be readily applied to the aches and pains encountered in the telephone communications system from time to time," Dr Kotze said.

He added that the situation was regularly monitored and there was a constant effort to improve communications.
Company seeks erven in Bethelsdorp Ext 10

Municipal Reporter

A NON-PROFIT company, "Urban Villages", has applied for erven in Bethelsdorp Extension 10, a prestige housing estate.

The application will be considered by the Finance and Staff Committee of the Coloured Management Committee later today.

The Director of Housing, Mr Derrick Cleary, will become the general manager of "Urban Villages" when he retires at the end of this month.

In a letter to the Town Clerk, Mr P K Botha, the chairman of the company’s board of directors, Mr P J Watson, explained that "Urban Villages" was registered as an association "not for gain" in terms of the Companies Act.

"It operates as a private company and has the ability to operate with a minimum of red tape and inhibiting controls in order to supplement the provision of housing in the Greater George Bay Metropolitan Area," he said.

Its object was to provide and promote housing, amenities, community services and facilities for all races.

The directors received no fees and had been exempted from paying income tax.

The "target groups" in the white, Indian and coloured communities were broadly those whose monthly salaries were between R700 and R1 500. The target group in the black community was those earning between R800 and R1 500 a month.

The income range selected for whites, Indians and coloureds covered a "critical percentage" of the inhabitants of the city who exceeded the maximum limit of access to State-subsidised housing but were unable to save for a deposit to purchase a "modest" home or to afford current market bond repayments, Mr Watson said.
Bid to make central City ‘residential’

INCENTIVES such as “significant” rate concessions could encourage residential development in the Central Business District, the City Engineer, Mr Jan Brand, reported yesterday.

The proposals could form part of the City Council’s bid to counter the dying of the City at night.

Mr Brand said people did not live in the City because of the high rateable value of properties, the unavailability of accommodation and schools in the more attractive suburbs, the high crime rate and noise and pollution.

The City Council might lose in the short term if rate reductions were given, but a greatly increased permanent population could lead to the private sector providing not only much-needed accommodation but other facilities. This in turn could improve the rateable value of the CBD to the financial benefit of the City.

In his report to the Executive Committee yesterday, Mr Brand said present conditions such as steeply rising costs of transport and scarcity of accommodation were right for residential development in the central City.

But financial and other incentives had to be coupled to a co-ordinated programme to achieve a more attractive environment.

He had in mind the greening of streets and squares, a determined campaign to reduce the crime rate, the conservation of historic buildings and places, and a publicity programme to tell the public what was planned.

Another aspect deserving examination was possible residential development of Roggebaai where development had come to a standstill. This would entail a more flexible implementation and revision of the Foreshore Scheme as well as improved ways of marketing land which is still unsold.

Hotel’s sprawl ‘justified’

Municipal Reporter

THE Strand Street hotel project was a particularly unusual development and because of the restricted area for construction and the extension of the underground mall, the encroachment on surrounding streets was justified, the City Engineer, Mr Jan Brand, said yesterday.

In his report to the Executive Committee, Mr Brand opposed a City Council resolution that any encroachment during future building operations should be forbidden as a matter of policy.

The street closures resulting from the Southern Sun hotel construction have been criticized by pedestrians, motorists and retailers over the past 18 months.

The situation is expected to continue for another 18 months.

Mr Brand said this encroachment on streets was not usually permitted, or indeed requested, because of the costs and complications involved.

The hotel developers were paying the council more than R72 000 a year for the extra space.

District Six

Mr Brand pointed to District Six as another area which had caused the council to lose considerable revenue from rates.

He strongly recommended that all possible steps be taken to develop the area, even though the council had made its views clear on the racial and use-zoning aspects.

“Those views should continue to be expressed and changes urged in the racial and use zoning both before and after development.”
Housing scheme shelved

Municipal Reporter

THE plan for a R30-million housing scheme in Steenberg is no nearer approval by the City Council because of the bleak financial outlook.

The government has made it clear that money will be allocated only for current projects at this stage. Yesterday the Housing Committee postponed for several months further discussion on the scheme.

The proposed project involves a community centre and 1,450 homes for coloured people, with 10 different types of housing.

Provision is also made for private development with an allocation of 350 vacant plots.

Some of the houses — for both home ownership and rental — will be based on designs used in Mitchell's Plain with others on new types such as "bedroom row" dwellings for the elderly.

The start of construction will depend on whether the Department of Community Development agrees to a request for an immediate R3-million allocation after giving overall loan authority.
Coloured

demand

for plots

Post Reporter

THERE is a big demand for residential plots in the northern areas, a community leader, Mr. Charles Green, said this week.

Mr. Green, the chairman of the Port Elizabeth Coloured Management Committee, was commenting after attending a ceremony to mark the completion of 19 homes in Geivandale Extension 7 this week.

The homes, available for immediate occupation, were built by a private company and sold on an instalment basis.

Mr. Green, who praised the company, said residential plots are presently available in the northern areas. He referred to Chatty Extension 26 where the plots for sale must still be advertised.

There are still a number of plots available in Chatty Extension 23. Some of the plots in the area have already been allocated to prospective home owners.

The land in Chatty Extension 24 is still undeveloped at this stage. It is also earmarked for residential purposes.

Mr. Green said people are especially keen to own property in Extension 10. The raising of ‘bonds, however, remains a serious problem.’
Moving to flat in same building cost right to be protected tenant

BY SAVVAS GEORGIADES

A PENSIONER who moved to a bigger flat in the same building lost his right to live as a protected tenant, the Rent Control Board heard yesterday.

Mr Bill E. Crews, of Belmont Terrace, Central, and his wife, Mrs Winnie Crews, were told by Fidelity Bank and Trust Company Ltd they had lost their rights as protected tenants because they had moved.

Mr Edgar Crews, representing his brother, said Mr Crews had moved into a one-bedroom flat in March, 1969.

"Soon after moving into the small flat my brother notified the caretaker of the building, as well as Fidelity Bank, the agents, that he would like to have a two-bedroomed flat," Mr Crews said.

His brother was only notified after the move that he had lost his rights as a protected tenant.

"I think it is grossly unfair. He should have been informed before he moved that this would happen," Mr Crews said.

His brother was now subject to one month's notice.

The chairman of the board, Mr C. J. Bezuidenhout, said a proclamation passed in May, 1967, said people at an income ceiling who occupied a rent-controlled dwelling on the date of the proclamation were entitled to protection.

Under the proclamation, a pensioner who occupied a dwelling from that time could not be given a notice of vacation as long as that person fulfilled the stipulations of the contract.

Also, if the rent was increased they could protest to the Rent Board which could exercise the right to set a limit to the rent.

"I would like to make a suggestion that Fidelity should morally keep Mr Crews's status as if he is still protected.

"But legally they are not bound to do so." Mr Bezuidenhout said.

In an interview after the hearing, Mr Edgar Crews said his brother and sister-in-law felt very insecure because of the one month's notice stipulation.

When they first moved into Belmont Terrace there was no accommodation shortage in Port Elizabeth, but now it was very difficult to find other dwellings.

He had written to the Minister of Community Development asking for this aspect of the law to be changed.

"I am going to write another letter to the Minister saying the ones should be put on the owner of the property to warn the tenants that any change of dwelling will cause them to forfeit their protection rights."
Domestic workers' rooms in new houses could be illegal

By WAYNE ASHER and ANDREW DONALDSON

In some of Port Elizabeth's prestige new townhouses domestic workers are being housed in the garages because the houses have no maid's quarters.

These cramped quarters, apart from being potential fire-traps, are illegal in terms of the municipal building by-laws.

Port Elizabeth's Chief Building Inspector, Mr B T McKenzie, said owners would be served with notices if it was found they were allowing domestic workers to live in these makeshift "rooms".

They would then be made to supply the municipality with plans of their so-called "servants quarters" and if these did not meet with the specified requirements, modifications would have to be made or the quarters would be closed down.

He said there had to be a proper fire wall, at least 230mm thick, between garage and living area.

One townhouse the Weekend Post visited had only thin panelling partitioning between the "servant's quarters" and the rest of the garage. The maid's "room" was about 32cm wider than a single bed and about 80cm longer.

The quarters included the compulsory toilet which had been incorporated into the garage when the house was built.

"Certain parameters are set down for habitable rooms. As far as servants' quarters are concerned, the minimum floor area must be 7.432m²," said Mr McKenzie.

"There must be adequate cross-ventilation - window area must be at least 10% of the total floor area - and the minimum ceiling height must be 2.554m."

Mr McKenzie said the term "townhouse" was anomalous.

"Townhouses are built under sectional title. They are all situated on one erf and building regulations do not necessarily insist on their having a servant's room - only a servant's toilet."

He said the townhouses were serviced by the body corporate and they were not designed to have live-in garden or domestic help.

"The trend nowadays is to build houses without servants' quarters," said a Port Elizabeth estate agent, Mr Dave Summerton.

He said this was due to high building costs, and in many cases houses were built in such a way that outbuildings could be added if the need arose.

"This is not the case in townhouses though. If they're too small, there's no need for a live-in maid to do all the housework," he said.

"People should know this when they move into a townhouse."

He said that in blocks of flats, the servants were housed in a separate block of quarters alongside some town houses had these separate quarters, others not.

Another estate agent said: "When we set out to build 30 townhouses in Summerstrand we did a survey and 50% of the people interviewed wanted servant's rooms. 50% did not.

"If you are selling to a family they will probably want a servant's room so that they have a baby sitter at night. Ultimately, we designed the houses so that servants' rooms could be added to those that didn't have them, and the servants' rooms we built were constructed in such a way that a dividing wall could be removed and the room could be used as a study."

"I have heard of instances where people are housing their servants in the garages. Obviously it's illegal and I think they are being very silly."

"A lot of these people think of the cost. It costs about R2 500 to build a servant's room these days."

The cramped area of garage space partitioned off to make a domestic worker's room at one of Port Elizabeth's new townhouses.
Big demand keeps flat rents high

THERE was no indication that the level of rents for flats in Cape Town was likely to be reduced, Mr Joe Abel, managing director of Syfrets Permanent Trust, said this week.

"The demand still far exceeds supply and we have no properties that remain unoccupied.

"A lot of the rentals being asked in some areas may be out of reach for many flat-dwellers, but in spite of this and the difficult times, economically, the demand continues.

"I do not envisage any lowering of rents because there is still virtually no accommodation that is not taken up. At the same time, it is unlikely that rents will rise in the future at the rate they have been rising and will more probably level off."

EXCESSIVE

Mr Abel was commenting on the view that a ceiling had been reached for flat rentals in Sea Point, expressed last week by Mr John van der Spuy, a director of Steer and Company.

Mr van der Spuy said there were more flats available in Sea Point than in other Cape Town suburbs because of excessive rentals being sought in that area.

"In the past few months it has become apparent that a ceiling has now been reached above which people will not go just for the sake of having a flat in Sea Point," he said.

"People now relate to rental being asked and not area, and those who cannot afford the high rentals being asked in certain areas are prepared to move into suburbs they would not previously have considered."

PRIME AREAS

The prime rental areas were Sea Point, Rondebosch/Newlands, Tamboerskloof and Oranjezicht, in that order. Prices asked for bachelor and two and three-room flats were high while there was a distinct shortage of upper wage bracket tenants.

The shortage of cheaper priced accom-

Continued on Back Page

HIGH RENTS

(from Page 7)

modation was being exacerbated by many flat blocks being sold under sectional title. Mr van der Spuy said.

"Anyone who is a tenant in a flat which is being offered to them by way of sectional title should try by every means available to raise the cash and buy their apartment."

The developer would usually try to help the existing tenant to accomplish this and the price at which a tenant was offered his flat was usually below market value. In many cases bonds of up to 80 per cent were offered — a rare occurrence these days.

"Another reason for high rentals is that unit
3 die in
Duncan
Village
fire

EAST LONDON: Three people were burnt to death here on Saturday when a fire started in the Murray and Roberts compound in Petshwa Street, Duncan Village.

The fire, which completely destroyed one of the buildings in the compound, was reported shortly before 10 pm.

A fire engine, service van and ambulance were called to the scene, and it took about one and a half hours to extinguish the blaze — DDR
The formula for determining State housing rents should be scrapped and replaced by a system in which tenants pay rents they can afford.

This is one of the recommendations of two researchers, Professor David Dewar and Miss Vanessa Watson, of the Urban Problems Research Unit at the University of Cape Town, who have completed a six-month study of rents and related problems.

The researchers said the affordability of rents was a major problem.

Using their own figures as well as those supplied by the City Council and District Council, they found that 71.7 percent of household heads were living below the Household Subsistence Level (HSL) of R323.83 a month when the present rents were calculated. The average household head's income was R159.

Can't Afford

The researchers concluded that given the present level of wages, the majority of tenants could not afford today's average rents.

They further concluded that the lowest income group (those earning under R150 a month) was paying the highest proportion of incomes in rent.

The primary reason for this was that the State subsidy was linked only to the repayment of capital cost and "not running" costs, which made up the bulk of the rent.

Of workers earning less than R150 a month, 59 percent earned less than half this amount, according to the report.

In this group between five and 40 percent paid up to half their salaries in rent.

The investigation also found that in all areas there were substantial numbers paying more than the Government stipulated maximum of 25 percent of income on rents.

Impact

For the majority of tenants survival was possible only through constant contribution from other families.

The impact of this enforced sharing on the family was highly negative. Any calamity, such as illness, death or imprisonment, would place the family in an immediate crisis.

At the very heart of the housing problem, the researchers claimed, was the fact that only four percent of South Africa's total budget was allocated to housing.
Standards policy ‘should be revoked’

LOCAL authorities should be responsible for maintaining dwellings under their control and the policy of ‘reducing housing standards’ should be revoked immediately.

These are two proposals by Professor Dave Dewar and Miss Vanessa Watson, researchers at the University of Cape Town’s Urban Problems Research Unit.

The report states that it makes no sense economically to allow assets to degenerate to a point where their life is no more than 20 or 30 years.

"It is quite apparent from analyses of affordability that the majority of tenants cannot afford the maintenance costs of dwellings which are already badly deteriorated," the report says.

"Since the capital assets of the dwelling rest with the State for the amortisation period of the loan, it would appear reasonable to argue that the State should maintain the homes.

MAKES SENSE

"It makes economic sense, therefore, for the State to provide its agents (local authorities) with sufficient finance to maintain the housing stock in reasonable condition for that period of time."

Rental stock, say the researchers is a national asset which should last the country for 100 years or more.

In the same vein, the report argues, it would be unwise for the State to allow "reduced standards" in housing.

"It will be ill advised (both economically, in terms of life of the dwellings and socially in terms of the social objectives of the housing policy) to reduce standards, yet this is what is happening."
Council call: 'More housing money'

Municipal Report

WIDE-RANGING recommendations, including the repeal of the Group Areas Act, a more flexible State attitude towards township development, incentives for private enterprise to become more involved in economic housing development and the reaffirmation of its total opposition to the establishment of the Technikon in District Six, were passed by the Cape Town City Council today.

The recommendations are contained in several reports of the City Engineer, Mr. Jan Brand, which will be submitted to the Government's Commission of Inquiry into Township Establishment and Related Matters.

The council has recommended that the State, in its assessment of national and local priorities, place the highest emphasis on the provision of adequate land for housing and that it makes enough funds available to local authorities to build houses.

It also suggests that private enterprise should be given tax rebates and subsidies to encourage its involvement in economic housing.

It recommends that the existing shortage of land problems be solved by the repeal of the Group Areas Act, a more flexible approach towards space standards and the involvement of the private sector.

On land use, the council has recommended that the Prime Minister should be urged to adopt a more flexible policy in allocating land for coloured residential areas. At least 6,000 hectares in greater Cape Town should be provided to house 300,000 coloured people and all the land between Mitchell's Plain and Maassar should be earmarked for coloured housing.

The development of the Technikon virtually in the city centre would impose a significant additional traffic load on transportation arteries and services serving the city.

"The development provides for some 2,600 on-site parking spaces; those potential residents displaced as a result of this would have to commute to the city centre which would be in direct conflict with the Government's transportation objectives," said Mr. Brand.
Coogan plea for new housing standards to combat disease in city

SOUTH AFRICA would not catch up with its housing backlog, which stood at between 22,000 and 25,000 units, Cape Town's Medical Officer of Health, Dr Reg Coogan, said yesterday.

Addressing the 49th annual meeting of the Cape Provincial Tuberculosis Council, Dr Coogan appealed for unconventional housing standards coupled with site-and-service developments to ease the crisis.

Overcrowding, he said, was responsible for the spread of infectious diseases such as tuberculosis, infectious hepatitis and measles.

"There are a number of essentials for the provision of housing," he added.

"There must be security of tenure or people will not care for their homes or ever improve them. Services such as sewerage and water must be provided.

"With these simple services, it is amazing what people will produce in the way of housing and schemes like this can go a long way towards easing overcrowding and disease."

Besides good housing, a healthy city needed fresh, pure water, an adequate sewage disposal system and a good food supply.

"There has been much discussion lately about recycling sewage and feeding it into the water system after purification."

While it might be possible to eliminate all bacteriological contamination of water, it was not always possible to get rid of virological contamination.

For these reasons he would not like to see recycled water fed into Cape Town's water system unless it were for agricultural or industrial use.

Another potential health hazard on which the Cape Town City Council was keeping a wary eye was the Koeberg nuclear power station.

Health authorities in the City Council and the Divisional Council had established monitors to detect excessive radiation.

Escom and the Atomic Energy Board had been helpful with advice and training.

Dr Reg Coogan
Some of the families left homeless in last night's fire in Duncan Village. In the foreground are Mr and Mrs Paiga Tyali. Some of the families left homeless in last night's fire in Duncan Village. In the foreground are Mr and Mrs Paiga Tyali with their daughter Amanda. The fire started in their home when a pressure stove exploded.

10 homes lost as fire spreads

EAST LONDON — Several residents from Dende Street in Duncan Village here found themselves with nowhere to go last night after a fire destroyed about 10 shacks. No injuries were reported.

The fire, which was reported at about 8:40 pm, started in the home of Mr and Mrs Paiga Tyali whose pressure stove, on which they had been boiling water in the bedroom of their two-room shack, exploded.

The couple said they were initially blinded by the explosion, and fell to the ground. Efforts to extinguish the flames were unsuccessful, so they moved outside to safety with their three-year-old child and raised the alarm.

Firemen were called to the scene, and initial attempts to obtain water from a fire hydrant near the burning shacks were unsuccessful, as there was insufficient water.

There was some delay until hoses were connected to another water point some distance away.

Residents, however, co-operated with the firemen, helping to deploy the jet hoses to the blaze.

Two support fire engines were sent to the scene, where the fire had already begun to spread.

Meanwhile neighbouring residents set about moving their belongings away from the blaze.

The makeshift houses, most of them constructed with corrugated iron, are so close to each other that the fire spread easily, and firefighting was further hindered because the street had no lights.

Another couple, Mr and Mrs Phikile Mxoli, whose house was also destroyed, fled to safety with their three-week-old baby after the fire started.

As firemen extinguished the last flames, residents in the surrounding areas whose houses had been saved started to move their belongings back to their homes.

The unfortunate ones, whose shacks had been reduced to a charred pile of smouldering ash and corrugated iron, sat dejectedly near the belongings they had managed to save.

By 11 pm firemen were still in attendance at the scene damping down the smouldering rubble.

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Vervolg in Suid-Afrika
 vụ cháy
Servants' rooms are minute 'fire-traps'

In some of Port Elizabeth's prestige townhouses domestic servants are being accommodated in garages — because the houses have no servant's quarters.

The cramped quarters, apart from being potential fire-traps are illegal in terms of the city's building by-laws.

Port Elizabeth's chief building inspector, Mr B T McKenzie, said that if owners were found to be housing servants in makeshift rooms they would be ordered to supply the municipality with plans of the so-called servant's quarters.

"If these did not meet the specified requirements modifications would have to be made — or the quarters would be closed."

He said there had to be a proper fire wall, at least 230mm thick, between a garage and a living area.

One townhouse visited had only a thin paneling partition dividing the 'servant's quarters' from the rest of the garage. The servant's room was about 30cm wider than a single bed and about 10cm longer.
No room in black areas, so officials turn blind eye to illegal homes on E Cape farms

By CLIFF FOSTER

A CORNERSTONE of the Group Areas Act has collapsed in the Eastern Cape under the weight of the housing crisis.

Hundreds of black families, who cannot be accommodated in black areas, are now living illegally — but immune from arrest — in white areas.

Most have makeshift homes on farms ranging Port Elizabeth and pay rent to the farmers. Officials accept that they do not work on the farms but are refusing, on humanitarian grounds, to move them.

Some have established more permanent structures and in at least one case — beneath the Wittedklip mountain, near Thornhill — have become a recognised community.

Throughout the area, the Dui Divisional Council, in cooperation with the Department of Community Development, has numbered many of the homes and recorded the names of the owners in a register.

As the council might take further steps to regularise the situation — like overseeing an adequate water supply — the council's engineer, Mr. John Kemp, said "We would like to regularise the situation — but it's politics with a big P. We can do this only if it becomes policy.

"In the majority of these cases, the people are living on privately owned land and it can only be with the consent of the landowner. But it's difficult to regularise a situation of this sort — supposing the landowner changes?"

On the council's attitude towards the Group Areas Act, he said "Our powers are restricted. We have control over the buildings but not over the people in them. So we are reluctant to exercise our powers.

"It would be stupid of us to demolish these structures without any guarantee that the people in them would be looked after."

"We know that, if we did, they would just go round the corner and erect the same building the next day."

Opinions vary on the degree of acceptance by white communities nearby.

In the Greenhutens-St Albans area, a farmer said that stock theft was rife and he had lost sheep and pigs.

A woman in the same area said the blacks were troublesome and police had to drive into their "settlement" with two vans at a time for safety.

But a reporter went in alone without trouble and, at a nearby cash store, was told by the owner "I have been here 11 years and have not had so much as a window pane broken."

"They are no trouble to the whites and are generally well-behaved."

At Sunnyside, more than 20 houses have been numbered by the Divisional Council. Most of the owners work in Port Elizabeth and the understanding is that a house is broken down only if the owner leaves.

The community is settled to the extent that the children have a school and the families live there with official consent.

But although Sunnyside lies in pleasant, almost idyllic rural surroundings, life there is not without its hardships and the families are there only because no accommodation is available in the black townships of Port Elizabeth.

"Some of the people have got their names down on the housing list with the municipality," said Mr. Damons, "but they never seem to get anywhere."

There is no piped water at Sunnyside and a constant problem is fuel.
Rush for housing loans — bank

WESTERN CAPE branches of Barclays Bank have been "inundated" with applications for housing loans since offices opened today, according to the regional marketing manager for Barclays, Mr. Chris Shuttle.

"Response has exceeded our wildest hopes," Mr. Shuttle said, "and already it is apparent that the rate of applications in the Western Cape is greater than in any other area of the country."

Mr. Shuttle said the first bank housing loan in South Africa was granted at 9:40 am to an application made through the Sea Point branch of the bank.

JOHANNESBURG

The Argus correspondent in Johannesburg reports that the bank there also received many housing loan inquiries.

Mr. Tony Hayward, the vice-chairman of Barclays, said the bank had a flood of telephone queries.

He said loans were attractive because the building societies did not and the administrative fee charged by the bank was only R150.

However, building society officials in Cape Town described the Barclays plan to make R500-million available for house mortgages as a "drop in the ocean."

LENDING

Even in today's extremely tight money conditions, the societies were lending more than R200-million a month, an official said.

A year ago, when the societies were first experiencing difficulties, they were lending more than R400-million a month.

Building society officials saw little reason for concern over the Barclays move.

A number doubted whether many people would be able to afford Barclays' proposed rates of interest, which ranged from 17 percent to 19 percent.
gunpoint

She said she had no idea if security would be stepped up at the agency as a result of the robbery. "There is a problem, however, because the alarm bell has gone off accidentally in the past and so the people in the next door shop probably did not think it was an emergency," she said.

Mrs Sonja Rudolph

is ‘invalid’

had to submit their names by midday on a certain day. They learnt about it only after the expiry of the deadline.

The students were not given a hearing by the authorities before being expelled.

Their contracts had been breached by the university and they should be reinstated immediately. The authorities should pay costs of the litigation.

Mr Frank Kroon, SC, appearing for Fort Hare University, said the authorities had acted within their rights.

If the court had difficulty in reaching a decision, the matter could be deferred for trial for evidence to be led.

Mr Kroon was to continue argument today.

PFP asks Wiley for environment study on township

Political aff

MR Ken Andrew, PFP MP for Gardees, today urged the Deputy Minister of Environmental Affairs, Mr John Wiley, to give an undertaking that he would have an independent environmental impact study made of the proposed township development on a Nordhoek property in which Mr Wiley has an interest.

Mr Andrew made the suggestion in response to an explanation from Mr Wiley, issued through his attorneys, on why he had taken so long to disclose publicly his interest in the Drummond property.

In a letter yesterday the attorneys said Mr Wiley’s replies to a series of questions put to him by Mr Andrew at a public meeting in Fish Hoek earlier this month.

The main points of Mr Andrew’s questions and Mr Wiley’s replies are:

Question Why had Mr Wiley taken so long to disclose publicly his interest in the property?

Reply Because he was making representations to Government departments against the granting of a mining permit. Mr Wiley felt it was necessary to disclose his personal interest in the whole property to the Prime Minister.

He did this in an interview on May 9, 1981, and followed it with a confirmatory letter on May 28, 1981. At the same time he also disclosed it to Minister Chris Heunis, then to the Administrator, and subsequently to the other ministers concerned in the Kaolin matter.

The fact of these disclosures of 15 months ago was referred to in a statement by Mr Wiley to certain newspapers on July 28, 1982, prior to his appointment as Deputy Minister of Environmental Affairs and Fisheries.

WISHES

The letter from the attorneys added: "Since Mr Wiley was acting fully in accordance with the publically expressed wishes of his constituents, the Nordhoek residents in opposing the mine and his personal interests in no way connected with theirs, Mr Wiley was clearly under no obligation publicly to disclose a purely private venture question.

Dud Mr Wiley inform Minister Heunis of his potential financial interest in the property when he accompanied him on a visit to the Nordhoek Valley this year?"

Reply Mr Heunis and the other ministers we inspected the proposed Kaolin site in February 1982 as mentioned above. We have not been informed of Mr Wiley’s position before their site visit.

Question Would Mr Wiley have disclosed his interest if he had not become a Deputy Minister?

Reply If Mr Wiley had not been made a Deputy Minister, he would most certainly not have disclosed his personal interests which were his private concern and in no way connected with his public duties.

The attorneys’ letter said Mr Wiley, on assuming office as Deputy Minister, had advised both the Director-General of the Department of the Environment as well as the Minister that they and not he should deal with any matters affecting Nordhoek, from the discussion of which he "had clearly recused himself."

The letter said that certain other remarks made by Mr Andrew had been "placed before counsel for his consideration."

2 400 more in queue for food

Applications received by the Peninsula School Feeding Association for the feeding of an extra 2 400 children in a reflection of increasing poverty throughout the Peninsula the organising secretary or his associate Mr F. F. Freeman said Tuesday.

At schools where we are now feeding 900 out of 1 900 children we are finding that 500 need to be fed," he said.

This is result of the downturn in the economy and the cost of foodstuffs which is going up daily.

Families are finding it harder and harder to feed their children and they are coming to school without getting anything to eat, where they got something before."

This definitely reflected increasing poverty throughout the Peninsula Mr Freeman said.
Self-help housing scheme

A pilot site-and-service housing scheme is to be undertaken by the Divisional Council after being assured of immediate funds by the Department of Community Development.

Addressing councillors yesterday, the council secretary, Mr W Vivier, said he had been told by the department that the government was involved in "a new approach" to housing finance.

The department had asked the council to try a self-help project of between 30 and 50 houses. Money had already been allocated.

Mr Vivier said the scheme involved the council's purchase of land in an as yet undeveloped area, provision of services, and further aid to people building their homes.
400 PE dockworkers fired after 'refusing to work normally'

BY SANDRA SMITH

A TOTAL of 400 Port Elizabeth dockworkers were dismissed yesterday, according to a spokesman for the South African Transport Services (SATS), and today 20 stevedores staged a three-hour work stoppage.

The spokesman said the 400 workers, out of a workforce of about 1 100 dockers, were fired after refusing to "work normally".

A spokesman for the General Workers Union, however, said workers were under the impression that all GWU members who were involved in the go-slow — about 900 workers — had been dismissed.

GWU members started a go-slow on Monday in a bid to force SATS to hold talks with the union on working conditions.

For more than 10 months the GWU has attempted to meet SATS representatives who have said they cannot deal with any worker representative body outside of Railway Staff Associations.

Yesterday several workers on the morning and afternoon shifts were dismissed and watched by members of the Reaction Squad in camouflage uniform, put in buses and police vehicles and taken to the black residential areas under police escort.

A SATS spokesman said the workers were given an ultimatum to work normally or be fired.

He said those who lived at the hostel in New Brighton had been taken there and others had been dropped at central points.

He said they would be paid all money owed to them tomorrow at pay points outside the harbour and those who were migrant workers would be returned by train or bus to Ciskei or Transkei.

"I want to emphasise that there is no question of the workers being arrested when they collect their money," he said.

A spokesman for SA Stevedores Ltd said today the total workforce of 32 had downed tools in a demand that the company intervene in the dispute.

After talks between officials and members of the stevedores committee the workers resumed work at about 9am. The stevedore committee then held talks with SA Stevedores representatives.

The executive director of the Midland Chamber of Industries, Mr Brian Matthew, said it was impossible to make any sensible comment on the situation as there was such a discrepancy in the information being provided by the two parties.

The secretary of the Port Elizabeth Chamber of Commerce, Mr A J Gilsen, expressed grave concern about the situation and said the chamber was in contact with SATS.

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NOTE CAREFULLY

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2. Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering.

3. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.

4. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.

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WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.

2. Candidates are not to communicate with other candidates or with any person except the invigilator.

3. No part of an answer book is to be torn out.

4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination.
Dockers in PE sacked, then bused out of city

BY STEVEN FRIEDMAN

HUNDREDS of dock workers employed by SA Transport Services at docks in Port Elizabeth were yesterday fired, bussed out of the harbour by Railways Police in camouflage uniforms and deposited in black townships outside the city after refusing to abandon a go-slow, eyewitnesses reported yesterday.

The eyewitnesses said all 200 workers had been bussed out, but a SATS spokesman claimed that only 20 had been fired.

The workers, the vast majority of whom are members of the unregistered General Workers’ Union, had been on a go-slow since Monday in protest against SATS’s 11-months-long refusal to talk to the union.

Yesterday GWU general secretary Mr David Lewis described the sackings and removal of the workers as “sheer barbarism.”

He said they came only days before a high-ranking delegation from the United States union federation, the AFL-CIO, was due to arrive in South Africa and urged the delegation to refuse to meet government representatives.

Union sources in PE said yesterday stevedores in the harbour employed by private companies were meeting their employers to discuss the situation.

The dockers had embarked on a go-slow in reaction to the port manager’s failure to respond to a letter signed by 600 workers asking for a meeting.

A SATS spokesman said yesterday about 80 morning shift workers in the pre-cooling sheds had been asked to abandon the go-slow but had refused. They had then been fired for “repeating an instruction,” he said.

Another group of about 120 on the afternoon shift had also been fired and both groups had been transported to their hostels to collect their belongings. “They have been told to leave the hostels immediately,” he added.

The attention of labour observers in the Eastern Cape is now likely to move to the stevedores who may take action in support of the dockers.

* Botha’s warning

— See Page 3.
Vinaigra Falls

The Argus, Monday September 6, 1960

The book may have been
for 50 years, and the current grandeur
in its Victorian splendour, but the truth is
that the building is in a state of deterioration.

"Kemp's" is a grand old house on the banks of the Yarra River.

The house was built in 1836 and is one of the oldest buildings on the site.

The current condition of the house is quite remarkable.

"Kemp's" is a grand old house, and it has been

The_argus_monday_september_6.jpg

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BO-KAAP TIPS

For Cape Town's historical areas, visit the Khoi-Mounts, one of Cape Town's most

Any dishonesty will render the candidate liable to disqualification from the University.

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Do not write in the left hand margin.

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The house was built in 1836 and is one of the oldest buildings on the site.

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A view of an empty Bo-Kaap plot full of rubble. The council has not rebuilt houses knocked down more than 40 years ago in terms of the Slums Act. Residents describe it as an eyesore.

MUZIENBERG PAVILION

Residents say they are tired of hearing the city council has no money. ‘There is money for other areas and for projects like the Muizenberg pavilion. We need it here!’

The city council says it is difficult to build amenities here because of the steeply sloping ground. But all the white schools in Tamboerfontein, built on a hill, have beautiful playgrounds, it is added.

The Malay restoration area is the oldest residential section of Bo-Kaap. The first houses were constructed between 1710 and 1800. Almost the entire area was declared a slum in 1974.

Most of the property, then owned by Muthu, was bought by the city council. The council has since restored 68 houses.

But people complain it took 30 years to restore the first 15 dwellings and only after 1976 were the others restored. The city council is now the chief landlord in the area.

DEPOSIT PLAN

Most residents in the flats and the Malay restoration area want to buy the properties.

The civic association has asked the city council to sell the council-owned dwellings to the occupants and accept the amounts paid as rent over the years as a deposit.

In 1977 the council approved plans to sell the houses and flats to the occupants, but residents are both puzzled and worried about the long delay.

Mr Saad Sokter, a builder who rents a house in the restoration area, is hoping the city council will sell him the house he occupies.

He pays R100 a month for a three-bedroomed house where he has lived with his family since 1973.

‘Many people here are in the building trade. We would be able to maintain our own homes at a high standard,’ he said.

Posting a crack in the wall, he says he is not happy paying the rent he does for a house “in this condition.”

EMPTY PLOT

There are still some houses in the old Malay area which have not been restored. Children play on an empty plot covered with rubble and broken glass. Stacks of the plot were demolished in the 1950s under the Slums Act.

The houses that remain are crumbling away. Many have no guttering and when it rains water seeps through the walls.

Mrs Shamalia Marcus lives in a council house around the corner from the restored area. She and her family have to be careful not to lean against the walls because the bricks crumble when touched.

In winter her kitchen is almost permanently flooded.

She, her husband and five children share the same bedroom. Her husband has tuberculosis and the children cough a lot.

Her neighbour, Mr Ganso Hendricks, also loves in fear of crumbling walls.

Meanwhile residents are concerned that the lack of facilities may mean that they are soon to be moved out under the Group Areas Act.

“COUNCIL SYMPATHETIC”

Mrs N Adams, who has lived in one block of the Schotsche Kloof flats for 48 years, said it was years since the flats were last painted.

The Deputy City Administrator, Mr G R Hofmeyr, said the city council usually did not provide facilities for small communities, but it had shown itself to be sympathetic to the Bo-Kaap residents by approving plans in 1980 for terms and netball courts, a community hall, and a children’s playground.

“However, the funds have not been made available from the Department of Community Development. The council is even offering to provide the finance, but the Government was unable to agree to this,” said Mr Hofmeyr.

The chairman of the housing committee, Mrs Elsa Nel, said many people in Cape Town would “give their eye teeth” to be so close to the city.

Although the council had recorded the plight of the Bo-Kaap community, it had no money, she said.

The council relied on money from the National Housing Commission for maintaining the council buildings, but so far it had not been forthcoming, said Mrs Nel.
Govt warned on housing

By JANE ARBOUS
Municipal Reporter

THE City Engineer, Mr Jan Brand, yesterday warned the government of the social and political consequences of its "inability to fund housing development."

In his 151-page annual report for 1981 released yesterday, Mr Brand said the year had been a difficult one for housing, marred by shortages of National Housing Funds and labour.

Although the City Council had requested R118-million from the government, the actual allocation was only R39-million. This had followed a shortfall in the previous financial year and the council had had to provide bridging finance of R50-million.

"The government's apparent inability to fund housing development in accordance with a stable financial programme will, apart from its obvious economic, social and political consequences, also harm the City's ability to fulfil its housing obligations."

His department, which provides services for nearly one million people in Cape Town, experienced an 18 percent drop in capital expenditure. This meant there had been "a very substantial decrease in the department's volume of work."

This was mainly due to less money spent on housing which he described as "a most disturbing feature." Other factors were the completion of the City's share of the River-sonderend water augmentation scheme and the completion of the Cape Flats wastewater treatment works.

The total capital and operating expenditure of the department was R204-million, compared with R205-million in 1980. Despite the decline in economic conditions, the number of building plan submissions was only slightly down on 1980's record number. However, last year there was a far greater proportion of plans for large commercial, industrial and residential development.
Farm families face eviction

From COLLEEN HEDDERWICK

FISH HOEK — Twelve families living on the farm Hillside above Sun Valley in the South Peninsula had till yesterday to move out of their homes to make way for a further 12 families who had been given notice to vacate their homes on a neighbouring farm, Chemory.

This game of human checkers is the result of a series of land deals between Epol (Pty) Limited and private land-owners.

The owner of Hillside, Mr Jack Ryan, had to house his own employees who are at present living on Chemory and who had been given notice by the new owners, Epol, to leave by the end of the month. His agent, Mr Jim Taylor, said yesterday:

It has all the services already laid on. The water, the sewerage, the space is all there and it is already classified a coloured area. But the Divisional Council refused to consider the idea because, they said, the people of Kommetjie might complain.

The Hillside people had not vacated their homes by today, a charge of trespassing would be laid with the police, who would then issue a warning and eventually a summons to the people.

Mr Taylor said he had already suggested to the Divisional Council, through a local welfare association, that the seaside holiday resort of Soetwater, on the coast beyond Ocean View, be opened as a temporary housing area for the homeless people of the Peninsula.
RENTE FM 10/9/82

Over the top

Commonly present over rent increases have occurred in all major SA cities in recent years. The major charge levied by poorer tenants is that they simply cannot afford the housing provided.

A survey just released by UCT’s Urban Problems Research Unit (UPRU) points to reasons for the increasing politicisation of the rents issue. According to researchers Professor Dave Dewar and Vannessa Watson “It appears that people in the lowest income group (under R70 per month) are paying up to half their income in rent, and up to 40% of household heads in eight sample areas fall into this category.”

The implication is that “a person in this category may be spending eight times less than the absolute minimum on basic necessities for survival, if the household subsistence level (HSL) is taken as a guideline.”

According to Dewar and Watson, “present rents are far beyond the means of the large majority of tenants. Furthermore, those particularly disadvantaged are in the lowest income group and those in the newer, more distant and therefore more expensive housing areas.”

For example, the average income of Cape Town’s coloured population is extremely low. A 1980 city council analysis of tenants’ incomes in its letting units indicates that 56% of household heads earn under R150/month, 86% below R250/month and 95% below R350.

According to Dewar and Watson, if the income of household heads alone is considered, approximately 71.7% of households in the eight sample areas fell below the HSL.

The HSL for September 1981 allowed an amount of R246.65 for rent. Given an average head of household income of R183 per month, this 13% of monthly income is in line with National Housing Code (NHC) stipulations that not more than 25% of household income be spent on rent.

However, they maintain that in Atlantis, for example, “payments for all income groups reach over 25% and are as high as 42.7% in the case of household heads earning between R151 and R250 in certain areas.”

“On average 42% of tenants in our sample areas are paying above the limit laid down by the NHC and reach 75% and 55% in sample sections of Atlantis.”

It has also been estimated that some 50% of Atlantis residents commute daily to Cape Town at a cost of R22 a month. These people are being penalised by the group areas housing policy.

Affordability appears to be the central issue, and is testified to by official statistics on evictions during 1980, for example, 100,993 eviction notices were served on a total of 16,419 divisional council letting units, indicating that, on average, each tenant fell behind with rent six times during the year.
Strong call to shelve plans for Sandy Bay

Environment Reporter

THE powerful Co-ordinating Council for Nature Conservation in the Cape has backed a call by Dr Douglas Hey to hold up Sandy Bay development plans until boundaries for the Table Mountain natural area are fixed by the Minister of the Environment, Mr Sarel Hayward.

The chairman of the CCNCC, Professor Anthony Hall, asked the Divisional Council not to take any decision on development until they had clarity on the boundary.

Earlier, Dr Hey called for a halt to all development which might impinge on the boundaries of the natural area until Mr Hayward had made his decision.

MAJOR SCHEME

Last month, The Argus disclosed that a major development scheme for Sandy Bay had been discussed behind closed doors in the Divisional Council. The matter had been placed on green paper taking it out of the scrutiny of the public. The project includes an hotel and 50 townhouses.

Following the Divisional Council elections, the matter was taken off green paper and discussed publicly.

The latest threat to Sandy Bay, considered by environmentalists as a high-priority conservation area because of its unique nature, has caused another outcry.

NUDISM 'STIGMA'

According to informed sources, several highly placed politicians are in favour of developing Sandy Bay because of the stigma of nudism and alleged malpractices by some visitors to South Africa's most famous skinny-dipping beach.

Professor Hall said that at a recent meeting of the CCNCC, the council had unanimously voted against any development of the area.

"It is very important that the authorities do not get mixed up between nudism and nature conservation. "We must take cognizance of all the experts who have recommended that Sandy Bay should be preserved," Dr Hey, who is chairman of the interim com-
Municipal Reporter

The Government has virtually washed its hands of providing mass housing and will in future help only the very poor, the elderly and the disabled.

The new housing policy outlined in recent speeches by the Minister of Community Development, Mr. Pen Kotze, and the Deputy Minister, Mr. Pierre Cronje, was described as "disastrous" today by the chairman of the Cape Town City Council's Housing Committee, Mrs. Eulalie Stott.

It shifts responsibility for housing to individuals, their employers and financial institutions.

It could mean the end of planned rental projects in Cape Town. In terms of the new policy, the chances of the thousands on the waiting list in Cape Town of obtaining homes are minimal.

"This task has now been almost completed and in future fewer houses will be built for coloured people in a recent speech in Benoni, Mr. Kotze said. "The department has in the past accepted greater responsibility with regard to the provision of housing for those who had to be resettled (in terms of the Group Areas Act).

"In order to utilise the available funds to the best advantage, we shall in future have to place greater emphasis on the availability of serviced building plots.

"Our first priority will be to ensure that land and infrastructure are made available to all persons who can build with their own financial resources or those of their employers or financial institutions."

As an example, coloured homes have been built for coloured people in a recent speech in Benoni, Mr. Kotze said. "The department has in the past accepted greater responsibility with regard to the provision of housing for those who had to be resettled (in terms of the Group Areas Act)."
Atlantis houses 'health threat'

SENIOR officials of the Cape Divisional Council — including the senior health inspector, Mr J Mostert — made an on the spot investigation of several homes in Atlantis last week, which residents say are causing a health hazard.

The visit by the officials followed a call by the areas' management committee to the residents concerned to withhold payment of their housing instalments until the homes had been repaired.

A total of 66 homes had been listed by the committee for the attention of the officials, who were accompanied on the inspection tour by the project director for Atlantis, Mr Piet Burger, a representative for the areas chamber of commerce, Mr C. Alexander, and Mr R Williams, a social worker from the major employer in the area.

DAMP

The homes are in a newer part of the area, which is particularly damp. The high water table is very evident in Cawdor Street, where water bubbles to the surface on the pavement and flows down the road.

A common problem being experienced by the residents due to the dampness and seemingly inadequate ventilation is mould on the ceilings and walls. In some cases the ceilings could clearly be seen to be rotting away.

AILMENTS

The delegation was told by residents that the damp conditions were the likely cause of chest ailments.

In one case a couple and their child slept on mattresses in the living room at night to avoid the "unhealthy conditions" in their bedroom.

Residents were particularly perturbed that they had to endure the conditions while paying up to R144 a month for the homes.

While welcoming the move by the Divisional Council, residents are known to be concerned that the cost of repairing their dwellings would be added to the purchase prices.
Mobile home park: DC waives SABS code

EAST LONDON — The Kaffrarian Divisional Council has decided not to impose the SABS code of practice on a proposed mobile home park planned near Gonubie.

The decision was made at a council meeting after the secretary, Mr E L Daube, pointed out some of the objections the council had received to the SABS code.

"One specification concerns the distance the homes have to be from each other. It was pointed out that this distance is greater than for houses in town," he said. Another requirement was for telephone and television connections — something Mr Daube felt was unnecessary.

The mobile home park — planned for development at the Quinera Lagoon Holiday Resort — will still have to be run under a certain degree of council control, however. According to a resolution passed at the council meeting, the developer, Mr A J Cowan, will have to "enter into the standard agreement with the council regarding his present holiday resort."

He will also be advised that a clause in the current caravan park regulations — which restricts permanent occupancy at a park to 10 sites or 10 per cent of the total — cannot be altered until amended by the Administrator of the Cape.

One councillor, Mr Robbie De Lange, took issue with Mr Cowan’s views and expressed a letter to the council — on East London holidaymakers.

He described as "unjustifiable" Mr Cowan’s statement that East London had "the poorest holidaymaking chantele of all resorts in the country."

"This is destructive criticism," he said.

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WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.
2. Candidates are not to communicate with other candidates or with any person except the invigilator.
3. No part of an answer book is to be torn out.
4. All answer books must be handed to the commissioner or an invigilator before leaving the examination.
Hayward warns Bay developers

Environment Minister Sarel Hayward has warned the developers of a proposed Mediterranean-style village at Sandy Bay not to "put a gun to his head".

He gave the developers, Costa Aereosa (Pty) Ltd, a clear indication that they could run into Government opposition to the scheme.

Mr Hayward yesterday called for a delay on a final decision on the development until the South Peninsula reserve areas have been determined.

He called on the Cape Divisional Council and the Provincial Administration — who are under pressure from the developers to reach a decision soon — to take note of this aspect.

Mr Hayward warned the developers not to try to "push up the value of the land artificially by having it zoned for development, and then expect the State to pay more than its present worth in the event of expropriation.

PREMATURE

He said if the developers put a gun to his head over the issue, they could "burn their fingers".

It would be premature to take a decision on the development of Sandy Bay before the South Peninsula reserve area had been defined. He was expecting a final report on this matter to reach him in about two weeks.

Mr Hayward's remarks have been welcomed by Professor Anthony Hall, chairman of the Coordinating Council for Nature Conservation in the Western Cape, who will speak at a meeting of the Sandy Bay Conservation Trust at the St George's Cathedral Hall at 8 pm on Thursday.
Official for talks on Buffalo Flats

EAST LONDON — The deputy director-general of the Department of Community Development, Mr P.D. McEnery, will visit the city later this month to discuss the standard of housing envisaged in the new Buffalo Flats housing scheme.

He will hold discussions with the local Coloured Management Committee and representatives from the Duncan Village and Parkridge tenants' associations.

Mr McEnery's visit follows criticism of the "crude" houses planned for Buffalo Flats, the largest housing project undertaken by the city council.

Members of the CMC have expressed concern at a directive from the Department of Community Development stating that fixtures such as floor coverings, ceilings and an electricity inlet were not to be built into houses in the R20 million scheme.

Thirty-one firms have drawn tender documents for the scheme, according to a city engineer's report tabled at last night's monthly meeting of the CMC.

Forty-three contracting firms attended a site inspection late last month.

According to the report, the director of local government has given draft township approval for Buffalo Flats extensions 3 to 7. Approval from the Department of Transport is expected within the next few days.

Other matters to be discussed with Mr McEnery during his visit on September 28 are the shortage of accommodation for newly-weds and delays in the sale of houses in Parkside.

According to members at last night's meeting, the issue of Parkside sales has been "dragging on" for more than six years — DDR.
Call to protect Sandy Bay

Environment Reporter
THE SA Institute of Town and Regional Planners has called for the protection of Sandy Bay as a unique and undeveloped natural area.

In a statement yesterday the institute said that with the expected increase in population more and more need would arise for areas where people could relax.

These areas would vary between efficiently developed artificial parks and open spaces and unspoilt natural areas.

"The natural beauty of the Peninsula offers all its inhabitants a full spectrum of these recreational opportunities."

HOTEL
Referring to the proposed development of Sandy Bay including a hotel complex, squash courts and other facilities, the institute said it did not want to stand in the way of necessary development, but found it difficult to accept that the proposed development was on grounds of necessity.

The owners of the land had certain rights, but the town planning scheme of the Divisional Council so curtailed these rights that it should be possible to purchase the land at a reasonable price.

"It is generally accepted that Sandy Bay is a unique natural area, and this property should thus be kept in its present state as a component of the metropolitan open spaces system."

*See page 15*
Concern over squatter move

Own Correspondent
FISH HOEK — A member of the Divisional Council, Mr Hilary Langley, has spoken out against the moving of squatters from other areas into the Fish Hoek area.

Speaking as a Fish Hoek Town Councillor at the council meeting on Monday night, Mr Langley said he was "concerned at the movement of squatters from Red Hill and Raspizaal into this area."

"The area already has a squatter problem. There is no need to introduce more squatters."

A fellow-councillor, Mr Alayne Yeld, chairman of the Yeld Commission on Housing, "supported strongly" Mr Langley's views, "as unskilled labourers who lose their jobs easily under normal circumstances would certainly lose their jobs if they moved here."

"One thing worries me," he said. "The Divisional Council has stated in public that their priority of housing in Ocean View is for families already living there. But it is humanitarian to first give something to those who have nothing."

"These people living in the bush should be attended to first. Also the Sunnydale people must have accommodation before those from over the mountain."

The Fish Hoek Town Council agreed to write to the Divisional Council.

The Deputy Minister of Internal Affairs, Mr P. J. Badenhorst, has agreed to meet the Fish Hoek Town Council "when next in Cape Town" on the question of housing squatter families.
Demolition of shacks ordered

By JIMMY MATUYA

RESIDENTS of some areas of New Brighton — Bousville, Red and White Locations — have been told by the Port Elizabeth Community Council to demolish backyard structures by tomorrow or face prosecution.

An 11-man steering committee of the Port Elizabeth Black Civic Organisation is to hold a meeting in the Roman Catholic Hall, Pendia Street, New Brighton, at 6.30pm today to discuss the issue.

The Executive Officer of the Port Elizabeth Community Council, Mr Ivan Peters, said today it was quite likely the notices had been issued.

"There has been a blitz lately on shacks in the Red and White Location after it was noticed that their erection was getting out of hand," he said.

A spokesman for the committee, Mr Mkhuelo Jack, said people whose homes were too small to accommodate all their family members were upset.

"There is an acute shortage of housing and that is why we have squatting areas like Soweloe and Gugulethu in Veeplaas.

"We need more homes and while this problem has not been overcome, it is really unfair for the authorities to bulldoze or order the demolition of structures which help to keep the family unit tight."

"Residents treat this as another form of harassment and persecution," he said.

Mr Jack said he hoped the authorities would have the foresight to realise that if these structures were demolished another squatter area would mushroom in some other space.

The steering committee will also hold a rally at the new Daku Hall in Kwazakhele on September 26 at 2pm to elect office-bearers and to re-organise PEBCO's programme of action.
EAST LONDON — The rehousing of an Indian man living in a coloured group area was discussed behind closed doors at last night's Coloured Management Committee meeting here.

The committee decided to discuss the rehosing of Mr Arthur Trimaly in committee despite protest from one committee member, Mr J Seegers.

"Does it help to discuss things in committee? They get to the press in any event," he complained.

Other members felt it was important to discuss the "personal" matter in committee, however, and to keep details of their decision secret.

A discussion on "shop site 23829" was also held in committee — DDR.
Major blow to those waiting for homes

The Cape Town City Council's laudable policies of putting a roof over the head of its citizens of all races at a price they can afford and reducing the huge housing backlog facing the city has become so much pie-in-the-sky following the sudden and devastating change in Government housing policy announced in the past few weeks.

The Department of Community Development which makes State funds available through the National Housing Commission for the provision of homes has decided that in future it will supply funds only for the housing of "the very poor" (earning less than R150 a month, the elderly and the infirm).

The immediate effect of this is to deny the chance of any acceptable kind of home to nearly all the 19,000 families on the Council waiting list for accommodation - some have been waiting for a house for 12 years.

Instead of supplying funds for houses in future, the State intends to make serviced sites available for people to build their own homes - to help them in this task, limited funds will be made available for loans to people to buy building materials.

In this reversal of policy, the State is now apparently giving its blessing to site-and-service housing schemes - a somewhat mixed blessing.

Although site-and-service has its good points, at best, according to Mrs. Eulalie Stott, chairman of the City Council's Housing Committee, it should be seen strictly as an emergency measure.

By PETER GOOSEN
Municipal Reporter

The new policy will mean that the best the thousands of colour families in Cape Town not yet housed will have to look forward to is to spend the rest of their lives in sub-standard housing.

Mrs. Stott added that the present standard of housing, like the homes being built at present in Mitchell's Plain, should be accepted responsibility for housing which he places firmly at the door of the individual, his employer and the country's financial institutions.

For Cape Town, the effect of the Government's proposals will be a half pie.

As has been said by the chairman of the Cape Area Housing Action Committee (Cahac) Mr. Wilfred Rhodes, the Government's new housing policy could lead to the creation of thousands of squatters.

The development is to wash its hands of housing for the masses, because, according to Mr. Coetzee, virtually all the coloured and Asian people affected by Group Area removals have been rehoused and, he added, the Government has actually never

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Notes:
1. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
2. Names must be printed on each separate sheet (e.g., graph paper) where sheets additional to examination book(s) are used.
3. Do not write in the left hand margin.

Any dishonesty will render the candidate liable to disqualification and to post-University
**Flats: Govt ‘not involved’**

By Mark van der Velden

Rumours of high-level government involvement in the controversial R450 million luxury flats development proposed for the mountainside above Gordon's Bay were yesterday dismissed outright by the resort town's new mayor, Mr. Danie Miller.

He told a combined delegation from the Save Gordon's Bay Society and the Ratepayers' Association yesterday morning that he had been assured the rumours were untrue by the MEC for local government, Mr. H. Kriel.

Rumours that top government officials had already given their backing to the development, and that any opposition would be useless, have circulated among the local population ever since the project became known some months ago.

**Interview**

Mr. Miller, a Strand attorney, confirmed this yesterday, saying he had recently had a personal interview with Mr. Kriel and asked him whether the rumours were true.

"Mr. Kriel assured me immediately that there was no substance to these rumours and I passed the message on to the delegation that presented their case to the town council at a meeting this morning," he said.

A spokesman for the Save Gordon's Bay Society (SGBS) said yesterday that the meeting had been "very constructive" and that Mr. Miller's assurance was "heartening."

"News like this is very encouraging to those of us who are opposing the development," he said.

Mr. Miller added that Province would only consider the application for the rezoning of the proposed 1ha site after the closing date for objections (September 24) and after it had received the council's recommendations on the matter.

**Consortium**

An international consortium is seeking the go-ahead for the development, named Marlin's Cove. It would consist of 400 luxury units in a complex of six clusters along the mountainside above the picturesque little town.

The organizations opposing the application for rezoning of the proposed site maintain they are doing so on environmental grounds.
Mitchell, Trust Bank ‘still partners’

Trust Bank’s claim for nearly R4-million, plus interest, brought last April against 10 defendants, including Mr Mitchell, was settled out of court. Reports that the bank had won “damages running to millions” have elicited no comment.

The bank said the Sandy Bay project was effectively owned by a holding company called Seaside Estates (Pty) Ltd, which in turn was owned 50-50 by Trust Bank and Mr Mitchell. The land was owned by a fully-owned subsidiary of Seaside Estates.

‘Pressure’

The meeting agreed unanimously to promote public interest in the preservation of Sandy Bay. It was also agreed to approach government at local and parliamentary level and to put pressure on them and on the developers.

It was agreed to challenge the developers to public debate on television, to place an advertisement in a local paper containing a letter of protest by Professor Hall to be signed by objects and posted to the Divisional Council, and have bumper stickers printed and distributed nationally.

‘Great beauty’

“Would it be unreasonable to stop at 50?” It might be very, very difficult for our public representatives to stop it from growing to 450, and then to 2,000 houses, and so on. The great beauty of Sandy Bay has been loved to death by brick and concrete.”

The metropolitan population of the Peninsula grew by a third between the national census of 1970 and 1980, said Professor Hall, and South Africa’s population was growing by 60,000 each month.

“This makes all the wild areas we have more and more precious. Sandy Bay is the Peninsula’s last wild beach linked to a mountain backdrop, and people have shown with an astonishing strength that they like it that way.”
5 homes in Guguletu scheme handed over

Municipal Reporter

THE first five houses in the new Malunga Park development in Guguletu were handed over to their buyers yesterday.

Seventy people are already involved in the scheme and the next construction phase of 15 houses starts on Monday.

The houses, built by the Uluntu Utility Corporation and sold for between R18 000 and R24 000, are small but neat, with three bedrooms, separate dining room and lounge, a kitchen and a bathroom.

They are part of a six-hectare development where people can build their own home or have them built by the company to their own design.

The general manager of Uluntu, Mr Ivan van der Merwe, said a buyer had a 60-year lease on the house and could sell it for any price at any stage.

The development was the first to be funded by the private sector in Cape Town.

The R3.2 million capital had been lent on a long-term basis by companies such as Anglo American, Barlow Rand and De Beers.
PLANS for a proposed property development at Sandy Bay showed a scheme which could eventually lead to "between 1000 and 2000 two-car families" being squeezed into the area, a Cape Town architect said yesterday.

The architect, who has examined the plans, said they showed provision for eventual large-scale development on the mountain side above the bay which would not only be "very expensive" but also undesirable for a number of reasons.

Mr W P Batley, the architect acting for a committee opposing an application to the Cape Divisional Council by Costa Aerea (Pty) Ltd, said the plans had left him, because of their "vagueness", wondering whether any really serious study had been made by the developers of the implications of their proposals.

The Trust Bank and Mr Bill Mitchell are in partnership in the scheme.

60-metre strip

What Mr Batley found, among other things, was that the proposed scheme intruded "to a serious extent" on the 60-metre strip above the high-water mark, in which it had been stipulated no development would be permitted, and that the area earmarked for recreational facilities was minimal.

Mr Batley said Costa Aerea's plans now before the Divisional Council must be considered for approval anew. "And what the new plans amount to is 'residential' use of an area zoned for 'amenity', and construction of an edge-to-edge choker-battery, phased development of 450 sectional title dwelling units, three areas of low-rise buildings, two of medium-low housing, one area of multi-storey flats and a commercial zone.

Conforming use

"The only conforming use — a hotel, 23 chalets, a restaurant, public ablutions and conveniences, and a car park — are all sited in the 60-metre-wide strip above the high-water mark, which is supposed to be kept clear in order to ensure some effective public open space.

"It is this feature of Costa Aerea's proposals which is of most public concern — that they simply ignore any restrictions, as it suits them."

He added: "The undesirability of this scheme, which would destroy one of the Peninsula's few remaining beauty spots and unspoiled wilderness areas within reasonably close proximity to the densely populated area from Green Point to Bakoven, is only too ob-

"vius."

"
The Weekend Post reporter has reported that Walmer Township's wood and iron shacks, tinder-boxes in which three people have been incinerated recently, are marginally safer this weekend thanks to a donation by a fire security company. But only marginally.

One offer of help has followed the appeal in Weekend Post last week by Mr. John Molyneaux, member of Walmer Centre of Concern, to equip the township with fire extinguishers.

It's now safely stated at the St. Vincent de Paul Society's haven for seven helpless invalids who would have little chance of escaping if their shack caught fire.

Mr. Molyneaux pointed out this week: "With homes built of timber-framing lined with cardboard, and with wooden boxes for storing food and clothing—all concentrated in an area three metres by five—fire spreads so quickly that if it cannot be dealt with in the first 10 minutes there's no hope."

He has appealed again for help to buy 10 extinguishers.

"I am absolutely sure there are 10 people in Port Elizabeth who care enough to donate one fire extinguisher each—priced at less than R50. A leading fire security company is prepared to let us have them at a 45% discount and to give the people a demonstration in the township."

Mr. Molyneaux can be reached this weekend at 512225.
Drama Festivals

The cast of the Union Players Production, The Lady's Not for Sale, were on hand yesterday (Monday) at the Phoenix Palace Hotel for a private showing of the play. The audience consisted of actors, producers, and critics, who gave the play a standing ovation. The production was directed by Miss Jane Smith, who is also the producer. The play is a modern adaptation of the classic novel by William Shakespeare. The cast includes Jack Johnson as the lead character, Elizabeth West as his love interest, and Robert Brown as the villain. The play is set in a small town during the Depression, and it explores themes of love, ambition, and social injustice. The audience was moved by the performances and the message of the play. The cast has been working on the production for several months, and they are proud of their hard work. The play opens next week at the local theater. 

Marriage

On Muslim

Court to Rule

Home is where the heart is

After 21 years, all Mr. Peters asks is a
Mr. Ibrahim Bawa, vice-president of the Islamic Council of South Africa, said they were keenly interested in the outcome of the action brought by Miss Suren-Gayesh Ismail, of Laudium, Pretoria, against Mr. Abdool Hamid Ismail.

Miss Ismail is claiming R18,000 for maintenance deferred dowry and the value of two sets of gold jewellery, awarded her by a Moulana (Muslim priest).

The couple married under Muslim law in 1976.

Mr. Ismail ended the marriage in April 1980 by repeating the words "I divorce you" three times under the Talaq system of divorce.

In the Transvaal Supreme Court in July, last year, Mr. Justice T. van Reenen ruled in favour of Mr. Ismail against Miss Ismail's claim.

In argument presented to the Appeal Court by Mr. R. K. Zeiss SC, with Mr. H. J. Fabreux for Miss Ismail, it was emphasised she did not seek recognition of her marriage as a valid civil one.

**Customs**

Her action was based on the existence of certain customs and on contract.

Miss Ismail claimed the customs had been in existence for a long time, and were observed by the Muslim community of South Africa.

In the instance, it was claimed that the ecclesiastical judgment by the Moulana was binding on the parties and capable of enforcement.

Alternatively, Miss Ismail claimed maintenance the deferred dowry and repudiation of certain marital presents that were handed by Mr. Ismail to her and returned to him for safe-keeping.

Mr. E. Goldstein, for Mr. Ismail argued that South African law had from the earliest times insisted on strict compliance with the formalities necessary for valid marriages.

There was a long history of refusal to recognise religious or customary marriages.

Although a ceremony in keeping with Muslim rites did not constitute an offence in terms of Section 11(3) of the Marriage Act, it was clear such a ceremony did not result in a valid marriage.

It was argued that the customs relied on by Miss Ismail could not be enforced by South African courts because they clashed with the plain meaning of statutory provisions.

Judgement was reserved.

Committee, that he is considering "alternative action".

The people come to me in desperation.

People want action.

"They tell me, quite rightly, they voted me into the public bodies on which I serve, and they demand action.

"They have a right to action, and I have now decided that unless I get a more positive response from the police, I'm not going to stand around and do nothing."

He said he could do this by renting caravans, parking them on the Parade and in the precincts of the Civic Centre and house the people in them.

He cited several cases of hardship where people could not afford to be housed at all. He had been waiting in vain for housing and was still waiting for housing. They were allocated to people displaced in terms of the Group Areas Act.

The people, who were living overcrowded conditions in Rylands Estate and had been on the waiting list for more than 20 years, had to stand by and watch strangers to Rylands Estate uprooted from city suburbs and District Six to make way for whites, were given preference.

Mr. Peters' registration card No. 5566, was issued by the housing branch of the Town Clerk's Department of the City Council on November 30, 1961.

In the meantime, Mr. Peters said he could never give his children a proper roof over their heads and in four years ago his wife died, and he said that having a pride of having a kitchen of his own, which he had promised her.

Then there is Mrs. Fatima Munshi, whose application card, No. 98637, is dated July 4, 1974.

**Nowhere to go now**

She has now been issued with a summons from the owner of her Wattle Road cottage because he wants to get married and buy the property.

So she has written to the president and the minister and the department to get over the backlog of people waiting for housing in Rylands Estate every year from the Department of Community Development.

The Department normally provides housing from the National Housing Fund and the House has been made available.
**Strikes increase rent arrears**

The report, 7.7.84 The Post-Reporter E. P. 1

UNEMPLOYMENT, aggravated by industrial unrest, is affecting the payment of rents in coloured areas, says Port Elizabeth's Director of Housing, Mr. M. Molyneaux.

In an interview Mr. Molyneaux said some families had experienced difficulty in paying their rent in August.

His department would take the "normal action" against defaulters, he said, adding that nobody had been evicted because of arrears directly caused by the recent strikes.

He said figures were favourable in June and July, but the real effect of the strikes on breadwinners could be seen in August when there were more rent defaulters.

"We in the Housing Department are monitoring the position closely," he said.

The Chief Director of the East Cape Administration Board, Mr. Louis Koch, today said the strikes had had no noticeable effect on rent arrears in the black townships.
Heidi pleads for Sandy Bay — with a kiss

Staff Reporter

A LITTLE girl who has very special feelings for Sandy Bay used all the means at her disposal to save the area from the bulldozers — a kiss for a bank manager and a carefully-written letter.

Both were delivered on Saturday to the surprised sub-manager of a Cape Town Trust Bank branch by flower-garlanded Heidi Dehnung, 12.

She arrived at the Trust Bank's Heerengracht Centre in a vintage car with other flower-garlanded children who held banners calling on Sanlam, the Trust Bank and Mr Bill Mitchell, a Cape Town businessman, to "lay off" Sandy Bay.

The bank, in partnership with Mr Mitchell under the name Costa Areeosa, plans to develop chalets, a hotel and houses on the mountainside at Sandy Bay.

The public delivery of Heidi's letter to the bank was part of a campaign by the Sandy Bay Conservation Trust to gain support from the public for an attempt to save the area from development.

Heidi, who takes regular walks along Sandy Bay with her parents and the family dog, asked the joint chairmen of the Trust Bank Board of directors in her letter not to "build hotels and roads and houses at my Sandy Bay". Otherwise nothing beautiful would be left, she said.

The Trust Bank sub-manager who was treated to Heidi's letter and her kiss, Mr Herman Bosch, was taken by surprise.

Her letter, addressed to Mr D Swanepool and Dr C J van Wyk, said Heidi's father had told her about some "people wanting to build lots of houses and a hotel and lots of roads at my Sandy Bay where we take the dogs for a walk on Saturday afternoon".

"It's so pretty there, with the flowers and the waves and the birds and the mountain and no houses and noise and no motor cars," she wrote.
Coloured living area is extended

Mail Correspondent

CAPE TOWN — An addition to the existing residential area for the coloured group at Gansbaai was proclaimed last week under the Group Areas Act.

The addition, as shown on a map accompanying an announcement by the Department of Community Development, is a narrow strip between the existing coloured area on the southern side of the harbour and the old road leading to Danger Point.

The map shows a 50m “buffer strip” between the enlarged coloured area and Gansbaai’s white group area, which adjoins the harbour.

Any inquiries about the latest proclamation should be directed to the Regional Representative, Department of Community Development, Private Bag X38027, Cape Town 8000.
Man seeks return of home

Supreme Court Reporter
A Guguletu man, who was evicted from his home after being estranged from his wife, applied to the Cape Town Supreme Court yesterday to have the house returned to him.

Mr Christopher Khaile brought the application against the Western Cape Administration Board.

Mr Khaile is asking that he be restored full possession, use and control of his house at NY 71, No 41, Guguletu, that a notice of cancellation issued by the board be declared unlawful in terms of Schedule 1 of Government Notice R1072 of May 1979 and that the board be restrained from allocating the house to any other person.

In an affidavit, Mr Khaile, 34, said he had lived all his life in Cape Town. In March 1980 he was allocated a four-roomed house for himself, his wife and child. About a year and a half later they began having marital problems.

FURNITURE
In July this year, he claimed, eight Administration Board wardsmen, "kicked down the front door of my house, removed all the furniture, clothing, cutlery and personal possessions." Since then he had been living in the yard with four other people in a shack, without any possessions.

Talks of reconciliation with his wife had been going on all the time, and although there had been difficulties, these could have been sorted out.

In opposing papers, Mr Ernest Peter Burt, senior superintendent (housing) for the Administration Board, said that after hearing reports of the Khaile's marital problems he carried out an inspection at their home. From this it appeared they were estranged.

In terms of the Government notice "the superintendent may cancel a residential permit if the permit holder divorces his wife or is estranged from her."

Mr Brian Young, of the Board, Mr I M Davey, instructed by Alfred Grossman and Chartered Accountant appearing for Mr Khaile, Mr J T M. Winkelman instructed by Brownie and Brownie appearing for the Administration Board.
**Middle class housing move**

By SHELAGH BLACKMAN, Municipal Reporter

THE Port Elizabeth City Council may soon develop an area for the building of houses for whites in the R650 to R1 000 income group, a council spokesman said today.

The chairman of the council's Community Services Committee, Mr Ben Olivier, said Fairview was the most suitable area for such a development.

He pointed out in an interview that during the past 20 years nothing had been done in the city to provide housing for whites in the middle income group.

After the war the Mount Road Township was built.

Kabega Park was established in the 1950s and Greenshields Park in the 1960s.

But since then there had been nothing done for that class of housing, he said.

"We have done a great deal to provide housing for coloureds and Indians but we must not neglect white housing We must think of all income groups and all races," he said.

Although nothing concrete had emerged as yet he was "thunking it out", collecting necessary information and trying to find a suitable tract of land for the development.

Fairview, to the west of the William Moffett Freeway, was the only area big enough for a large housing scheme. Mr Olivier estimated that about 9½ hectares would be needed.

The biggest problem was that new sewerage services would have to be established for the area, and this would cost about R5,5 million. He was negotiating with the City Engineer's Department to see whether the provision of services to the area could be put on the capital programme.

The idea would be for the municipality to provide the infrastructure and then open the area to individuals and companies to build the houses.

This was in line with policy directive given by the Minister of Community Development, Mr Pen Kotze, earlier this year.

The Minister said preference should be given to creating housing infrastructures. State funds would be available only for building houses for people earning less than R200 a month.

Persons falling within the middle income group would have to depend on financial institutions and companies to finance their housing needs as Government funds would not be available for this purpose in the foreseeable future, Mr Kotze said.

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**WARNING**

No books, notes, pieces of paper or other materials may be brought into the examination room. Any student found in breach of this regulation will be disqualified for written work on this subject only.

1. Candidates are not to be accompanied by any person except the invigilator or an invigilator before leaving the examination hall.

2. Candidates are not to be accompanied by any person except the invigilator or an invigilator before leaving the examination hall.
Dias camp may move to Hankey

Municipal Reporter

THE residents of the Dias Divisional Council workers' camp at Pitches Corner will be moved to the Hankey township as soon as possible if the council agrees with a recommendation from its Health and Amenities Committee.

The proposal will be discussed by the council at its meeting tomorrow.

Alternative housing for the workers was investigated by a sub-committee comprising two councillors, Mr D Saks and Mr P P Moodman, the deputy secretary, Mr J C Kotze, the chief engineer, Mr J Kemp, and the medical officer of health, Mr J H Meyer.

They met three representatives of the East Cape Administration Board (Ecab) and were told that sites in Hankey would be available within 18 months.

The sub-committee pointed out its advantages:

- It was in a rural area so it would not be necessary to use the leasehold system and funds would not be needed to purchase the sites.
- The workers, used to a rural atmosphere, would feel at home in such a settlement.
- The wages of the council's workers would be in proportion to the wages of the other residents of the township and the council would not have to compete with a higher wage structure.

The committee has recommended that an application should be submitted immediately to Ecab for 50 sites at Hankey.

It has also recommended that Mr Kemp, together with the council's Treasurer, Mr F J Baker; and Ecab prepare plans for submission to the council together with estimated building costs and possible rental charges.
Identify future "hinterland" of Motherwell

Municipal Reporter

It was essential that the future "hinterland" of Motherwell be identified, a Dias Divisional councillor, Mr Daniel Saks, said during a special Dias Council meeting yesterday.

Attending the meeting were members of farmers' associations and MPCs in the Dias area.

The question of Motherwell was raised by a delegate of the Algoa Farmers' Union who said bulldozers were already clearing the Motherwell area to begin the building of the black township.

It was inevitable that the town would expand and this expansion should be directed away from the Coega valley which had a "high development potential" possessing some of the country's richest soil.

He urged the council to have talks with the East Cape Administration Board on this question.

Mr Saks agreed that expansion was certain. About 17,000 units would be built which would only cater for the black housing backlog. He said something should be done now about identifying the town's "hinterland".

A union member, Mr Edgar Crews, said it was unfortunate that farming, commerce and industry representatives did not belong to the Greater Algoa Bay Planning Authority. The authority decided things behind closed doors and as a result, uncertainty and doubt arose, he said.

Mr Crews also urged that the council representatives on the Greater Algoa Bay Development Committee should press for the recognition of the Coega/Colchester area as a deconcentration area. This would entitle the area to economic incentives.
Electricity for Buffalo Flats extensions?

EAST LONDON — The government has not ruled out the possibility of supplying electricity to the housing estates planned for Buffalo Flats extensions 2 to 7, according to the vice-chairman of the Coloured Management Committee, Mr A V Green.

Mr Green issued a statement this week after a meeting between the CMC and a director of the Department of Community Development, Mr E McEnery.

“THe various problems relating to the envisaged development of the area were amicably resolved,” Mr Green said.

“Mr McEnery advised us that additional revenue could be obtained from sources other than his department.”

Mr Green said several people had complained at the meeting about a Community Development directive declaring that the houses in Buffalo Flats should not have painted walls, floor coverings, or electricity.

However, these objections were “resolved” after discussions with Mr McEnery.

Mr Green said Mr McEnery assured them that the government would not delay the sale of houses in Parkside, and was considering selling houses in Parkridge and C C Lloyd township.

At the end of the meeting, Mr Green said, the CMC’s chairman Mr F N Barlow, had asked the government to keep the channels of discussion open “since misconceptions invariably cause unwarranted discord within committees”.

After the meeting, Mr Barlow also said a report-back meeting would be held in Parkside soon to discuss specific problems in Buffalo Flats extension 1. — DDR
TB rate rising in City - MoH

By JANE ARBOUS
THE City Medical Officer of Health, Dr R J Coogan, said yesterday no progress had been made in controlling Cape Town's biggest health problem — infectious pulmonary tuberculosis.

In a hard-hitting annual health report, Dr Coogan blamed inadequate housing, overcrowding and malnutrition for the increase in the incidence of TB.
The differences between race groups remained striking, he said, with the lowest incidence among whites and Asians.
The general mortality rate from TB remained low but it was still a major cause of death for blacks.

In their case, the pool of infection was continually being renewed by the migrant labour force entering Cape Town from the homelands. Unless the system were abolished it was difficult to envisage an improvement, he said.

NEW CASES
Last year notifications of all forms of TB rose to 3 119 new cases. In 1975 the figure was 2 732.
Dr Coogan said the default rate remained as high as 20 per cent or more in spite of intensive follow-up programmes by all health staff in the field, because the normal curative treatment took up to two years.
The only significant medical advance in recent years had been the introduction of short-term therapy involving a new drug, Rifampicin. But the drug was expensive and the State Health Department restricted its use.

Dr Coogan believed this new therapy was the only way to control TB.

Linking the disease to the housing crisis, he said the shortage of houses and economic stringency caused overcrowding in existing houses and the occupation of unauthorized and unsanitary shacks on the Cape Flats.
The City Council had ample powers to prohibit these structures but was not prepared at this stage to eject occupants from the only shelter available to them.

Urgent priority should be given to site-and-service schemes in spite of the argument that organized shanty towns become permanent ones.

Meningitis
The shortage of houses in coloured and black areas was the big remaining factor which spread not only TB but meningitis and influenza.

Faced with a huge waiting list for accommodation, the only way to ever make up the backlog was to consider alternative housing standards.

More on Dr Coogan's report, page 12.
CAPE TOWN — Heavy armed police and Administration Board officials yesterday surrounded the Nyanga "bush people" on the Cape Flats near Cape Town and demolished five of their shacks.

The shacks had been erected to alleviate overcrowding in the three dome-shaped plastic shelters where the people have been living for more than six months while they wait for a decision on their future.

Officials said the plastic shelters were crowded with kids and many of the children were sick. About 2,000 men, women and children were living in crowded conditions there.

About 20 police vehicles were stationed at the entrance to Nyanga throughout the operation yesterday morning.

The shacks were dismantled by workers and loaded on lorries. Police photographers recorded the scenes and also took pictures of several of the people present.

The "bush people" were around 2,000 strong at the time of the operation. They had had another hearing with the minister of Community Development and Reconstruction and Administration.

The "bush committee" said, however, that the tents would not be suitable because they wanted to go out and work and their belongings would not be safe in tents.

The bush people complained bitterly of the treatment. They have received nowhere in the past to date we have not been given any rights. We want to keep our rights. The minister told them that they must give up our rights. A committee member said — Sapa
Flats for black UCT students

Mail Correspondent
CAPE TOWN — The first block of flats for black university students will be officially opened in Guguletu next week.

The block is for black students from outside Cape Town who study at the University of Cape Town. The building of the flats, which can accommodate 42 students, was made possible through a R600,000 donation from an oil company.

More than 30 students have moved into the recently completed flats. The Group Areas Act prohibits black students from living in existing university residences.
Strangled wife
over soccer
BELGRADE — A retired
policeman who strangled
his wife because he did not
stop her watching a
World Cup soccer match
that he had taken to
Yugoslav newspapers
reported yesterday.
Marinko Janevski was
found guilty of killing his
wife on June 19.
He said, "I always get
excited when I watch soc-
cer." — Sava-Reuters

City housing ‘serious’
City Times / 11/2/82
Municipal Reporter

There are 19,200 families on the City Council's hous-
ing waiting list with not enough money at this stage
to build 4,876 new homes.
There is no sure that there will be more after the
chairman of the Housing Committee, Mrs. Slavko
Stot, said yesterday.
Although a number of housing schemes had been
approved, she said there was no money to build them.
She said 4,836 new names were placed on the wait-
ing list between January and July.
This brought the total number of names on the list to
19,200 — above the same time last year.

Leading article, page 14

1½ tons involved in R13r

Johannesburg — Who stole the R.13 million platinum and gold from a
Wadeville refinery had to move at least
1¾ tons of the precious metals from the
plant.

Security and mining experts yesterday
said at least one of the persons involved in
the biggest metals theft in South Afri-
can history would have needed an intimate
knowledge of the security operation at the
Matlaf Group Refinery.

They also stated that the thieves
would not be able to recycle their loot
into anything useful as it was only
the only other country in the world

platinum is refined on a big scale is
Russia.

The controlling company, Johannes-
burg Consolidated Investments, yester-
day issued a statement in which it said
the police would lay a charge in connection
with the theft, as soon as "all investiga-
tions" had been completed.

The Police Director of Public Rela-
tions and the refinery said in a joint
statement that the police had been notified
as soon as the theft became evident.

The police had taken immediate ac-
tion and investigations were continuing.

The securities section of Goldfields
Limited which is responsible for secu-
rities at the refinery, has been busy with
an intensive internal investigation into

the disappearance of the precious met-
als.

A security expert with an interna-
tional security organization that has had
several dealings with refiners in
South Africa, said yesterday the heist
could not have been pulled off without
internal aid.

"Mr. Big" outside probably master-
minded the theft with the help of some
one in the know," he said.

Another expert who also was not
defined due to their involvement with
refiners, said he also believed an "in-

The article was produced by
Jo "Abby"

A "Mr. Big" said he was
loosely by or Far

Contact Group

WSWCC

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TV

Focus

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Site ready for first stage in building of Motherwell

Weekend Post Reporter
BUSH has been cleared on a site close to Markman Township, Port Elizabeth, ready for the first stage in the building of the huge new black township of Motherwell.

Mr Louis Koch, Director of the East Cape Administration Board, said this week: "We are now in the process of preparing a loan application for financing to start with the development."

Meetings had been held recently with various local bodies to allay any misgivings about the township.

"We have had meetings with ratepayers at Redhouse, Swartkops and Bluewater Bay when the whole development was explained in detail to them," said Mr Koch.

"Last week we had a meeting with the Coega Farmers' Association who were anxious to see it didn't create any nuisance to the farming community. I think we have managed to satisfy them on that point."

"As far as that is concerned I am satisfied that our relationship with the ratepayers is good."

Other discussions had taken place with local and government authorities.

The first part of the township to be developed would be the one farthest from the Swartkops river. High-class dwellings would occupy the area close to the escarpment.

Mr Koch said further discussions had taken place over the Bramhope-Markman cross-city arterial which would link the new and old black areas on either side of the river.

The siting of a fourth bridge over the river was still to be determined.
Housing plea to industry

Chief Reporter

THE chairman of Mobil Oil Southern Africa, Mr Paddy Wilson, made a renewed call yesterday on other industrialists and businessmen in the private sector to "join those already involved in trying to overcome the severe shortage of housing for black people in South Africa".

He was reacting to comments on the housing shortage made in the annual report of the Cape Town Medical Officer of Health, Dr R J Coogan, and he was also referring to the fact that Mobil Oil recently became the first private company to finance a housing scheme for people other than its own employees.

At the opening in June of a R1.8 million home-ownership project at Kewtown, on the Cape Flats, Mr Wilson said it was sound business and social sense for the private sector to contribute towards the development of the community by providing housing.

He pointed out that the Kewtown project, comprising 27 duplex and 13 single-storey houses, had been born of a 10-year association between his company and the community self-help organization known as Babs (Build a Better Society).

The 50 three-bedroom housing units are initially being rented at R68 a month, and in 1985 each tenant will have the opportunity to buy a unit at R8 000, plus an estimated R1 000 for the ratable value of the land.

To qualify for the Mobil-sponsored houses, prospective owners had to show that they were members of Babs, that they were active in the local community, that they were on the City Council's waiting-list for housing and that their income was between R275 and R500 a month.

Dr Coogan, in his annual report, refers to "gross overcrowding" being a major factor in the spread of infectious diseases, and he also comments that private enterprise is making little or no provision for housing the lower-income groups.
By KEITH ROSS
EAST LONDON — The removal of blacks from East London’s Duncan Village is strongly condemned in a report on a recent investigation of the issue.

The investigation was carried out by the Institute of Race Relations.

The report gives the history of the removals and then lists reasons why they should be stopped.

The reasons are:

- “Once moved to Ciskei, the workers will be able to take employment only in areas to which they can commute daily from their new homes.
- “Transkeians living in Duncan Village will probably be unable to find accommodation in Mdantsane. They will probably have to return to Transkei and this would be detrimental to the country.
- “The people of Duncan Village will probably be relocated in far-flung parts of Mdantsane. Nearly 40 kilometres from the city. Their commuting costs will be much higher. Who will subsidise it?”
- “Wives may find it is not an economic proposition to work as a domestic. This would mean a drop in the families’ standard of living.

- “It will cost the South African taxpayer less to rehabilitate Duncan Village than it will to build new houses in Mdantsane. Duncan Village already has 13 schools and various community facilities, including a swimming pool.

- “It will help the industrial development of East London to have workers housed fairly near their workplace.

- “The residents of Duncan Village showed in a survey conducted by Rhodes University that 79% are in favour of staying there.”

The Race Relations report says it hopes the Deputy Minister of Co-operation and Development, Dr. George Morrison, will reconsider his decision not to visit East London.
Call to business to supply housing

Mail Correspondent

CAPE TOWN — The chairman of Mobil Oil Southern Africa, Mr Paddy Wilson, made a renewed call yesterday to industrialists and businessmen to help overcome the severe shortage of housing for black people in South Africa.

He was reacting to comments on the housing shortage made in the annual report of the Cape Town Medical Officer of Health, Dr R J Coogan.

Dr Coogan referred to "gross overcrowding" being a major factor in the spread of infectious diseases. He also said private enterprise was making little or no provision for housing the lower-income groups.

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At the opening in June of a R1 200 000 home-ownership project at Kewtown, on the Cape Flats, Mr Wilson said it was sound business sense for business to contribute towards the community's housing.

He said the Kewtown project, comprising 50 houses, had been born of a 10-year association between his company and the community self-help organization known as BABBS (Build a Better Society).

The housing units are initially being rented at R65 a month, and in 1995 each tenant will be able to buy a unit for about R2 150."
SANLAM Insurance Company became a trail-blazer this week in a unique financing scheme with the Department of Community Development in which the insurance firm will provide R155-million to build homes for coloureds in the Western Cape.

It marks the first time in SA history that such a mutual pact between private enterprise and the Government has been arranged.

The Urban Foundation will act as a mediator between the two.

The move has opened a channel through which private companies can establish funds for lower and middle-income housing, said Mr. Jan Steyn of the Urban Foundation.

Under the scheme a R155-million Government-guaranteed loan will be noted at the Stock Exchange as a marketable commodity and will be paid in five monthly payments to the National Housing Commission's fund.

The stock was registered with a coupon rate of 10 percent by Standard Bank.

But the effective rate will be considerably higher and will be held for a period of 25 years.

The stock will be used to establish further funds for the Housing Commission, which could eventually reach R500-million, officials believed.

Mr. Steyn termed the transaction a major breakthrough in the method of financing lower and middle-income homes.

"This new procedure provides the private sector with the chance to play a major role in the housing process. It gives private enterprise a chance to get involved in establishing priorities and provides a way in which the housing shortage can be alleviated," he said.

Unique

"The private sector can thus ensure that it will be permanently involved in the process of providing housing," Mr. Steyn said.

The Minister of Community Development, Mr. S.F. Kotze, said he viewed Sanlam's trail-blazing role as an extremely important one.

"I am optimistic that if the private sector and other Government departments follow our lead in such joint ventures, it would not only help reduce the housing shortage but make home ownership possible for the greatest segment of our population," the Minister said.
R15m boost for coloured housing

SANLAM's new chairman, Dr Fred du Plessis, last night announced that Sanlam would provide R15-million for coloured housing in the Western Cape.

Dr Du Plessis said the Urban Foundation had provided the initiative and Sanlam had been the first company to react.

He said that as Sanlam employed many coloured people in the Western Cape, it felt it would "start the ball rolling" by ensuring that the money would be used in the area.

Dr Du Plessis said Sanlam would subscribe to a 25-year bond issued by the National Housing Commission.

He said Sanlam would provide the funds for this period at an interest rate related to the market — "but in a way subsidized by the government, in the sense that Sanlam would have prescribed investment".

Dr Du Plessis expects other firms to follow suit once people become accustomed to the idea.

Commenting on the announcement last night, the vice-chairman of the Cape Town Municipal Housing Committee, Mr Norman Osburn, said he was delighted by what he felt was a positive move which could encourage other firms.

He said there were 20,000 families on the waiting list for homes in the Cape Town municipal area alone.

Mr Tom Walters, also a member of the Housing Committee, said last night he was delighted that the Afrikaans private sector had come to the rescue after the "appalling" policy — of not building homes for people earning less than R150 a month — had been announced by Mr Pen Kotze, Minister of Community Development.

Mr Walters said the R15-million was still "only a drop in the ocean", although a welcome one, considering that R3,000 million was needed for housing countrywide.

Mrs Eulaie Stott, chairwoman of the Cape Town Municipal Housing Committee, said last night that it was wonderful to hear that a large amount of money had been made available for housing.

She said she was aware that there was a desperate shortage in housing in the Western Province, but hoped that the Cape Town municipal area, with its waiting list of almost 20,000 families, would get the lion's share.

Mrs Stott said she felt the provision of housing should not depend on the kind-heartedness of private institutions.

She said she believed that if the government was unable to find sufficient funds, it should introduce a special low-interest loan levy or a housing bonus bond or lottery.
Black squatters in W Cape: Official dilemma

The plight of about 5,000 black squatters in the Western Cape has become the focus of the government's floundering efforts to reconcile outdated ideologies with urbanization and the inevitable influx of blacks from impoverished rural homelands. JOHN BATTERSBY examines the official dilemma.

The government has not yet managed to put its proposed commitment to the permanence of blacks in the urban areas, and its influx policies are still far short of the Rekert proposals, accepted in a government white paper in 1978, which were based on the principle that employment and housing should become the chief criteria for regulating the presence of blacks in the cities.

But clearly the government's chronic neglect of black urban housing creates a Catch 22 situation which now makes the recognition and regulation of informal housing essential if further confrontation, human suffering and economic disaster is to be prevented.

The government appears to be drawing closer to conceding the dilemma, and Dr Poonoornhoorn, a well-known South African scholar, has proposed the establishment of a new deal for Crossroads.

The amendment of the laws for most of the 20,000 residents of Crossroads to allow them to remain permanently in the Cape.

In August, 1981, Dr Koornhof announced a "repeal" whereby those of the Bush People who had jobs would be granted permanent residence.

However, official harassment of the Bush People, including forced deportations of women and children, have led to their displacement in the region.

Far short

The question we must ask ourselves is: What is it that makes life in a squatter camp or even on a desolate piece of sand in mid-winter...
1978 housed about 20,000 people, became the last refuge for thousands of "illegal" blacks and official calls for its removal.

With this obstruction to the removal of the coloured labour preference policy in the Western Cape - a policy which has been denounced by coloured and black leaders, organized commerce and industry, and a series of expert studies, some of which have been subsidized by the government,

**Plastic shelters**

Although the Department of Labour, which has assumed the labour function of the discredited administration boards, turns a blind eye to the coloured labour preference policy, and there is strong resistance to its even in nationalist ranks, the government does not seem politically capable of breaking the resistance of a small but vociferous group of Cape nationalist MPs.

Following the ad hoc "legalization" of blacks in the Crossroads camp a displaced and desperate people. **Far short**

The question we must ask ourselves is what is it that makes life in a squatter camp - or even on a desolate piece of sand in mid-winter - preferable to going back to the Ciskei or Transkei.

"The answer is that there are acute food shortages and little work in homeland areas, and people are not prepared to go there to watch their people starve," Mr Andrew said.

It is now clear that the long-awaited "new deal" for blacks - and reform of the hated pass laws - is still a long way off.

In the meantime the government is likely to continue with its crisis management of urban black influx, while hoping that massive financial inputs into its economic decentralization policies are forced mass relocation of people.

One thing is certain: The problems in the Western Cape will continue until the government finds a lasting solution to the challenge of urbanization.
R15m boost for coloured housing

Staff Reporter

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Mr Walters said the R15-million was still only a drop in the ocean, although a welcome consideration that R300-million-was needed for housing.

Mrs Eulalie Stott, chairman of the Cape Town Municipal Housing Committee said last night that it was wonderful to hear that a 'large' amount of money had been made available for housing.

She said she was aware that there was a desperate shortage of housing in the Western Province but hoped that the Cape Town Municipal area, with its waiting list of almost 30,000 families would get the lion's share.

Mr Stott said she felt the provision of housing should not depend on the kindheartedness of private institutions.

She said she believed that the government was unable to find sufficient funds to provide a special low cost housing bonus bond or offer a subsidy.

Boy killed in fall on mountain

By GILLIAN MCAINS

A TEENAGE boy was killed on Table Mountain on Saturday when he fell nearly 100 metres down a dangerous ravine after a day's picnic with two friends.

The boy, Lionel Meyers, 15, started climbing on Saturday morning with two friends, Bernie Brown, 11, and Melvin van Niekerk, 14, all of Seventh Street, Elsie's River and had a picnic lunch at the top.

They then tried to climb down Fountain Ravine at 1.30pm. At the top of the ravine is a sign warning of danger.

"It is not as dangerous as the sign says," said Lionel told his friends but about 30 metres down the boys found themselves in difficulties.

At first the two younger boys were not afraid because Lionel had climbed Table Mountain three times before and felt he knew the mountain well.

It was the first time the other two had climbed Table Mountain.

"He went to get help for us," said Bernie yesterday still shocked.

While climbing Lionel appeared to have a problem. "I couldn't see him and he couldn't hear us," said the rescuers - they fetched help from the cable-car station above.

Within two hours, members of the C.T. Town section of Mountain Club were on the ravine.

However, the search was forced to where their effort until yesterday morning, when Mountain Club members resumed the search.

They found Lion's body just before 1.30pm near the 100 metres of rope climber down the side of the ravine.

The rescue party extended 100 metres of rope climber down the face where he lay.

As they did not risk any more lives decided to leave the phone on the mountain unattended.

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(End of Article)
Mr A van der Horst, a civic engineer and member of the association said the property on which the sample valuation was based in the coloured area of Walmer Estate was not representative.

With 'good view'

It was one of the few properties which had a good view and had three storeys. Most other homes were semi-detached.

Mr Van der Horst argued that the increased valuation of this property, by R460, should be reduced to what it was before, or even lower.

Factors affecting the area over the past years had been the building of the Boulevard East freeway through the suburb and the removal of 60,000 people from District Six. This had placed tremendous pressure on the adjacent land, pushing up prices artificially, he said.

Mr L.J Krige, the attorney representing the association, pointed out that for instance, the sample valuations for the white areas of Vredehoek, Rondebosch, and Mowbray had shown a decrease of up to 20 percent. Given this, he asked why there should be increases in the adjacent coloured areas.

Mr Van der Horst said the community a long-established one, had few amenities. The bus service was poor because there were no more people in District Six — the main feeder route.

The Department of Community Development was the landlord of about 25 percent of the houses and had let them fall into a state of disrepair. The community knew that the department had a town-planning programme for the area. Of the three main arterial routes, one was earmarked for road-widening, with demolition of homes.

**Uncertainty**

This created uncertainty and as a result, residents did not look after their properties.

Mr S Kannemeyer, who lives below the freeway, said residents had to contend with pests, stray animals, dumped refuse, parking problems, and the "perennial problem" of the Group Areas Act, as executed by the Department of Community Development.
flats "net"s residence

...
Black UCT flats 'cannot be an official residence'

FLATS in Guguletu for black students could not be an official student residence because the University of Cape Town did not believe in institutional segregation, Dr Stuart Saunders, principal and vice-chancellor, said yesterday.

Dr Saunders, who was officially handed the Malungu Park flats by Mr Winston Skweyza, chairman of the Ubuntu Utility Company, said, "We don't approve of restricted accommodation and we look forward to the day when there is no restriction on accommodation for students."

He described the flats as outstanding accommodation, equal to that overseas.

He thanked the Shell Oil Company who supplied the funds, the Urban Foundation and others concerned with their building.

He said self-catering units such as Malungu Park seemed to be popular with students and he believed future student accommodation on or off campus would be built on similar lines.

The need for black student accommodation had greatly increased in the past few years and 168 black students were now registered at UCT.

In three years there had been a dramatic 303 percent growth in black students at the University.

The first students took occupation of the flats, which provide accommodation for 42, in July.

The complex contains seven self-contained apartments, each with a lounge, kitchen, bathroom and toilet.

Residents, who do their own catering, laundry and housework, will pay R85 a year for single accommodation and R780 each for shared accommodation, compared with on-campus students who pay up to R1625 a year for full board and other services.

A bus outside the flats takes students to drop-off points for UCT buses and telephones are expected in the building within a week.

Shell gave R300,000 to the UCT Foundation who loaned the money to the Ubuntu Utility Company. Ubuntu built the flats which will be leased to UCT for five years with an option of renewal for a further five.

Should the flats no longer be needed by the University they can be converted into 12 family units.
Evictions:
WCAB accused

Staff Reporter

THE neighbours of two Guguletu families evicted from their homes this week have accused the Western Cape Administration Board of "creating squatters" by "forcing people into the bush."

About 30 residents have signed a petition in support of Mrs Miriam January and her family of 12, and another 22 have signed one backing Mr J Feni and the 17 people who have been evicted with him.

In the petitions, the residents have offered to stand security for all rent payments of the evicted tenants.

But Mr J Gunter, WCAB's director of housing, said the evictions could not be reversed. The houses had already been allocated to new residents.

Rent arrears

Mrs January, a pensioner, said that on September 23 she had tried to pay her rent arrears of R6, but had been told she was a day late.

She had returned home and found her family's furniture and clothes on the pavement outside the house where she had lived since 1963.

The family had moved their things back into the house, but a week later Mrs January and six of her children were arrested and charged with trespassing.

They had each paid R15 admission of guilt.

Her daughter Miss Mary-Anne January, and a three-year-old granddaughter are both being treated for tuberculosis.

Angry residents said yesterday that the whole street would stand by Mrs January who had been their neighbour since 1963, because "at any time this can happen to us as well."

Trespassing charge

Mr Feni, who has been unemployed since last year, is facing a charge of trespassing for being in the house after being evicted. He is head of a household of 12 — mostly children — who will now have to find accommodation in the bush.

Mr Gunter said there were "more than 2,000 people" waiting for accommodation and he could not keep on people who consistently did not pay their rent on time.

"I don't know what the fuss is about. It is a very small minority who don't pay and the whole thing becomes a joke unless we do something about it," he said.
A-G to rule on weed sale case

A CASE involving the allegedly illegal sale of the weed lantana camara by Malmesbury Nurseries was postponed to November 15 yesterday awaiting the Attorney-General's decision on whether to continue prosecution.

Mr J N Retief who owns the Malmesbury Nurseries pleaded not guilty at a previous hearing to illegally selling the weed.

He claims the plant he sells is a hybrid which does not have the same spreading abilities as the original species.

According to Dr Anthony Hall chairman of the Co-ordinating Council for Nature Conservation in the Cape, the lantana camara is one of the world's most widespread weeds.

He said 'Most of the plants are of hybrid origin and pose a pretty serious multimillion rand problem in wild and pasture land particularly in Natal and the Eastern Transvaal although at the moment it appears that forms in the South Western Cape are less dangerous'.

The flowers of the plant, which grows in many Cape gardens, are purple on the outside and yellow or white in the middle. Individual flowers bunch together to form a tight aggregate about the size of a rand coin.

Evicted families treated 'unfairly'

TWO Guguletu families evicted from their homes on September 23 have complained about unfair and unjustified treatment by the Western Cape Administration Board.

Both families were evicted for 'failing to pay rent'.

They said they would not give up fighting for their houses. Some members from both families have been arrested for trespassing after refusing to leave the houses. They paid R100 admission of guilt fines.

ARRIERS

Mrs Florence Feni, breadwinner of a family of 13 said she was deeply distressed by the incident. She did not understand why the board treated her 'so unfairly'; because she had no money to pay her R74 rent arrears.

"After we had received the notice on September 15 with a deadline of September 22, we went to pay But, surprisingly, only one month's payment was taken."

"Later the same day, my husband went again to pay for the other two months, but they refused to take all the money." Mrs Feni said.

About 50 neighbours have signed a petition sent to the board today, protesting against the eviction.

PENSIONER

The family of Mrs Miriam January - a 68-year old pensioner who supports a family of nine - was evicted for owing R6.

"This upsets me very much because the Administration Board has refused to take our money until they said I must go to an old age home and my children take care of me."

"Can the board also tell me a place where I can get a job."

"I am not a beggar."

"I would rather go to the grave than go to the Old Age Home." Mrs January said.

Gang rape: 11 stars found

WHILE the controversy surrounding Sunday running continues, 3000 car stickers reading 'Sundays are Run Days' are being distributed in the Peninsula. The stickers, which were conceived by members of the Western Province Road Runners Association, echo the sentiments of the majority of runners in the area who have no support from law enforcement agencies planned for it."

"It's not too late."

Mrs Bergman, 11, fainted while playing on the beach.
Mr J N Retief who owns the Malmesbury Nursery, pleaded not guilty at a previous hearing to illegally selling the weed.

He claims the plant he sells is a hybrid which does not have the same spreading abilities as the original species.

According to Dr Anthony Hall, chairman of the Co-ordinating Council for Nature Conservation in the Cape, the lantana camara is one of the world's most widespread weeds.

He said "Most of the plants are of hybrid origin and pose a pretty serious mulch problem in dry and pasture land particularly in Natal and the Eastern Transvaal, although at the moment it appears that forms in the South Western Cape are less dangerous."

Flowers of the plant, which grows in many Cape gardens, are purple or white in the middle Individual flowers bunch together to form a tight aggregate about the size of a rand coin.

After we had received the notice on September 15 with a deadline of September 22, we went to pay. But, surprisingly, only one month's payment was taken.

'Later the same day, my husband went again to pay for the other two months, but they refused to take all the money,' Mrs Feni said.

About 50 neighbours have signed a petition, sent to the board today, protesting against the eviction.

PENSIONER

The family of Mrs Marrian January - a 68-year-old pensioner who supports a family of nine - was evicted for owing R6.

"This upset me very much because the Administration Board has refused to take our money," they said.

A spokesman for the Administration Board said Mrs January and her family were evicted because "they have been given about eight rent notices and several warning papers since 1980".

While the controversy surrounding Sunday running continues, 3,000 car stickers reading "Sundays are Running Days" are being distributed in the Peninsula.

The stickers, which were conceived by members of the Western Province Road Runners' Association, echo the sentiments of the majority of runners in the district, who have for years been demanding the resumption of races on Sundays.

Argus Correspondent

LONDON - The two Southampton soccer stars held in Swedish police cells are free following the dramatic collapse of the 'victim's' gang-rape claim.

Steve Moran, 21, buried his head in his hands and wept when a woman judge decided yesterday there was not enough evidence to proceed with the case against him.

A few moments later a smiling 18-year-old Mark Wright was brought into court and told that the prosecution was also dropping the charges against him.

The girl who accused the players of rape is estranged from her lawyer, who said she was too nervous to attend the hearing.

The group of Italian and Spanish runners run every Saturday morning and often in the evenings as well.
One of the double-story shacks at Crossroads situated with diagonal. The house, built of wood and corrugated iron, has a porch on the upper floor.

The interior of the room is very dark, with little light coming through the windows. The floors are made of rough wood, and the walls are bare. The shack is surrounded by a large garden with various plants and trees. The shack appears to be in a state of disrepair, with parts of the roof and walls collapsing.
Council's rent rise reprieved

By JANE ARBOUS
Municipal Reporter

THERE will be no rent increases for the City Council's 40,000 tenants for the first six months of next year, the Housing Committee resolved yesterday.

The decision, which still has to be ratified by the full council, will be widely welcomed by housing estate tenants and their families.

The committee's decision to absorb the loss of income was taken during yesterday's three-hour discussions on the draft estimates of income and expenditure for the first half of next year.

Councillors agreed that the rent increases should be implemented only at the start of the new 1983/84 financial year, which is now July to June.

The committee recommended that the loss, estimated at more than R300,000, should be borne by the Rates Fund until the middle of the year.

Income surveys are expected to be carried out in March before new increases are fixed.

This year's rent increases met with widespread community protest.

A campaign against them led to a Day of Action in February, with banner-waving protesters gathering outside rent offices throughout the Peninsula.

A month later, a delegation of tenants, with representatives of the local authorities, met the Minister of Community Development, Mr Pen Kotze, to discuss a new rent formula.

He was also presented with a petition and a memorandum listing grievances.
The Cape Times, Friday, 8/10/82

Appeal made for WCAB tennants

Staff Reporter

The chairman of the Guguletu Residents Association, Mr Goodwill Botha, has appealed to the Western Cape Administration Board (WCAB) to lower the rent for old-age pensioners and not to evict them for rent arrears.

Mr Botha said yesterday that old-age pensioners who were evicted had nowhere to go, as their only income, their pension, was "too little".

He cited 70-year-old Mrs Miriam January and her family of 12 as an example.

Mrs January's rent was in arrears by R6 and when she went to pay it on September 23, she was told she was a day too late.

She had returned home to find her belongings in the street and her home allocated to a new family.

"It shouldn't be so easy to throw these people out of their houses," Mr Botha said.

"Instead of evicting people, the board must do something about it, like lowering the rent for old-age pensioners."

Their pension is just not enough.

"Mrs January has had to move in with her son but he doesn't have enough room for her."

A group of Guguletu residents said teargas was fired at them yesterday as they tried to prevent (WCAB) officials from arresting the January family for trespassing in the house they have been evicted from.

However, Captain T Vermeulen, a police liaison officer for the Western Cape, denied that the police had fired teargas in Guguletu yesterday and said he knew nothing about the incident.

The January family - nine children and three adults - said they were later released after one of them, Miss Renza January, started experiencing labour pains at the board offices.

It was the second time they had been arrested for trespassing since the family were evicted from the house, where they had been staying since 1963, on September 23.
Staff Reporter

MEMBERS of a Guguletu family of 12 were forcibly evicted from their home yesterday and had their possessions confiscated by police and officials of the Western Cape Administration Board (WCAB). Neighbours who are supporting the January family in their fight against the eviction, said teargas had been fired at them for the second successive day after they had gathered in the street outside the house.

Fainted

The residents said police had removed the January family from the house in the morning and their furniture and possessions had been impounded by the WCAB. Teargas had been used to disperse onlookers and some children had fainted.

A Cape Times reporter who visited the scene yesterday found three police vans, two WCAB vans and about 80 residents outside the house. Members of the January family were standing in a nearby garden after being evicted from the house, and the new tenant was moving his furniture in.

old age pensioner, was informed last month of her impending eviction from the house she has lived in since 1963. The family, including nine children and Mrs January's two adult daughters, have refused to move.

They claim they were only R6 in arrears when they were evicted and went to pay the overdue amount a day late.

Residents from 57 houses have signed a petition asking the WCAB to allow the January family to stay in the house. Mr A Louw, chief director of the WCAB, said the house had been allocated to another tenant because the January family had been late in paying their arrears.

'Sick and tired'

He said more than 2000 people who were ready to pay their rent on time were waiting for houses in the Western Cape.

The residents said they would all be meeting to discuss the events. They said they were "sick and tired of being treated like dogs."

Police spokesmen approached for comment yesterday on the alleged use of teargas said no reports to this effect had been made to them.
First white firm builds lease homes

By Owen Parker
Property Editor

THE first two houses on 99-year leasehold sites registered in the name of a white-owned company are now being built in Zwede Extension 2—thanks to the efforts of a Port Elizabeth businessman.

Mr A P Dashwood, managing director of Afran Muffler Co (Pty) Ltd, in North End, felt for a long time that black staff members who had proved their loyalty deserved better than to have to live in leaky shacks at the end of muddy paths in a no-man's-land.

"How can an employer expect a good day's work from people who have to live like that year after year, with no hope of a re-prieve from after-work squatters?" he asked.

He resolved on deeds, not words, began more than 18 months ago after much national publicity during the previous two years for the 99-year leasehold scheme. This followed the passing of the amendment to the Blacks (Urban Areas) Consolidation Act No 25 of 1980, providing for the drawing up of regulations to control the 99-year lease plan.

Mr Dashwood made his move to assist what he considered were his two most deserving employees, both men who had died long before the scheme was announced. In gratitude to the man who had made provision for the drawing up of regulations controlling conditions for the right of leasehold.

Even after the regulations were drawn up, many anxieties in their practical and early implementation became apparent, primarily in that they applied only to townships on a general plan, not to layout-plan requirements.

Individual sites in general-plan townships are registered in the name of the "Surveyor-General. A first step was, therefore, taken to conduct general surveys to upgrade layout-plan townships to general-plan requirements.

Understandably, Mr Dashwood's frustration grew during these unavoidable delays, but now his project is being transformed into reality.

The two black building contractors engaged to undertake construction of the two houses have moved on site and work on the foundations is already complete.

The sites, in Zwede 2, were allocated by the East Cape Administration Board (Ecab), after the application of his two employees: Mr Johnson Nkoko, a pipe-fitter, and Mr Nomo Seeman, a press operator, both skilled workmen.

Unhke many sub-economic houses built for blacks in this country, these two four-roomed houses conform to the better of the standard official plans but have "luxury" appointments.

They have ceilings, internal doors, proper concrete floors (not just earth), inside toilets, and hot and cold water in bathroom and kitchen. All the flat, and electricity too, for only R9 000.

One unnamed official is reported to have commented when shown the plans and specifications: "I wouldn't mind a house like that for a holiday home somewhere on the coast."

In other words, a house with all the essentials for comfortable living can be built even as a two-off venture by private enterprise for just R9 000—so, too, of them could be built for what is being demanded for "posh" houses in the better white suburbs of Port Elizabeth.

Mr D V Creighton, manager of the main Port Elizabeth branch of the SA Permanent Building Society, confirmed that this was the first time bonds in the name of a white company had been registered over a 99-year leasehold property in the Eastern Cape—and probably in the entire country.

This was now allowed under recent changes in the regulations.

A spokesman for the Community Services Development Department of Ecab said it was official Government policy to encourage employers to assist in providing housing for black employees.

Since the implementation of the amendments to the Act the number of 99-year leasehold applications had been clarified and delays had now started.

Where these did occur, they were the result of legitimate technicalities, such as disputed property boundaries or delays in completing site surveys, the spokesman said.

There was no question of any unnecessary obstruction through bureaucratic red tape.

Employers like Mr Dashwood who felt a social responsibility towards their staff were encouraged, not discouraged, to assist them, he said.

The main advantage of 99-year leasehold was that financial institutions now accepted it as a satisfactory form for the "investment status" of homes.

However, the fact that all employers were actively involved in assisting key black staff financially to obtain adequate housing did not shatter all hope of proper housing for them.

Blacks wanting to build their own homes on open serviced sites could apply to lease a site on a monthly basis.

Once a permit was granted, security of tenure was virtually permanent so long as the rent was paid regularly.

Sites were allocated free of charge and funds for the building of houses to one of a number of approved companies could be obtained through Ecab, he said.

At present there was a shortage of open, serviced sites in the main townships.

The greatest shortage was in what were officially known as "A"-plan townships which were fully serviced and surveyed in detail as in white-area developments.

It was in "B"-plan areas where individual sites required a survey verification certificate before building could begin that delays could occur.

These could be caused by boundary encroachments from neighbouring properties.

Plan "C" referred to built-up townships where only scattered open sites remained and were necessary for a detailed survey to be carried out.

The main delays and hesitations related to finalising the physical situation for sites requiring verification certificates.

All employers had to do, he said, was to contact any township manager in the Port Elizabeth area. There were rent offices in New Brighton, Zwede and Kwazakhele.

If they preferred, they could go directly for advice to Mr S Marx, whose speciality was 99-year leasehold, the deputy director of the department, Mr N J Nei.
Residents’ anger at council

Staff Reporter

RESIDENTS of Silvertown, Bridgetown, and Kewtown (BBSK) yesterday urged unanimously to confront the Cape Town City Council and force it to carry out proper maintenance of their houses.

The 400-strong audience greeted the resolution — which came from the BBSK Residents' Association — with cheers, whistles, and applause at a mass meeting at the Athlone Civic Centre.

"Won't pay"

The chairman of the Association, Mr Charles Manevelt, and several residents told the audience that people in these areas were no longer prepared to pay for the maintenance of their homes.

Mr Manevelt said the council was eroding living standards by neglecting to maintain the houses, most of which were 30 to 40 years old.

"It is an assault on our living standards," he said.

Mr Manevelt said the deteriorating conditions of the homes contributed to diseases prevalent in the area.

A resident of Silvertown, Mr John Young, said he could quote many cases of houses burning down and walls collapsing in his area because of the bad state of the houses.

"The council always gives us the excuse that it has no money to carry out maintenance. We can't accept that."

In another resolution, it was decided to reject the Mobil housing project in Kewtown on the grounds that it increased overcrowding in the area.

The association also called for the reopening of the Bekmakere rent office, saying it was inexcusable for residents to travel to Kewtown to pay their rent.

Housing conditions in black locations were also discussed and the association undertook to work with its counterparts from these areas to improve living conditions.

The association also decided to reject the proposed Orderly Movement and Settlement of Black Persons Bill, saying it was an attempt to divide workers.
Mobile home has a `resting place'

An attractive mobile home in a private caravan park just off the road to Schoemakerskop.

Caravan parks not for ‘permanents’

By SHELAGH BLACKMAN
Municipal Reporter

MOBILE homes, one answer to the current housing shortage in many parts of the country, are not allowed in municipal and divisional council caravan parks in Port Elizabeth.

In Nelson 20% of the caravan parks are reserved for permanent dwellers.

At the Beresford Hill and Humewood caravan parks in Port-Elizabeth sites can only be booked for three months of 12-month period, according to the Deputy Director of Parks, Mr Manie Reymoke.

“Permanents” are not allowed at the Willows either.

In a private caravan park in Walmer and Plettenberg mobile homes are allowed.

The manager of the park, Mrs Cynthia van Aardt, said she had a waiting list of 25 people anxious to buy mobile homes and move into the park permanently. But applications to allow further permanent dwellers had been turned down by the municipality.

Apart from initial charges, according to the owner of the Plettenberg home, Mrs R90 a month for a site in the park, the owner of a Plettenberg home paid R90 a month for a site in the park, she said.

Mr Manie Reymoke from the Department of Parks said they cost R12 072.

What was needed in Port Elizabeth was an entrepreneur to start up a private township for mobile homes.

Both Mr Reymoke and the secretary of the Dias Divisional Council, Mr N W Anderson, said it was a “temporary solution” to the housing shortage.

However, they were not cheap and offered no solution to those in the lower income group.

The city’s Executive Planner, Mr John Mercer, said there had been an application from a hotel owner to establish a mobile home park along the road to Schoemakerskop. Residents in the area had complained and the application was not granted.
Evictions: boycott of all WCAB liquor stores

Staff Reporter

MORE than 500 people last night resolved to boycott all Western Cape Administration Board liquor outlets and "Cape Town community-linked businesses" in protest against "unlawful and unnecessary" evictions in the townships.

A protest meeting in Guguletu against the evictions condemned them as "unjustified, oppressive, harsh measures."

The meeting also decided to circulate a petition protesting against evictions which "make basic family life impossible."

HOUSING

The meeting blamed the Government for the "gross" shortage of housing for blacks in the Western Cape.

"The main cause (for evictions) is the housing shortage, not that people do not pay their monthly rentals. People are evicted from their rightful places although they have the money to pay," one speaker said.

Speakers from the floor said it was necessary to fight the "unnecessary ill-treatment" of people by the Community Council and the Administration Board.

"HARDSHIP"

"In the light of the hardship caused by the dummy Community Council and the Administration Board, we must unite to protect our well-being as human beings," one speaker said.

The meeting was organised by Western Cape civic association, an umbrella body representing more than 20 community organisations.

It was decided that a meeting with tenants who moved into houses from which families had been evicted would be held.
120 arrested in dawn pass raids on Nyanga, Guguletu

MORE than 120 people were arrested in pre-dawn pass raids in Nyanga East and Guguletu today.

Yesterday about 100 people appeared in Langa Commissioner's Court following a raid in Nyanga.

According to an witness, 30 vans were involved in the raids on the Nyanga single-quarters at 5am today.

Earlier, Administration Board officials raided the single-quarters in Section 2 of Guguletu.

OVERFLOWING

The pass-law court at Langa was overflowing with relatives of those arrested.

About 60 people were found guilty of pass-law offences before 10am.

Fines totalling about R1500 were imposed.

About 26 women were fined for being in the single-quarters without permission.
PE housing plight 'desperate'

Post Reporter

The housing shortage in the coloured and Indian areas in Port Elizabeth is desperate, according to an estate agent, Mr Arthur Arnot.

"He said more than 100 people had responded to an advertisement in the Weekend Post for a house in the Indian residential area of Malabar.

"The second phone call I had was from a gentleman who bought the house, unseen," he said.

The accommodation shortage was considered serious "and trying to get plots on which to build is virtually impossible," Mr Arnot said.

"Malabar, Gelven Park and Park Side were the worst affected," Mr Arnot said.

"There is an overabundance of land in the white areas, and accommodation among whites is not really at a premium.

"Kama Park, Seaview, Beachview, Colchester and Bridgemead Extension are just a few of the unpopulated white areas where there are dozens of plots for sale. There is more land available than there are whites to occupy it," Mr Arnot said.

At least five Indian doctors prepared to pay R80,000 cash for houses were on his waiting list.

"We do not have one single plot of land in the coloured and Indian areas, while what land there is moves very slowly in the white areas," Mr Arnot said.

He said a Benoni man had suggested that a white area where whites were not buying land be turned into an Indian area.

"I spoke to a city councillor about Kama Park, which has only about six houses, and was told the Government would not declare any area where whites are living an Indian area.

Any possible development in the coloured and Indian areas would have to be out towards Uitenhage.

"But there is just no land available for them and they are forced to live in sub-standard, rented apartments," Mr Arnot said.

"The Department of Community Development has been releasing land very slowly in these areas, except for their own development of economic and sub-economic housing."

The people I am dealing with do not want to build expensive houses in the same area as economic houses.

"But there is just no land available for them and they are forced to live in second-rate, rented apartments."

"The Department of Community Development has been releasing land very slowly in these areas, except for their own development of economic and sub-economic housing."

The people I am dealing with do not want to build expensive houses in the same area as economic houses.

"But there is just no land available for them and they are forced to live in second-rate, rented apartments."
Many fined after swoop on hostels

FINES totalling R4 450 were paid at the Langa Commissioner's Court yesterday after the arrest of 187 people in predawn pass raids at the single quarters of Nyanga and Guguletu.

Thirty-three people who could not pay fines were jailed.

Court staff started early and worked through the lunch hour to deal with the cases. The court was packed throughout the day with friends and relatives of the accused.

Commissioners frequently called for order from the crowd who gathered outside the court.

EJECTED

A man was forcibly ejected from the court during proceedings.

The cases were dealt with at a rate of one a minute.

The charges against five men and 14 women were withdrawn on the recommendation of the Aid Centre.

Most of the accused pleaded guilty to the charges and declined to address the court in mitigation of sentence.

REPRESENTATION

None of the accused had legal representation.

Some said they had come to the Cape for medical attention. In the case of minors, relatives were called before the court and told to see that the people left the area as soon as possible.

Charges against the rest of the accused ranged from being in the area for more than 72 hours without necessary permission, failure to produce reference books on demand and being in a hostel without permission.

A woman who told the court she had come to Cape Town for medical treatment was asked if there were not doctors in the Transkei. She replied that there were, but they could not help her.

BIG TOWN

After fining her R30 or 30 days, the magistrate, Mr W Fourie said, "The court feels you should be able to get treatment in Umtata. As far as the court is aware, Umtata is a big town in a neighbouring country."

The case of a man who claimed he had not been given an opportunity to fetch his reference book when he was arrested was postponed to October 18. Mr Fourie said the man would be held at Pollsmoor Prison until then.
THE Western Cape Administration Board (WCAB) was "tightening up influx control tremendously", the director of the Black Sash Athlone Advice Office, Mrs. Noeli Robb, said yesterday after WCAB officials had conducted dawn pass raids in Nyanga and Guguletu.

More than 100 people appeared in the Langa Commissioner's Court yesterday after the raids on single men's quarters in the townships which started at 5am. Most were convicted of pass law offences.

Mrs. Robb said the board seemed to be concentrating on combing the "bachelor" quarters, and did not appear to be touching the residents in the Nyanga and Crossroads squatter camps.

"The single quarters are about the only place where visiting men and women can stay because the houses are so overcrowded and there are no hotels or alternative accommodation available."

She said the courts which were yesterday overflowing with relatives of the arrested people had not been seen so active for a long time.
Evictions
Boycott planned

Staff Reporter

THE Western Cape Civil
Association has launched
a boycott of businesses of
community councillors
and beerhalls run by the
Western Cape Adminis-
tration Board (WCAB) in
protest against recent
evictions in Guguletu.

The boycott call was
made at a mass meeting
of Guguletu residents on
Monday night at which
the evictions of two fam-
ilies— the Januarys and
the Feni s — and the acute
housing shortage in the
Western Cape were dis-
cussed.

Mrs Miriam January, an
old-age pensioner, and
her family of 12 were
forcibly evicted last week
after refusing to move
from the house they had
lived in since 1963. They
claimed they were R6 in
arrears and had gone to
pay the amount a day late.

Family of 18

Mr J Feni, who has re-
 fused to move despite fac-
ing charges for
trespassing, is unem-
ployed and his wife is the
only breadwinner in a
family of 18.

Speakers at the meet-

alleged there was wide-
spread corruption in the
allocation of houses and
that certain people were
paying large amounts to
get houses even though
they were not on the wait-
ing list. Three people told
the meeting that their
houses had been "sold" to
other people.

According to the WCAB,
there are more than 2,000
people on the waiting list
for houses in the Penin-
sula, some of whom have
been waiting for up to 10
years.

The names and busi-
nesses of the community
councillors, who include
taxi drivers, a shop-
keeper, an undertaker
and a butcher, were men-
tioned at the meeting and
it was resolved to boycott
their businesses until
they resigned from the
"dummy" community
council. It was felt that
the community councils
were spearheading the
evictions.

It was also resolved that
the WCAB's beerhalls be
boycotted and that the
civic halls be put at the
disposal of the Western
Cape Civic Association,
which is an umbrella
body representing more
than 20 township com-
munity organizations.
R1m housing project for lower income aged

EAST LONDON — About R1 million is to be spent here on housing for white elderly people in terms of the R30 million the government has voted to housing for white lower income groups over the next two years.

The MP for East London City, Mr Petro de Pontes, yesterday said he had received notification from the Department of Community Development that 44 flats would be built for elderly people in the city. The flats he said would be erected soon and would be made available for rent and purchase on reasonable terms.

The department would collaborate with the City Council in establishing and administering the project. No further details on the project could be obtained yesterday.

Mr De Pontes said he was pleased about the development and added that it followed numerous representations made by local bodies to the government on behalf of the city's elderly.

Funds for the local project form part of R30 million the government has decided to spend on erecting 1 100 housing units for whites in lower income groups throughout the country over the next two years. Some 20 regions in the country will benefit from the aid.

— DDR
Kalk Bay building plan approved

Municipal Reporter

A R3,8-million plan to build 29 luxury apartments on three vacant plots on the mountain slope above Kalk Bay has been accepted by the City Council's town planning committee.

The scheme, to be developed by three Cape Town businessmen including city councillor Jan Brand who approves the plan, said the stepped design concept gave the impression of closely inter-related single dwellings.

The overall result is that the whole project blends in naturally and harmoniously with the existing single dwelling development on the slopes of the Kalk Bay mountainside," he said.
Increase in rent defaulters

Post Reporter & Orpington Journal 15/10/32

"It is my opinion that unemployment is a causative factor in the increasing number of coloured rent defaulters I am not prepared to say if the strikes were responsible for the unemployment," he said.

According to Mr Molyneaux, the position was worse in September, compared with the previous month when householders had difficulty in paying their rent.

Actual figures would be released to the Port Elizabeth City Council's Community Services Committee on November 2 before being published, he said.
Haga water supply queried

EAST LONDON — The Kaffraria Divisional Council is to investigate the water supply to Haga. Haga residents, recently hit by inadequate supplies.

At the monthly meeting of the council yesterday, Mr Dudley Lloyd pointed out that several residents living in the higher areas of the village were cut off from the water supply two weekends ago.

"There must be something drastically wrong. There may be a blockage," Mr Lloyd said.

"This causes a lot of inconvenience for many people who have weekend shacks there," said Mr Lloyd.

He warned that, with the festive season fast approaching, the current water supply to the village might fail and asked the council to consider building a second reservoir to supply houses in the higher areas.

The council resolved to investigate the matter.

— DDR
Evicted at 62 and he can’t afford to move

Staff Reporter

A 62-YEAR-OLD pensioner who is being evicted from his rented room in Eversdal has had to turn down a R25-a-month two-bedroomed house in Nahabeep because he cannot afford the cost — between R800 and R1 500 — of transporting his belongings there.

Mr Raymond Thomas who battles to make ends meet on his monthly pension of R39,90, applied for one of 30 houses made available to struggling pensioners by the O’Keefe Copper Company earlier this year, as its contribution to the Year of the Aged.

‘Still vacant site’

“I would have moved into the house offered to me, but cartage companies charge a minimum of R900 for the 597km from here to Nahabeep,” said Mr Thomas, a war veteran who was compelled to move out of his City flat in 1977 “when a government garage was planned on the still vacant site.”

Mr Thomas said he knew of another pensioner who was unable to accept a house in Nahabeep because he could not afford to transport his furniture there. “I wonder how many other pensioners are in the same boat.”

Mr Thomas has been asked to move out of his Eversdal room because the owners need it for an ailing relative.

“I have applied for accommodation in old age homes and for a City Council flat, but bachelors under 65 are not eligible, although 60-year-old married females can apply for the flats.”

This was confirmed by a Cape Town City Council spokesman who said flats were also available to 60-year-old spinsters provided they received a pension or a disability grant.

Mrs H S S Schreuder, housing manager of O’Keefe Copper Company said that only five of the 30 houses allocated to pensioners were still unoccupied.

“We have just given the houses away to have people living there. We are working on borrowed money and it is far-fetched to ask us to pay their removal costs as well.”

Mrs Schreuder said most of the pensioners who had moved in to the houses were Namqualandiers.

“They know the harsh climate — hot semi-desert conditions. It is not Cape Town and not everyone realizes this. The pensioners must be healthy and self-sufficient as we do not have the facilities to care for them.”

Age In Action, a photographic competition, with big prizes to be won, is being run jointly by the Cape Times and the Community Chest of the Western Cape to mark the Year of the Aged. Black and white photographs (200 x 250mm) or colour slides, depicting AGE IN ACTION, should be sent to the Community Chest, P O Box 2636 Cape Town 8000 or delivered by hand to City Centre, 2nd Floor, 71 Loop Street, Cape Town.
Building records set in Port Elizabeth last year were record totals.

VALUES of buildings completed and those under construction in Port Elizabeth last year were record totals.

This information is contained in the City Engineer's annual report.

In a section on building inspection, the senior engineer, Mr. F. W. Hunt, said the values of buildings completed — R50 692 745 — and buildings under construction — R84 944 830 — were records. They respectively represented an increase of 0.4% and 23% over the values of the previous year.

But he pointed out the value of building plans approved (R58 909 747) was 27% less than in 1989, which "would appear to indicate a reduction in building activity" on sites during the early part of 1990.

A total of 692 new private dwellings, at an average value of R25 301, were completed last year. In 1989, 361 dwellings were built with an average value of R32 122.

The generally increased activity placed a heavy load on the Building Inspectorate, but the average time taken to approve a building plan was only about 2½ weeks, which was considerably shorter than in other cities in the Republic, Mr. Hunt said.
Man pretended to be an attorney — fined

Staff Reporter

A VICTORY. Last week an attorney who pretended to be an attorney was convicted and fined $250. The attorney was found guilty after he pleaded guilty to the charge of practicing law without being licensed.

The attorney, identified as Mr. John Smith, appeared in court on charges of practicing law without a license. He was represented by an attorney from the township.

The court found that Mr. Smith had been practicing law illegally for several years. He was ordered to pay a fine of $250 and was also ordered to cease practicing law.

Stricken ship in port today

A coal merchant reported today that a ship carrying coal, the Stricken, was stuck in the harbor.

The ship, which was scheduled to depart for foreign ports, encountered difficulties due to heavy seas and was forced to seek shelter in port.

A coal merchant reported today that the ship was carrying a large cargo of coal and that the situation was critical. He said that the ship was at risk of capsizing if it were to continue sailing.

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MASTER MATHS

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69 REGENT ROAD SEA POINT

SNAPPY SERVICE!
Kensington ratepayers 'shocked'

Municipal Reporter

SAMPLE valuations carried out in Kensington represented a 150 percent increase in the municipal price of land, while similar valuations in Bishopscourt cut a third off current prices. The valuations court heard yesterday.

Opposing the latest sample valuations on behalf of 617 objectors members of the Kensington-Facretton Ratepayers' and Tenants' Association gave evidence that the community was shocked by the samples.

These valuations — to be used as a guide for setting new rates for the entire area — were 'far-removed from real values.'

Four properties with current prices of between R2,60 and R2,65 a square metre had been revalued to between R6 and R6,50 a square metre.

Decreased in Bishopscourt

In contrast, the value of a sample property in Bishopscourt, although larger, had been decreased from R5,50 to R4,19 a square metre, while another had been reduced from R4,39 to R3 a square metre.

Mr S. Desai, the attorney appearing for the association, told the court that the implementation of the Group Areas Act had artificially raised property prices because of the demand for land by people moved out of areas declared white.

The secretary of the association, Mr Trevor Manuel, said the suburb housed about 42,000 people who had insufficient amenities. By comparison, the adjacent white area of Maitland had four times the amount of developed public open space.

'Very disadvantaged position'

Mr Manuel said one of the sample sites was in a 'very disadvantaged position,' with the Wingfield military base on one side and an industrial area on another.

The second site was close to the railway and six-lane freeway to Paarl, the third was in a road with heavy pedestrian traffic to and from the industrial area, and the fourth in the flight path of the Ysterplaat air base.

None of the valuation increases was warranted, he said, asking the court to either reduce or retain current valuations.

In a statement issued after the hearing the association said its message had been underscored by one of the valuers who had requested a decrease in the sample valuation.

The court agreed to inspect the area. 
**Staff Reporter**

The persistent raiding of township barracks would lead, in due course, to more recruits "for those who have taken up arms against this government," Mr. Ken Andrew, the official Opposition spokesman on black affairs in the Western Cape, warned yesterday.

Mr. Andrew was commenting on the arrest of more than 100 people following a pre-dawn swoop on the single men's quarters in Langa Zone 16 by members of the South African Police and inspectors of the Western Cape Administration (W CAB).

A convoy of more than 20 vans and trucks encircled the barracks as police and inspectors went from door to door waking the men, women and children inside, inspecting their documentation and making arrests.

It was the latest in a spate of raids on the single men's quarters in recent weeks, which has led to at least 1,200 arrests.

'Destruction of family life'

Mr. Andrew said the results of these raids — of which there have been a series in recent weeks — would be the further destruction of family life, more crime in the city and increased starvation and death among children in the rural areas.

He said the "intensive campaign of harassment being waged by the authorities against the blacks of the Western Cape fills me with anger and despair."

"We are witnessing the destruction of the possibility for a peaceful future by a government which professes to stand for reform."

"I have spoken to Mrs. Helen Suzman, who will contact Dr. Piet Koornhof about this recent campaign of harassment."

"I am appalled that there are whites who still do not see through the hypocrisy of this government which claims to want to bring about reform but declares war on the blacks of the area."

'Raids will continue'

Mr. G. Lawrence, chief labour officer of the W CAB, said the raids would continue until those who had "no right" to be in the hostels had been cleared out.

He said the Zone 16 single-men's quarters were to be transformed into family quarters and "those people we arrested have been getting in the way."

In a statement yesterday, Mrs. Val West, regional organizer of the Black Sash, asked "Has the Administration Board gone completely mad?" Yesterday they razed the Crossroads market, last night they raided the Langa zones. What horrors have they thought of for tomorrow?"

A sleeping couple in the cab of a truck wake up to find themselves in the middle of a pass raid at Langa Zone 16 yesterday morning.
Fort Beaufort water: Morrison sees council

FORT BEAUFORT — The agreement between the governments of South Africa and Ciskei on the Fort Beaufort water supply was one of nine matters raised by the Fort Beaufort Town Council when it met Dr G de V. Morrison, the deputy minister of co-operation and MF for Cradock.

The water agreement became necessary after the incorporation into Ciskei of the Kat River Dam at Seymour, the source of the town’s water supply.

The council, after seeking legal advice, decided that a clause whereby both parties could terminate the agreement, was unsatisfactory as the time stipulated before the cessation of water rights was not long enough for the Department of Water Affairs to find an alternative source of water.

The council also asked Dr Morrison to expedite the development and upgrading of the black township here and to proceed with the plan drawn up for the township over the past nine months by the East Cape Administration Board.

It was felt that the provision of more sites there would provide alternative housing for the Hillside squatters, who, although living there illegally, had, in most cases, built homes superior to the normal squatter dwellings.

The development of the local coloured township was also put before Dr Morrison. Although a lot of progress has been made, homes of all types are desperately needed, as the council has more than a hundred applications for houses, mostly from coloureds in Ciskei who wish to move here.

In addition to the enormous housing costs, the council stressed the lack of job opportunities here.

Industrial development here is urgently required and the council is drawing up a detailed memorandum which will include all items of interest to would-be industrialists in this area. This memorandum is to be referred to the government’s decentralisation board and to its regional committees formed recently under the new incentive scheme.

Other matters discussed included the purchase of undeveloped state land in the town by the municipality to create erven for new townships, and the future of the Tower Hospital buildings when the new complex over the Kat River has been completed.

Dr Morrison gave the council a sympathetic hearing and promised to do all he could for the town. — DDC
Call for pro-building councillors to resign

Environment Reporter

THE Save Gordon's Bay Society has called for the resignation of two councillors who voted in favour of building homes on the slopes of the Holland mountain range.

The Deputy Mayor, Mrs D. Olivier, and another councillor, Mr Norman Hvinden, voted in favour of rezoning to allow a scheme known as Marine Cove for flats over Gordon's Bay.

The Town Clerk, Mr Charles Steyn, said their votes had been recorded as in favour of rezoning with the proviso that the proposed development be referred back to the developers for modification.

A spokesman for the Save Gordon's Bay Society said that a referendum had given a clear indication to councillors that the people of Gordon's Bay rejected the development outright.

Four councillors had rejected any form of high-density development on the slopes overlooking the harbour, was outvoted in an attempt to retain the mayorship, which she had held for several years.

Mr Des Riley said the Save Gordon's Bay Society was writing to the council asking for the resignations of the two councillors.

"As far as we are concerned they have lost the confidence of the ratepayers," he said.

RECOMMENDATION

The final decision on the question of rezoning is in the hands of the Administrator, Mr Gene Louw, but the strong recommendation from the Gordon's Bay council, together with the 2,434 objections to the scheme, including objections from many influential people such as the former Postmaster-General, Mr Louis Reeye, should carry enough weight for the conservationists to win the day.

"We feel it would be a total waste of funds for the Administrator to order another detailed environmental impact study. He already has the benefit of the opinions of a wide range of experts including planners, architects, and environmentalists.

"It is clear that the experts and the public don't like the scheme," said Mr Riley.

The developers were not available for comment.

SA planning a toll system for rural roads

PRETORIA — Draft legislation for a road toll system was being prepared for consideration during the next parliamentary session, the Minister of Transport Affairs, Mr Hendrik Schoeman, said today.

The projects being considered involved only toll financing of rural roads, he said in a statement.

"The establishment of an urban toll road in South Africa is, at this stage, not considered feasible and is still the subject of further investigation.

Way out

PASADENA — The California Institute of Technology has sighted Halley's Comet 1.6 billion km from earth — hundreds of millions of kilometres further than before. The comet will be visible to the naked eye in 1986 for the first time since 1910.

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Local authorities for roads which fall under their jurisdiction.

"In such cases, it is the intention that the National Transport Commission will operate these projects on an agency basis," the statement said.
Evicted families struggling to adjust

By COLLEEN HEDDERWICK

The families evicted from their little cottages on Hillside Farm near Sun Valley on Thursday, were yesterday still trying to adjust to their enforced new way of life.

Morale was still high but gone was the sense of “picnic” of the previous day when the children helped to erect the tent in the strong south-easter.

Mrs Elizabeth Overmeyer, 35, still in the throes of post-natal depression, was in tears over her fragile four-week-old baby getting dirty in the dust blowing around their tent.

An appeal was made by a sympathetic bystander for a carry-cot for the baby to sleep in on the ground.

“These people don’t want to be charity cases,” said Mrs Sue Sturman of the Fish Hoek/Noordhoek/Kommetjie Welfare Association, who has been assisting them since their eviction.

“The men are all employed and were personally willing to move to better accommodation but there is simply none available,” Mrs Sturman said.

She said the Divisional Council and particularly the councillor for the ward, Mr Hillary Langley, had made a great effort towards housing the people in the southern Peninsula.

“In the last three weeks they have housed 23 families in Ocean View but there is still a housing crisis and donations of tents or ideal caravans, would be truly welcomed by my association,” Mrs Sturman said.

Of the original 12 families on Hillside farm who have been evicted to make way for the new landowner’s labourers, four have already been housed in Ocean View, four have sought shelter with relatives and two are living in a borrowed tent on a nearby property.

The other three families are being allowed to remain on the farm until this weekend when accommodation should be available in Ocean View — the nearest coloured township.

The management committee of Ocean View is not keen on admitting what it considers “outsiders” as many residents of the township are already living in overcrowded and cramped conditions because of the housing backlog.

Some families have three or four generations living together with some members having to sleep in armchairs or under tables because of lack of space.

Trespass charges were laid against the 12 families on Hillside Farm when they sat tight last month on the expiry of the eviction notices because they had no alternative legal accommodation.

The case was due to be heard on November 19. But during the enforced removals on Thursday, the manager of the farm said the case might be dropped.

Mrs Martha Booyzen, divorced and supporting three children, including a handicapped child, heads one of the two families who are having to live under canvas.

Surrounded by their worldly possessions are Mrs Betty Overmeyer, left, cradling her four-week-old baby, and a young friend.

Pictures by STEWART CULMANN
VELDDRIF residents recently kicked out of their homes in white areas are cheesed off because the local management committee allocated newly built homes to them by drawing names from a hat.

But the Town Clerk has laughed off the claims, saying that he knows nothing about dissatisfaction among residents.

One of the people involved in the dispute said families had done everything required of them and yet some were still sitting without houses.

"Some time ago we were moved out of our old homes to make way for the building of a holiday camp in Veldrif. We were moved to the Noordhoek-Laaplek area where we were given homes by the Council," said the man, who did not wish to be named.

"These homes were so badly constructed that it was sheer hell living in them. The roof leaked and water even seeped through the walls. The council then promised to build us decent homes."

HAT

"Fifty homes were built and all the residents were asked to apply for these new houses. Two weeks ago we heard that 80 people had applied for the 50 homes. The management committee then decided it 'best if they took it upon themselves to draw names from a hat and allocate house to the people in this way,' our source told us."

Veldrif's Town Clerk, Mr Leon Steyn, said that all "coloured" people who were living in white parts of Veldrif would be rehoused.

"Recently we built 130 houses - 80 sub-economic and 50 economic - to rehouse these people. We decided to pull names from a hat to decide who gets what house and not for any other reason," he said.

Commenting on complaints about living conditions in the older council homes, he said that in any new home there are faults. He said it was the duty of the builders to repair these faults within a limited period after the building had been completed.

"I have been living in Veldrif for 10 years and during that period I have never heard about any dissatisfaction among the people," Mr Steyn said.

Mr Eric Goldschmidt, the chairman of the management committee, was not available for comment.
Housing boost on the cards for lower-paid whites

Weekend Post Reporter

HOMES for about 1,000 lower income white families with no means of buying their own may be built by the Port Elizabeth municipality—the first homes built for whites by the city in almost 10 years.

Mr. Miek Molyneaux, the city's Director of Housing, said this week: "At the moment, we are working on a report about our white housing situation.

"We would say that about 1,000 family units are required, and at the moment we are busy drawing up our requirements for inclusion in the council's three-year capital development programme.

"We are only allowed to concern ourselves with families whose incomes fall below R650 a month—that is the National Housing Commissioner's limit."

He could not say where he would recommend the homes should be built.

Nor could he say what share Port Elizabeth was receiving of the R20 million being allocated for white housing by the Government.

"We have no knowledge yet how the pie is going to be split.

"The Minister mentioned that 15 local authorities would benefit, but so far we have heard no more."
Squatter housing project shelved

A CORNERSTONE of the historic 1979 Koornhof agreement with Crossroads residents—a new township for the settlement of 20,000 squatters—has been struck a major blow. The Government has decided to shelve Phase 2 of the 2,500-home New Crossroads project.

This was said today by the new regional representative of the Department of Community Development in the Western Cape, Mr. F. Gerber.

He said the second phase of the project, which provided for the building of about 1,200 homes, had been shelved because the Government did not have the money to continue with the project.

The first phase of the New Crossroads development, about 1,500 homes which has already housed several thousand Crossroads residents, is nearing completion.

The second and last phase of the project was to have started soon.

Mr. Gerber said the idea of providing houses for Crossroads residents was not dead and the Government was "looking into the possibility of the provision of alternative methods of housing to continue the project."

The project would be continued only if this alternative could be found.

Mr. Gerber was not prepared to comment further. It is believed the project has been shelved because the construction of the attractive homes have proved too costly and the Government is looking for cheaper methods.
Few Houses Sold in C. Townsend

27/12/12
Pilot housing plan for Grassy Park

Divisional Council

REPORTER

THE Cape Divisional Council adopted the terms, intended to be "flexible", for the development of a pilot self-help housing scheme on a site in Grassy Park Township Extension No 15.

Initially 54 sites are to be made available for the scheme — which was requested by the Government — with the possibility of including another 25 sites later.

Water and sewerage will be provided "to full standards", with storm water drainage partly on an open-channel basis and roads with a kerb and channel on one side and a hardened, but not tarred surface.

Electrical reticulation will be provided but home-owners will bear the cost of being connected.

The council will erect a materials store in the area stocking a range of building materials such as cement blocks, doors, door and window frames, glass, roof sheets and timber and paint. These items will be sold to self-builders at cost price, plus 10 percent for administrative costs.

Plots will range in size from 300 square metres to 450 square metres and the selling price is to be R2,900 a plot. In a year's time, plots will be transferred to those who can pay the price immediately or receive assistance from employers or financial institutions. Those who cannot afford to pay immediately will be required to make a minimum R300 deposit, transfer will be given and a bond registered for the balance.

NOTE CAREFULLY

1. The answers only on the right hand pages will be marked. The left hand pages may be used for rough work, but no credit will be given for such work.
2. Enter at the top of each page and in column (1) of the block on this cover the number of the question you are answering.
3. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
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3. No part of an answer book is to be torn out.
4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination.
Cluster housing scheme is no slum

THE EXECUTIVE of the Table View Ratepayers' Association is up in arms about a "suspicious secret deal" allegedly being made by the Milnerton Municipality over a redundant school site on Blouberg Road, which will allow the development of a high-density cluster housing scheme — "a potential slum."

The association has addressed a letter to the Administrator of the Cape, Mr Gene Louw, "because we understand the municipality is going to ignore our letters of objection and a 28-page petition signed by 476 residents of Table View, due to some "technicuality."

The town clerk of Milnerton, Mr J & S de Villiers, however, says all legal requirements have been complied with regarding the sale of the site, and the proposed development is "beautiful" and will be an asset to the suburb.

According to a spokesman for the association's executive, the redundant site was not offered for sale on the open market, as required by the Municipal Ordinance.

"ONE TENDER"

An offer of R210 000 was made for it by ADE Behuisingsmaatskappy and this fact was advertised in the Press in August, calling for objections.

The association alleges that local developers were not "allowed" to tender for the site, while Mr de Villiers said only the one tender, that from ADE, was received.

He dismissed as "rubbish" the contention that the proposed development would be a "ghetto" or a slum. It was, in fact, an attractive face-brick cluster housing scheme of the type which local authorities were encouraged to allow because of the housing crisis.

It was the council's duty to promote orderly development and a development of this sort, which was worth more than R400 000, not to be sneezed at.

ADMINISTRATOR

Mr de Villiers said all objections, and the petition, had been studied by the council and the proposal with the objections and the council's comments had been forwarded to the Administrator for a final decision.

He accused the association's executive of objecting on the grounds of "vested interests." The council had found the grounds for the objections insubstantial.

Among the reasons given by the association for objecting were:

- The site was not put on the open market and local developers were not approached to tender.
- There had been much "secrecy" surrounding council discussions on the sale.
- The project was not in harmony with adjacent properties and the surrounding area.
- Building on the site would reduce access to the new Table View police station currently under construction.

Mr de Villiers said as far as the municipality was concerned, the proposed development was desirable and "the ball is now in the court of the Administration."
Moves on blacks 'normal'

THE Western Cape Administration Board today denounced its intensified campaign against illegal blacks in the Peninsula.

The chairman of the board, Brigadier J H van der Westhuizen, said in a statement that the illegal occupations were merely a resumption of the "functional activities of the inspectorate" and claimed that recent Press reports had tarnished the image of the board.

The activities of inspectors had been interrupted by a staff shortage and the involvement of the inspectorate in the collection of particulars of the squatters and the rehousing of New Crossroads residents, he said.

COMPLAINTS

"A further aspect which should be noted is that the inspectorate receives complaints from the general public — black and white — from all over the Cape Peninsula which places an obligation on the inspectorate to respond by means of inspections."

Brigadier van der Westhuizen said the complaints also encompassed the black residential areas.

The statement continues: "The single quarters known as the Zones, Langa, have systematically since 1980 been subject to conversion from single-quarter accommodation to family housing units. The single persons permitted to reside in these single quarters are consequently and in an orderly fashion being rehoused in modern accommodation in Section 3, Guguletu."

RIGHTS

"It is in this process that complaints are received from the legitimate residents of the Zones that men, women and children unlawfully"
range ‘no’ to
of court case

imprisonment for kidnapping three men and unlawfully holding them in custody, was found not guilty of murdering the three men, who had been thrown off the Paradise Valley bridge outside Durban.

Mr Brian Page (NRP Umhlanga) reacted angrily to Mr le Grange’s criticism, saying that claims had been made by someone who was an officer in the police force and the issue should be taken seriously.

‘Here we have an action that brings the country to the brink of another Biko disaster and the Minister has the cheek to say I am acting irresponsibly’ Mr Page said.

‘Doesn’t he have a responsibility to investigate this issue?’

An investigation should be held into how three men could be transported in the boot of a vehicle.

‘This is not the first time that this type of thing has happened. We know about the inhuman way in which Biko was transported around,’ he said.

There must be an assurance given to the public that this sort of thing is not happening on any scale and this can only be done by an inquiry,”

Mr Page said the same applied to the 48-hour detention period. The issue should be investigated.

He pointed out that the police themselves would not like to be accused of breaking the law and an inquiry would clear up the matter.

Mr le Grange said that Mr Page and Mr Harry Pitman, the PFP Law and Order spokesman, should have spoken to the local divisional commisioners of police to establish the true facts before making any statement.

A police spokesman, Lieutenant-Colonel Leon Melle, said it was illegal for a member of the force to detain someone for longer than 48 hours without putting him in court.

There were strict checks and on occasions such as over an Easter weekend there were clear regulations on how a person could be held for longer than 48 hours by getting a new warrant of arrest.

Colonel Melle said that on conviction Potgieter had been automatically discharged from the police force.

Mr Pitman was not available for comment.

See page 7.

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City says new housing plan risks disaster

Municipal Reporter

The Cape Town City Council today warned that the Government’s new policy on housing would lead to disastrous results, and decided to send a delegation to the Minister of Community Development.

The Department of Community Development which makes State funds available through the National Housing Commission, has decided it will not give funds only for housing “the very poor (earning less than R150 a month), the elderly and the infirm”.

A 10-page memorandum was adopted by the council, which decided to send a copy to the Minister, Mr S P Kotze.

DESPAIR

The memorandum calls for a re-assessment of the housing policy and warns of a “major increase in slum conditions, disaster and severe public reaction” if the policy is implemented.

There are more than 19 300 families on the council’s waiting list for rented accommodation, and 9 000 families who would like to buy houses.

In June a survey showed that 30 percent of the applicants earned less than R150 a month, 27.5 percent earned between R150 and R200 a month and 18 percent between R200 and R250 a month.

The memorandum says the demand for houses is likely to increase at a rate of 600 a month and that the supply of new houses will soon decline, then dry up in about a year’s time.

Besides this, it will of course lead to a great deal of hardship and frustration for those on the waiting list. Serious repercussions must be expected.”

With regard to self-help schemes, the memorandum calls for a different approach for urban areas where the community is more sophisticated and has a tradition of reliance on the public sector for the provision of various essential services and facilities.

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CUTTERS

DEEP CAKE TIN WITH LOOSE BOTTOM
92,5mm x 240mm

ROAST PANS
385mm x 315mm x 65mm

JE PRICE
A mother with a baby on her back gets into a Western Cape ambulance at the airport. She is among thousands of people who recently returned from the metropolitan area.
R60m Flats home plan

By JANE ALBRECHT

A R60-MILLION plan by private enterprise to build 2,000 houses in Strandfontein for coloured families was announced in Cape Town yesterday.

Work on the project — to be called Strandfontein Village — will start early next year.

The managing director of the Strandfontein Development Company (SDC), Mr. A.C. Demmers, who is also the managing director of Icbo Homes, said the greatest demand was for three-bedroomed homes costing about R18,000.

This price could be expected to escalate substantially depending on the completion date.

5 sections

The contract was signed yesterday by the City Council which is selling the land and providing the infrastructure, and the SDC which is undertaking the development.

The entire site is 112 hectares which will be sold in five sections. The first one has been sold and in terms of the contract, the SDC has an option to take up the other four sections.

The initial selling price of a hectare is R5,000. For the first four sections each plot will cost a further R1,500, and the fifth section R2,000, towards the cost of services.

The planning, design and building standards will be based on those which have proved popular in Mitchells Plain. A notable feature is the "woner" concept where pedestrian movement is given priority over car traffic.

Plot sizes will range between 180 and 450 sq m.

Provision has also been made for six commercial sites, as well as sites for an old-age home, churches, nursery schools, creches, a community centre and two primary schools. About 70 studio houses will be built from where owners will be able to conduct certain businesses.

The Town Clerk, Dr. Stan Evans, said the scheme was an important step in the process of providing mass housing at a reasonable cost through collaboration between a local authority and a private company.

"Not state"

"It could well point the way for future similar partnerships between the public and private sectors and its progress will therefore be watched with great interest by housing policy-makers," Mr. Demmers said.

Mr. Wilson who has a...
Private company to build 2 000 houses

Mail Correspondent
CAPE TOWN — Private enterprise will build 2 000 houses at Strandfontein for coloured families, according to a R60-million plan announced in Cape Town yesterday.

Work on the project — to be called Strandfontein Village — will start early next year.

The managing director of the Strandfontein Development Company, Mr A C Demmers, who is also the managing director of Ico Homes, said the greatest demand was for 3-bedroomed homes costing about R3 000.

This price could be expected to escalate substantially depending on the completion date of the homes.

The contract was signed yesterday by the Cape Town City Council, which is selling the land, and the SDC, which is building the houses.

The entire site is 122 hectares and will be sold in five sections.

The initial selling price per hectare is R6 000. For the first four sections each plot will cost a further R1 540, and in the fifth section a further R3 388 towards the cost of services.

The planning, design and building standards will be based on those which have proved popular in Mitchell's Plain.

A notable feature is the "green" concept where pedestrian movement is given priority over car traffic.

Plot sizes will range between 180m² and 450m².

Provision has also been made for six commercial sites, as well as sites for an old age home, churches, nursery schools, creches, a community centre and one high and two primary schools.

Dr Stan Evans, the town clerk, said the scheme was an important step towards providing inexpensive mass housing, through collaboration between a national authority and a private company.

Mr Demmers of the SDC said the development, building and financing of houses and flats should be done by private enterprises and not the State, municipalities or quasi-government institutions.

As long as a profit margin was available, most developers and builders could tackle any class of housing.

Self-help schemes, he said, eventually would be proved a disaster. Such schemes represented a capitulation by the community in efforts to provide adequate housing for all, and they were seen by many as another name for creating a slum.

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Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.
The Daily News 29/10/82

**Soldier tells inquest of shots**

Staff Reporter

A FORMER rifleman with the South African Cape Town Military District, Ronald Stephen Muller, who was arrested for failing to appear at a previous inquest magistracy yesterday, said that he had no money at the time to travel to Cape Town.

Mr Muller, of Kimberley, told the inquest, presided over by the magistrate, Mr B W Peckham, that he was not able to attend the previous inquest because of his financial situation.

A 48-year-old Heideveld divorcée, Mrs Susan van der Ross, who died in a car accident while driving near the Milnerton oil refinery with Mr Hermanus Brown, 51, told the inquest she was not able to attend the previous inquest because of her financial situation.

**Patrol**

Mr Muller said he was patrolling with Sergeant S A Manuel at the time and they were due to be relieved by two colleagues. Sergeant Manuel, who was then a corporal, left the three men and said he wanted to patrol the area once more.

He rejoined them later and reported that he had seen a group of people in a parked car and ordered them to leave the area. The sergeant said the man and woman were under the influence of alcohol. Mr Muller testified that he returned from another search of the area and the patrol coverage area.

**Suspicions**

"It appeared very suspicious because it was dimming and brightening its lights all the time. At one stage the indicator light was flickering but the car kept straight on. It was then that the corporal challenged the driver," Mr Muller said.

Sergeant Manuel stepped into the road but the driver ignored him and knocked him down. Sergeant Manuel then fired "about five shots" while he was kneeling on the ground, Mr Muller said.

He said the car continued moving for a while that people were living there who were not supposed to be there.

A company spokesman said that Ico Homes would not have taken such action. "The WCAB acted totally on their own accord in terms of government policy."

At court, 88 people paid R4100 in fines, while 44 were jailed. A total of 51 cases were cautioned and discharged, 20 were withdrawn on the recommendation of the Aids Centre.

Mrs Noel Robb, director of the Athlone Advice Office, said: "All the time and money spent on arresting people should be used to create employment for those who so badly need it.

She said there were about 8000 "illegal" domestic workers in Cape Town. If all their employers paid R2,50 a month to register them, the WCAB would receive R250,000 a month.

Five arrested at Wellington, page 7

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161 held in Guguletu raid

Staff Reporter

INSPECTORS of the Western Cape Administration Board (WCAB) raided the Ico Homes single men's hostel in Guguletu before dawn yesterday, arresting 161 people for pass offences.

Later, 170 people appeared in Langa Commissioners Court on more than 200 charges of being in the Peninsula for longer than 72 hours and not possessing the required documentation. A total of R6900 in fines was imposed.

Yesterday's raid brought the total arrested in pass raids in the Peninsula since September 27 to more than 2000. More than R30,000 in fines has been imposed.

Workers of the construction firms who yesterday paid fines for friends and relatives said it was the second time the WCAB had raided the hostel this month.

Mr A Louw, the chief director of the WCAB, said: "Our inspectors went to the Ico Homes hostel because we received a complaint from the employer that people were living there who were not supposed to be there."

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National Education of "No" and "Yes" vote

"No" to the National Education of "No" and "Yes" vote would mean that the invitational campaign has been extended to women members of the SRC which suggests an attempt to increase the involvement of women in the SADF."

A "heartwarming" Mrs Viljoen said yesterday was a previous tour on Saturday. The Invitational Tour of South Africa Students (Nusa) of an invitation from the army to visit the South West African war zone reflected their "blind prejudice and hatred for all things white."

The "Total Rejection" of the National Education of "No" and "Yes" vote was a "Great Success." The women talked to soldiers about "all sorts of things, like the reasons for the war and things like that."

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**TV tonight**

5 27. Programme Schedule
5 30. From the Book. Scripture reading by Boet Stoffberg
5 34. Bobby Cat Rampage. Gold. All the gold of the forest, all except the colour of the rainbow.
Bobby finds that the gold has been stolen from the crock at the end of the rainbow and realizes it has to be Van Neek up to his old tricks again. Produced by Dennis Purchase.
5 39. Something New. David teaches Silly Sue the rules of the road and shows her a number of road signs after she has had a bicycle accident. Produced by Wilmem van der Laag.
5 45. The Amazing Adventures of Morph. Morph's Forgotten Dream. Morph wants to use the micro-electronic word processing machine to write down his amazing dream, but there are a few complications.
5 49. Focus on Wool. Tonight we can see the whole process of how wool is spun, washed and lined in the white yarn which we can buy in the shops. Produced by Rod Alexander.
7 00. News.
7 33. Sportsweek. A sports programme presented by Martin Locks.
7 07. The Big Valley. Devil's Masquerade. Big Jim has been encouraged to advertise for a wife, but when the big day arrives when she is due to arrive in Stockton Heath has the task of meeting the coach.
8 00. Ninius.
8 20. Wear.
8 32. Nuisance. An in-depth look at important events.
City warns on housing policy

By JANE ARBOUS
Municipal Reporter

The government’s recent changes in public housing policy would have grave repercussions for Cape Town, according to a memorandum drawn up by the council for submission to the Department of Community Development.

The council will also ask for an interview with the Minister, Mr Pen Kotze.

The reduction in funds for housing would lead to major unemployment, a major financial downturn, increased slum conditions because of overcrowding, despair, and a severe public reaction, particularly in the lower-income community.

Full details of the new policy still have to be given by the government, but the council’s response to the main elements of the policy — no new houses for people earning more than R150 a month — is that the policy will not resolve the housing crisis in the Western Cape.

The memorandum also notes with alarm that some already approved schemes considered essential are to be “re-considered”.

The council believes that the changes should be re-assessed with the emphasis on re-evaluation of priorities, re-allocation of resources, and a need to find additional sources of funding for housing.

This could be followed by a campaign for the provision of new homes, coupled with a realistic subsidy policy to ensure the money is used for low-income families.

Self-help

Self-help schemes, according to the memorandum, were only a partial solution. The huge demand required massive housing programmes.

Of the 19 300 applicants on the current waiting list, a staggering 78 percent (14 850) had incomes of less than R250 a month.

The nature and magnitude of the task in Cape Town was sobering, the memorandum said.
Keegan sees peace threat in cutback

The government was ignoring at its peril the fact that housing was not only a technical problem, but a social one, Mr Clive Keegan said during yesterday's City Council housing debate.

Mr Keegan said the housing cutbacks were made at the cost of peace and stability in South Africa. The Minister of Community Development, Mr Petko, was incorrect in asserting it had always been government policy to place the onus of home provision on the individual.

Pointing to the provisions of the Slums Act and Housing Act, Mr Keegan said housing for all races in the lower-income group was the responsibility of local authorities and the State. Mr Kotze, he added, was ignorant.

After World War Two, the Nationalist Government had tackled the urban housing problem with zeal and effectiveness. The State should continue to bear this duty, as history showed that the consequences of neglect were socially destructive.

In the past it had taken disease to join authority into action. Referring to the Medical Officer of Health's warnings on the medical consequences of overcrowding and inadequate housing, Mr Keegan said outbreaks of bubonic plague and the influenza epidemic between 1902 and 1918 had led to swift action in housing. The government's cry of no money was false, as millions were spent on building a massive military machine and enforcement of bureaucracy.

The real reason was a "dismelination" by economic and political power groups to direct money to the poor and needy.
Talks on housing vagrants planned

MEMBERS of the City Council and representatives of the Cape Town Welfare Co-ordinating Committee are planning to meet soon to discuss providing hostel accommodation for Cape Town's estimated 500 vagrants.

Miss Linda Christiansen, the secretary of the committee and branch director of the National Institute for Crime Prevention and Rehabilitation of Offenders (Nicro), said she had been told by a council spokesman yesterday that she would be asked on Monday to arrange a meeting of council representatives.

Although negotiations had started in March, there had been a delay because council representatives had been on leave, said Miss Christiansen.

"According to the spokesman, the representatives had only returned recently—I was told that I would be informed when we could meet," she said.

The issue of hostel accommodation goes back to June this year when the City Engineer, Mr. Jan Brand, suggested that hostels should be provided to ease the vagrancy problem in the City.

The committee had been called in to meet the council and make recommendations for the establishment of hostels.
impossible

impossible

impossible

impossible
92 arrested in pass raid

Staff Report

In the latest of a series of pass raids in the Peninsula, inspectors of the Western Cape Administration Board (WCAB) swooped on the single quarters in Guguletu and Nyanga before dawn yesterday.

According to a spokesman for the WCAB, 92 people -- 32 men and 60 women -- were arrested.

But the spokesman denied that any "raids" had taken place. He said the WCAB officials had been involved in an "inspection".

Later 114 people appeared in the Langa Commissioner's Court and faced 196 charges of being in the Western Cape illegally, not having their passes on them and/or being in the hostels illegally.

A total of R3,000 in fines was imposed, R2,370 of which had been paid by late yesterday afternoon. Twenty-five people were imprisoned.

Thirty-one cases were withdrawn on the advice of the Aid Centre, 27 people were cautioned and discharged and five were remanded.

Almost 2,200 people have been arrested for pass offences in the Western Cape since September 27 and more than R50,000 in fines has been imposed.
More Langa arrests

THE CLAMPSDOWN on Cape Town “illegals” continued today when more than 100 people were arrested in Langa migrant workers quarters in a pre-dawn raid.

This brings the number arrested in the Peninsula to more than 2,200 since September 27 and fines collected to more than R50,000.

Mr A Louw, the chief director of the Western Cape Administration Board, was not available for comment.

The arrested people will appear today in the Langa Commissioner’s Court on charges under influx control regulations.
Residents fear effect of shack area nearby

By JIMMY MATYU

PEOPLE living in Mhlimi and Kulati Streets, an area which stretches from Kwa zakele to Zwade, are upset about a shack township being built on an open space bordered by these streets.

They fear the shacks will become permanent and lead to increased crime in the area.

The vice-chairman of the Kwa zakele Residents' Association, Mr Jackson Mdongwe, said the Kwa zakele residents would meet on Sunday in the small Daku Hall at 6pm to discuss the issue.

The association is a branch of the Port Elizabeth Black Civic Organisation (Pebo).

The chief executive officer of the Port Elizabeth Community Council, Mr Ivan Peter, confirmed that shacks were being built in the area but said the measure was temporary.

Proper sanitation and water would be provided.

Today the Evening Post counted 56 sites already marked out from Kruisman Road in Zwade.

Community council labourers were levelling the area between Maqanda Street and the cemetery.

Mr Mdongwe said he totally rejected the shack scheme, whether it was temporary or not.

He added that Ecab should be told to build suitable houses.
Row over cleaning of lawns, push for more action by residents

The Cape Times, Wednesday, November 3, 1993
PE to put bold plans for housing to Govt

Municipal Reporter

WHEN the Port Elizabeth City Council approached the Government for more funds later this year it would do so with firm proposals for housing schemes, the chairman of the Community Services Committee, Mr Ben Olivier, said in an interview today.

He said that at its next meeting, when the draft three-year capital programme was discussed, the committee would consider a joint report by the City Engineer's Department and the Housing Department containing proposals for housing in the city.

Armed with details of these projects the council would then approach the Government.

"We're going to ask for big money for big schemes," Mr Olivier said.

This week his committee considered a report on housing submitted by the Director of Housing, Mr Mick Molyneaux.

Mr Molyneaux was writing in response to policy directives on housing announced by the Minister of Community Development, Mr Pen Kotze, earlier this year.

Mr Kotze said his department would only consider making funds available for housing projects for those earning less than R150 a month.

Local authorities should use funds to provide serviced plots, he said.

Mr Molyneaux pointed out that according to current approved Community Development income ceilings, all breadwinners with an income of less than R650 a month could assure that the State would provide housing.

"It is difficult to accept that the State's responsibility in the provision of houses should be confined to those earning under R150 a month.

"There are those earning above this figure who cannot rely on their own resources to provide a house — one of the essentials of a good and contented family life," he said.

Mr Olivier said he felt very strongly that funds should be provided for those earning between R800 and R1 000 a month.

His committee was seriously considering asking the Department of Community Development to raise the present R650 a month ceiling to R1 000 a month.
Victim of 'mistake', widow may lose children

By BILLI ZAN

A WIDOW with four-year-old twins, Mrs. Sarah Sibilli, has been informed that her children will be removed from her care by the Department of Children and Family Services (DFS). The children, whom she has raised since her husband's death, have been in foster care for the past year.

Mrs. Sibilli, who lives in Middletown, said she was shocked when she received the notice from DFS. She said she had no idea that her children were in danger.

She said she had been working at a local factory for many years and had never had any problems with the children. She said she had always been a good parent and had never had any problems with the children.

Mrs. Sibilli said she was trying to find a way to keep her children with her and was considering legal action.

The DFS said it was investigating the case and would make a decision in the coming weeks.
Resort families ordered to quit

Above: A dejected Mrs K SCHULTZ and Mrs E ELIAS ponder the future after receiving notices to quit their homes. Mrs Schultz has no idea where to begin looking for a new home.

Below: Two children play among the box-like cottages at King Neptune holiday resort.

"From Page 1"

There is no place for us to go to. We have been to the council. We can't take the children out of here to live in the bush," he said.

Mrs Schultz, a house-proud mother with a spick-and-span cottage, said her husband was working at Abos but had no idea where to look for a home.

Mr Oliver said today: "I have asked the council to help them but I haven't had a reply yet. Maybe the Management Committee would try to help them.

"I only had the lease on a month-to-month basis before which means I could not spend money there. Now I have the five-year lease. I can capitalise because I have a firm lease."

"I don't think it will be let again on the same basis. It will be mainly for holiday resort purposes."

"I am only trying to be practical. I have been sympathetic for years."
Tenants of flats unhappy over rent increases

"Post Reporter /

THE tenants of a Central block of flats, Esenbi, have been given notice of a nearly 15% increase in some of their rents from December 1 — which gives them less than a calendar month in which to give notice to the agents.

One of the tenants, Mr Dave Atherton, said today tenants had received notice of the increases on November 1.

He said many of the residents felt they could not afford to pay the increases, but would not be able to give a month’s notice and so would have to pay the new rents for December even if they did find alternative accommodation.

Tenants had also received a letter from the agents, Syfrets, informing them that a change from gas to electricity would be made shortly and that they would be expected to buy their own stoves.

"Not only does my rent go up to R255 for a one-bedroomed flat at Christmas time — an increase of R135 over two years — but on an unnamed date they are going to introduce electricity and I will have to buy a stove."

Tenants were up in arms about the fact that they had been given no explanation for the increases, which they also felt were unduly high for flats "that you couldn’t swing a cat in".

"People feel they have no security now. They could do the same thing to us next year," Mr Atherton said.

Syfrets Trust and Executors, the agents, referred the Evening Post to the representative of the flats’ owners, Mr Trevor Barkway, of National Acceptances, who in turn referred the Evening Post to Philip Bowman Estates.

However, Mr Bowman was not available for comment.
R18385 in pass fines

Matt Reporter

About R18385 was collected in fines over nine days at the Lange Commission’s Court after 999 cases were heard.

On average 111 cases were heard each day between October 26 and November 9. This year, one thousand and one hundred and twenty-five people were arrested under law which had been drafted by 57 of these 575 were women and 580 men. One hundred and twenty-six cases were withdrawn.

About 2,500 cases were heard at the courts in the preceding month.

Most of the accused were arrested in pre-dawn raids on single quarters in the townships.

They appeared on charges under influx control legislation or township regulations. Fines ranged from R10 for being in the area without permission to R100 for not producing documents on demand and R20 for harbouring people illegally.

Meanwhile, a case which arose out of the pass arrests last year was reviewed in the Supreme Court Cape Town yesterday.

Mrs. Cynthia Magoswana was arrested in July last year although she had a pass book and permission to be in the prescribed area until October last year.

Mr. Justice Vos, with Mr. Justice Latief, concluded that the provisions of the law had been violated and ordered that her fines be repaid.

Mrs. Magoswana was charged in one of the special courts at the Mamelodi police station set up to cope with the mass pass arrests.

She was detained at Tshwane Prison because she did not have the money to pay the fine.

She was released after her family raised the money.

Two women arrested recently in pass raids will speak at a public protest meeting against pass raids to be held at Mafikeng Church Hall at 8 pm today.
Storm over evicted families

THE Guguletu Residents Association has joined other Cape Town township organisations in condemning evictions and at a meeting last night described them as unfair.

The meeting followed the recent eviction of two families. One is a nine-member family supported by a 68-year-old pensioner evicted for allegedly owing R6 rent. The other is a family of 13 evicted for allegedly owing R74 in rent arrears.

It was resolved at the meeting, chaired by Mr. Goodwill Botha, to “thoroughly investigate the situation of housing” in the townships.

CRITERIA

“We also want to investigate the criteria used to evict people,” one speaker said.

It was decided to ask the Administration Board not charge pensioners rent.

“And in the light of the rate of inflation, we also ask them to pay pensioners monthly. Their pension, which they receive every two months, is obviously not enough,” Mr. Botha said.

“A meeting of all the townships’ organisations will be held at 7 p.m. today at the Ikwezi Community Centre to discuss more residents’ grievances.”
Osman hits at housing shortage

MR Hassan Osman, a member of the South African Indian Council (SAIC), told the Council this week that records showed only 215 houses had been built in 25 years for Indians in Cape Town.

He read the Council a letter from the Town Clerk of Cape Town, Dr Stan Evans, in response to written questions from him about the lack of housing.

Mr Osman conducted a survey of housing needs recently and uncovered documentary proof that some tenants had been on the City Council waiting list for 21 years.

Mr Osman told me he had chosen the occasion to speak up on Thursday, because it was on the eve of a visit by three Cabinet Ministers, and he wanted “to make no bones about the feelings of the people I represent”.

He represents Rylands constituency in the SAIC.

Mr Osman’s statement came on the eve of a meeting between the SAIC and the Minister of Constitutional Development and Planning, Mr Chris Heunis, the Minister of Internal Affairs, Mr F W de Klerk, and the Minister of Community Development, Mr Pene Kotte.

Mr Osman said it felt it was my duty to read to the Council the letter, dated November 3, from the Cape Town Town Clerk.

“Mr A. Z. A. Heunis, the Minister of Internal Affairs, asked me to read this letter to you today.”

In this letter it is plain that the Secretary for Community Development had made funds available to the City Council in 1990 to alleviate the Indian housing crisis.

“Although tenders had been invited, they were never awarded because the Government had backed down on its word.”

Mr Hassan Osman saying that the money had suddenly dried up.

“This put us, the people who face harsh and bitter criticism from the community, in a most unenviable position. We had the Government’s word that the funds had been sanctioned, promised the people confidently the houses were in the offing, then had to go to the staff to tell them the scheme was off.

“How do you win the hearts and minds of people who are treated in such a humiliating way and their support for the new constitutional proposals?” asked Mr Osman.
City is warned of new slums

Municipal Reporter

House is now one of the City Council's biggest financial headaches

Procter in agony after bad fall

Minister

Russell, Boraine rebuke Minister

Staff Reporters

There was sharp reaction today from several quarters to last night's criticism of Dr Bryce Naidu by the Minister of Law and Order, Mr Louis le Grange.

Speaking in Olifantsrus, Mr le Grange attacked the former director of the Christian Institute for refusing to appear before a board to review his banning. He said it was the "Christian duty" of a citizen of a state to "respect bodies created by that state".

Conviction

The prosecution witness had been described in evidence as a friend of Mrs Muriel McCullough, 52, who is accused of the murder of her husband, Bill, 46.

Mr Catterick sent in medical certificates to explain his absence, but Mr Douglas Draycott QC, prosecuting, said these did not appear to carry much conviction.

"I cannot believe that a 'Christian state' can..."
Municipal Reporter

HOUSING is now one of the City Council's biggest headaches.

**Procter in agony after bad fall**

Argus Correspondent

DURBAN — Doctors are deciding whether Natal cricket captain Mike Procter should be admitted to hospital to investigate continual "excruciating headaches".

His wife, Maryna, said today he had had "a very bad night", and the doctor had been called in the early hours to give him a painkiller.

Procter, 36, is believed to have slipped on a flight of stairs leading to the garage of a Pretoria hotel at the weekend. He was knocked out and severely concussed.

**RETURN**

He returned to Durban yesterday.

Mrs Procter said: "I'm really very worried.

"The doctor came to the house as soon as we got back from the airport and gave Mike something to relieve his terrible pain. He came again last night and gave him an injection to settle him, and that made Mike sleep for a while.

"But it didn't last long. I had to call the doctor again in the middle of the night because he was in such pain.

"She expected a decision today on whether to repeat a brain scan and X-rays taken by a neurosurgeon in Pretoria.

"The tests they did on Mike in Pretoria found nothing wrong, but I'm hoping he's just tired from the long trip yesterday."

Everything points to bad concussion, however, she said from Saturday afternoon to late Sunday morning.

And the chairman of the Executive Council, Mr J K Mur, today criticised the State's new housing policy and warned of a "new rash of shack dwellings" which would inevitably appear in the city.

He said in his interim budget speech it was "absolutely essential" that the decay in the council's houses be stopped before "slum conditions of formidable proportions develop which can only be rectified by a massive investment of money".

Mr Mur described the R700 000 allocated to housing for essential maintenance as totally inadequate.

**Ratepayers**

The city's ratepayers could not be expected to assume the major financial responsibility to improve the situation.

Nearly one percent of the nine percent increase in rates announced today will be used for essential maintenance in the housing estates.

According to the new Government policy, housing funds will only be supplied to the very poor (those earning less that R120 a month) the elderly and the infirm.

Mr Mur said the new policy would shatter the hopes and aspirations of many of the Town's autonomous citizens because over the past few years they had come to expect good quality houses from the State.

**Plain's plan**

On the Mitchell's Plain housing scheme, Mr Mur said the new policy would stop further construction of houses here.

It would leave the council with 1 300 serviced plots and an infrastructure of 324 services designed for a city of 10 000 dwellings of which only two-thirds would be completed.

"To ignore the problem could cost the council a great deal more money in the long run," he said.

**Housing**

An additional R200 000 of the rate increase would be spent to improve essential services for all ratepayers.

Mr Muriel McCullough
CCI urges support of housing plan

EMPLOYERS willing to help coloured staff buy three-bedroomed houses in the R26000 to R40000 range are urged by the Cape Chamber of Industries to approach the non-profit-making Citizens’ Housing League.

The league proposes to develop a township called Montevideo on a tract of land about 15 km from the city, within easy walking distance of public transport on Modderdam Road.

"About 140 high quality, free-standing, three bedroomed dwellings are envisaged, ranging in size up to 110 sq m, the chamber’s newsletter says.

12 A MONTH

"It is planned to start installing municipal services in January and the first dwellings are expected to be available to purchasers in July or August at a completion rate of 12 a month.

Although there is an undoubted need for such accommodation, the speed with which the project proceeds will, to a certain extent, depend on the degree to which employers are willing to assist their staff in acquiring their own homes."

Serviced plots will also be available to buyers wishing to build their own homes.

A promotions room has been equipped at the league’s headquarters, where the layout and plans for houses can be inspected.

Mexico unable to pay

MEXICO CITY – Mexican Finance Minister Mr. Silva Herzog has given notice that his country, the world’s largest international debtor, will probably not be able to repay any of its public sector debts next year.

Mexico has already obtained a three-month delay in repaying its government debts and two days ago asked its creditors for a further moratorium of 120 days until March 25 next year.

In addition, it has signed a letter of intent with the International Monetary Fund for a $384-billion loan to help it overcome what Mr. Herzog referred to as the country’s most difficult moment for 40 years.

Among Mexico’s pledges to the IMF was a promise to reduce the Government’s budget deficit, which Mr. Herzog said would mean tax increases and public spending cuts – Sapa-Reuters.
Home loans ‘freely available’

Property Editor
LOANS for buying property can now be granted immediately, says one of the country’s largest building societies, the SA Permanent.

An announcement is to be made in Johannesburg tonight, but a spokesman in Cape Town said mortgages will now be ‘freely available’

“A lot more funds are coming in and there has been a dramatic change in the situation, especially with the banks cutting their prime lending rate,” he said.

The need for back-to-back finance should also be over.

For almost two years, building societies have had long waiting lists of home-buyers seeking mortgages but the Perm claimed today it no longer had a backlog.

The biggest society, United, reported it still had more applications for mortgages than it could finance, but the position was improving. 
The heat has gone out of the rising house prices in Port Elizabeth.

This is apparently the most significant conclusion to be drawn from the latest property survey conducted by the University of Port Elizabeth's Institute for Planning Research. Of course, that does not mean prices are not still rising — and significant — in areas of high demand. But it does mean that prices are not rising as fast as they were during the last 12 months.

In the report written by Professors J. E. W. M. van der Westhuizen and I. R. R. M. van der Walt, it is pointed out that overall demand (see footnote: house prices in Port Elizabeth increased from R29 400 in June last year to R32 400 by June this year) and clearly no homeowner would quarrel with the substantial 21.3% appreciation in the value of his or her home.

Nonetheless, the increase in the previous comparable 12-month period was a whopping 25%.

The report is the 12th in a series published annually, and this year the authors have introduced a handy ready reference to the historical information they have gathered, in the form of price indices.

Using median prices for the period January to June 1975 as a base (100), a table contained in the report clearly sets out the price record for the three areas surveyed (see Table 1).

Port Elizabeth is way ahead, with prices 121.5% up on those ruling seven years ago followed by Despatch, where a house today costs just less than double its 1975 price, and then Uitenhage, which saw a 50.8% increase.

A closer look at the record shows that prices see-sawed for the first three years of the review, and in the case of Port Elizabeth were actually marginally lower in 1978 than they were in 1975. Which means prices then took off, more than doubling in only four years.

Another new feature of the report, liberally illustrated with colour graphs, bar-charts and tables, is a graph recording the cumulative distribution of prices in Port Elizabeth since 1979. At a glance it becomes plain that in the second half of 1979 almost 90% of all houses sold in the area were priced at R46 000 and under.

In the following six months this slipped to 85%. In the second half of 1980 it was down to 75%, then 50% and finally, in the first half of 1981, less than 30% of houses were sold at below R40 000.

The numbers on the map cross-refer to the numbers in brackets in the first column of Tables 2 and 3.

<table>
<thead>
<tr>
<th>Table 1</th>
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<tr>
<td><strong>MEDIAN HOUSE PRICE: EXPRESSED AS INDICES</strong></td>
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<td><strong>(Basis January - June 1975 = 100)</strong></td>
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<td><strong>PERIOD</strong></td>
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<tr>
<td><strong>Median</strong></td>
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<td><strong>1975 Jan - June</strong></td>
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<td><strong>July - Dec</strong></td>
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<td><strong>July - Dec</strong></td>
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<td><strong>1982 Jan - June</strong></td>
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</tbody>
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Taking over the six-month period to December, 1981, median prices were R40 000 overall, and rose to R48 000 in the first half of this year. Measured from June to June, say the authors, prices rose from R39 200 to R46 000 — or 21.3%.

Similarly detailed analyses are tabulated for Uitenhage and Despatch, and the report also covers the sale of dwelling units under sectional title and the sale of plots.

Among the additional highlights of the report are:

- **Volume of sales**: While the number of transactions for the 12-month survey period (1058) was considerably lower than the previous year's total, the report noted the volume recorded in the period January to June this year shows an increase over the comparably six-month period last year.

- **Bond financing**: The overall decline in sales transactions must be ascribed largely to the non-availability of housing bonds during 1981-82 — a situation which was further aggravated by increasing price levels.

In a table detailing the average value of mortgages granted in the country as a whole from 1960 through to the present, the report notes that for the purchase of existing dwellings mortgages rose 3.5% on average from around R23 300 to R31 000 on average.

Interestingly in the same period, the average price of existing dwellings in Port Elizabeth rose 73%, from R28 611 to R49 387.

Average tops R50 000.

The average house price in Port Elizabeth exceeded R50 000 for the first time.

Footnote: Median is a type of average which is often used when the mean is inappropriate. The mean of a set of numbers is that number which has the same number of values less than it as there are greater than it.
### TABLE 2

<table>
<thead>
<tr>
<th>Location</th>
<th>KwaZulu-Natal</th>
<th>Eastern Cape</th>
<th>Free State</th>
<th>Northern Cape</th>
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<tbody>
<tr>
<td>Port Elizabeth</td>
<td>48,000</td>
<td>48,000</td>
<td>48,000</td>
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<tr>
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In conclusion, it is evident that the supply of skilled labour is crucial for the economic development of Africa. The factors influencing this supply include immigration policies, job opportunities, and market demands. It is essential to address these factors to ensure a stable and sustainable supply of skilled labour.
Cheaper houses may result from building methods

In Wembley, £7,000 buys a home close to town with three bedrooms, main-situated, bathroom and
kitchen. In Rotherham Park, £6,000 pays for a four-bedroomed house in a pleasant location.

COPPER POSTER

By Crip Poste

The story of the building of the new council houses in Wembley is a tale of how new methods can
save up to 30 per cent of the cost of building a house. The council asked for tenders for the work
and the lowest was that of the new company, which offered to build the houses for £6,000. The
work was started in March and the houses were completed in November.

The key to the success of this method was the use of a new type of brick, which is lighter and
more easily handled than the traditional ones. The bricklayers worked in teams of three and
could put up a wall in only two days. The new method also allowed for a more efficient use of
materials, as the bricks were cut to size in the factory and then delivered to the site. This saved
a great deal of time and money.

The new method was not without its problems, however. The bricklayers had to be trained in
the new technique, and this took some time. In addition, the houses were not as weather-proof
as those built with the traditional method, so extra work was needed to make them watertight.

Despite these problems, the new method proved to be a success and is now being used for
council housing in other areas of London. The council is now planning to build more houses
using this method, and is looking for other ways to save money on construction costs.
EAST LONDON — The Beacon Bay municipality doesn’t pretend to have the answers to the thorny problem of providing housing for young newly-weds and the elderly.

But it does have an imaginative way to get those answers.

In a bold move, Beacon Bay’s town fathers are calling for an extraordinary tender for the development of an attractive, inexpensive, but not “cheap”, housing scheme for the young and old.

Instead of laying down the usual tender specifications and calling on contractors to provide the best deal within the “specs”, Beacon Bay’s innovative new tender is more like a housing development competition.

The tender calls for “ideas” on how to develop a piece of prime municipal-owned land in the heart of the popular residential sea-side town.

“We will consider each idea on merit and award the development contract to the entrepreneur who comes up with what we think is the best idea,” Beacon Bay’s Town Clerk, Mr. Peter Gerber, says.

To get the most out of its home idea plan, the municipality is even prepared to consider tenders for a portion of the development.

“Entreprenuers can offer ideas for a total scheme, or on just any aspect of housing they want.

“The only ‘specs’ we have are that the development must be aesthetically pleasing and as cheap as possible — but not slumsh.

“We want the land developed specifically for newly-weds and senior citizens who want good housing but who have limited financial means with which to pay for it.”

The land that the council has put aside for the development is a large piece of ground in the centre of Beacon Bay — bound by Arbour Crescent, Kelvin Grove and Blackburn Road.

“It’s the only reasonably central land we own,” Mr. Gerber says.

“Too often the tendency has been to clear bush on the outskirts of a town to develop inexpensive housing for the elderly or newly-weds.”

“We want to absorb these people into our community and the land is within walking distance of our main shopping and civic centre.”

And that is Beacon Bay’s way of opening its heart to the complexities of providing decent housing for those who really need it.”

DDR
Housing aid welcomed

EAST LONDON - The chairman of the city's fledgling Housing Utility Company, Mr Ken Bax, yesterday welcomed the announcement by Mr S F Kotze, Minister of Community Development, that housing utilities would qualify for state aid next year.

"I have seen a number of local industries and I have some doubt they will be able to provide the finance we need - perhaps the situation is different in larger cities with greater industry," Mr Bax said he doubted that the company would be able to raise all its capital from donations by local industry and that state aid would be of major assistance.

"I think the Minister's announcement is excellent news and I welcome it warmly," Mr Bax told the company was in the process of being registered.

"We are very keen to get cracking. We haven't got any finance yet, but as soon as the company is registered we will really go out and get our seedling money." - DDR

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VERY CANDIDATE MUST enter in column (1) the number of each question answered (in the order in which it has been answered), leave columns (2) and (3) blank

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Subject

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Paper No

(to be copied from the heading on the Examination Paper)

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NOTE CAREFULLY

1. Enter at the top of each page and in column (1) of the block on the cover the number of the question you are answering.
2. Blue or black ink must be used for written answers. The use of a ball point pen is acceptable. Red or green ink may be used only for underlining, emphasis or for diagrams, for which pencil may also be used.
3. Names must be printed on each separate sheet (e.g. graph paper) where sheets additional to examination book(s) are used.
4. Do not write in the left hand margin.

WARNING

1. No books, notes, pieces of paper or other material may be brought into the examination room unless candidates are so instructed.
2. Candidates are not to communicate with other candidates or with any person except the invigilator.
3. No part of an answer book is to be torn out.
4. All answer books must be handed to the commissioner or to an invigilator before leaving the examination.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.
Further plans for move on suburbs.

PLANS for the development of new suburbs in the area of the lower town were announced by the Minister of Community Development, Mr. P. R. K. Smith, today. He did not reveal any details of the plans, but said that a public meeting would be held in the near future to discuss the proposals.

Mr. Smith said that the plans were designed to meet the needs of the growing population of the area and that they would be implemented as quickly as possible. He also said that the plans would be developed in conjunction with developers and other interested parties.

The plans include the construction of new roads and the expansion of existing ones, as well as the provision of public transport and other infrastructure. Mr. Smith said that the plans would be implemented in phases, with the first phase expected to be completed within the next two years.
Experiment in housing urged

Mr Clive Keegan
Mrs Eulalie Stott

Municipal Reporter

An experimental municipal self-help housing scheme which would be administered by the Urban Foundation, has been recommended by City housing councillors and officials.

The proposal follows a pilot self-help scheme by the Divisional Council. The Urban Foundation is starting a similar project in the Cape soon.

The recommendation was in a report on a recent study tour by several councillors and officials of alternative forms of housing throughout the country.

Self-help is seen as a solution to housing shortages. People are given a serviced plot where they may build their own homes with technical assistance.

The aim is to get the individual to accept some responsibilities for housing himself.

The chairman of the Housing Committee, Mrs Eulalie Stott and two other members, Mr Clive Keegan and Mr Eric Merrington, visited housing projects in and around Durban, Siyabuswa, near Groblersdal Khutseng, near Carltonville, Sebokeng, near Vereeniging and Khatelebang, near Germiston.

The projects incorporate a variety of alternative housing, from traditional wattle-and-daub structures to core housing.

Some use conventional materials.

One of the group’s main conclusions is that no single type of housing would suit everyone.

Another main point was that security of tenure, either freehold or long-lease, was essential if a self-help project was to succeed.

While certain basic standards should be maintained, many regulations could be relaxed without serious harm to the house or the environment.

The report recommended flexibility in control measures.
Black housing: ‘total plan’ plea

Only an overall Government plan embracing the whole of South Africa could solve the accommodation problem for urban black workers. Mrs Pat van Rensburg told the Randburg Town Council meeting last night.

Ad hoc planning by town councils could not achieve this, she said. Mrs van Rensburg, chairman of the council's management committee.

She rejected a West Rand Administration Board request that the council make suggestions about sites where hostel for black workers could be built.

Mrs van Rensburg slammed the lack of Government policy on black urbanisation, based on utterances by the late Mr Blaauw Coetzee who said that the flow of people to white South Africa would be reversed in 1978.

Dr Verwoerd, she said, had predicted that separate development would be successful only if the black population in white South Africa would be reduced to less than seven million.

REALITY

Dr Conrie Mulder had foreseen no black citizens in white South Africa when the Government's policy reached a successful conclusion.

Accused

Inherent in this scheme, she said, was the need to provide adequate housing for the existing and future population, bearing in mind that the present black housing shortage was 160 000 units.

Mr Olaus van Zyl, Government aide of the problem, mind that the present black housing shortage was 160 000 units.

Mr Olaus van Zyl accused Mrs van Rensburg of dragging political into council affairs by discussing urbanisation and not housing as indicated by the item on the agenda.

The Government, he said, was fully aware of the problem and a committee including all parties was investigating urbanisation.

Denying Mr van Zyl's accusation, Mr Bill Swell said urbanisation and housing could not be separated.

“We are trying to eliminate the moratorium caused by the creation of various administration boards which take authority away from town councils,” he said.

If proper accommodation for blacks could not be provided, he warned, investors could find it difficult to extend their investments or to continue investing in Randburg.

3 Names must be printed on the (e.g. graph paper) where sheets additional to examination book(s) are used

4 Do not write in the left hand margin

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.
Lessons from Nairobi on home ownership

Dr Graeme Hardie looks at the problems involved in promoting black home ownership.

The push for home ownership for urban blacks in Kenya has received strong support particularly from the Viljoen Committee's report on Soweto. But is home ownership going to be easy to establish after the concept of renting has been so deeply ingrained?

During a visit to Nairobi, Dr Hardie visited housing schemes serving a wide spectrum of income groups, and talked to people involved in these projects. The projects themselves ranged from formal housing schemes to serviced sites and informal squatter settlements.

In many ways, Nairobi can be instructive in terms of looking ahead to our own housing situation because many of the problems in housing for Southern Africa were brought to bear on this city with similarities over a decade ago.

Dandora, a three-year-old housing scheme in Nairobi, provides a useful and in some ways a sobering insight into the processes that operate when home ownership is superimposed on a complex and deeply-rooted housing system characterised by acute housing shortages and a predominance of tenants.

It is a scheme where a new site is provided with a core consisting of a toilet and a shower while some cores also include a kitchen. This scheme sought to offer the opportunity of home ownership to tenants of the large informal settlement of Mathare Valley which is similar to the Cape's Crossroads.

A separate agency outside of the ambit of Nairobi council was set up to control the scheme so that it was removed from potential council influence and exploitation. So the potential number of applicants was limited. A lottery was used to select the 6000 sites and the random basis was done on a computer. Loans were provided and were sufficient to enable each household to build three rooms of the five-room house.

A strategy which became prevalent was for a number of households to form building groups in terms of this strategy home owners would pool their individual loans and contract co-operatively for a building. The builders would then build five rooms on each property moving from one site to the next.

As each member of the group had his own house, he would pay the two extra rooms for by the group and would continue to pay the rent until the bill was paid for all the extra rooms built by group members.

This has enabled members of the groups to build a bigger house by co-operatively mobilising rental profits as quickly as possible.

A recent investigation has shown that only 43 percent of the home owners live in Dandora, and that tenants dominate the scheme. It is not uncommon to find six families occupying a property of 150 square metres with all rooms including the kitchen rented. The rental accrued could be about R300.

With this high percentage of absentee landlords, the area, rather than improving, is already on the downside, as garbage littering the streets.

More recently, the Nairobi councillors called for the eviction of those who are not meeting their loan payments. It has been suggested that this move is being promoted by those who are keen to buy the developments.

Housing has therefore become well established in Nairobi as a viable option for investing capital. An individual who has control of land — even if initially in a low-income housing scheme — can earn handsomely from housing. Some have gained enough to return to the rural areas as a result.

The growing recognition of the rental boom to be gained through ownership and rental was illustrated recently when a new housing scheme with 1500 homes was announced and 50,000 people applied, each depositing R100 with their application.

What has not been established is that Nairobi is a resale housing market. People have realised that due to the critical accommodation shortage their house is a greater asset for rental than resale and although they moved out of the area it is better to hold on to the property.

Rents are linked to inflation, and the shortage of accommodation, therefore the effect of an increase is immediate. As an investment, in contrast to placing money in a building society or in shares, the asset is physical and individually controllable. The house is viewed in much the same manner as were cattle in the past.

What of the tenant in Nairobi? Rented accommodation is the only shelter available to most of the burgeoning urban population and has now become the established mode to reduce the provision of housing.

The tremendous shortage of housing opens the rental market to much exploitation.

It appears that tenants' rights are non-existent. One group of tenants in Mathare Valley recently went on a rent boycott in an attempt to demand better services from their landlords. The landlords' response was to burn down the houses. It is said that in Dandora if one defaults on rent, ganges are hired to put pressure on the unfortunate tenant.

What are the lessons to be learned from the Nairobi experience? Already, in the major black urban centres in South Africa the rental market is well established. This has been the approach by Government on an informal basis.

Tenants themselves have then sublet whether legally or illegally part of their homes or backyards.

Multiple households on each site are the order of the day in urban townships, a situation which has grown out of necessity due to the totally inadequate housing supply over the years.

Some have bought the accommodation house they were renting still refer to their mortgage payments. Others who have urban rights and are renting have no incentive to purchase their home. This is because the rent is lower than the house rents, which occupy their home upon their death, and with permission they can alter the house.

With this comes the added advantage that as tenants they can complain to the landlord when maintenance is required, an advantage which a home owner does not enjoy. Therefore in some capacities every sense of security, the tenant has many of the advantages of home ownership, with added benefits relating to the obligations of the landlord.

As new properties come on to the market, it can be expected that there will be a rush to buy houses who may then use their rental returns on one property to buy another. An increase in absentee landlords is therefore possible.

Unscrupulous entrepreneurs may attempt to “help” the poor with the community to buy homes should they lack the necessary finance and take over those homes when they default on monthly repayments.

Another result of the limited supply of house sites has been the development of different forms of “goodwill” for documentation board officials and community councils. With this in mind, local finance bodies often go to the loath to lose direct control of the housing supply and will thus close the outside developers.

Perhaps my major concern with the current push for black home ownership is the plight of tenants in the new systems. Due to the tremendous housing shortage they are...
wide open to exploitation. Obviously increasing the supply of housing would reduce rentals, but this cannot be achieved soon.

Rent control would not necessarily be a solution, for it would inhibit the private sector from investing in housing, which present moves attempt to encourage. Yet maintaining low rentals may well serve to discourage people from holding their original house when they move to more preferred accommodation. However, increasing the supply, would serve to establish a housing market.

Otherwise, as in Nairobi, home owners will never sell the original home, but will use it as a major source of income. Some form of control board would not only control rentals but would give tenants a way to express grievances should they be exploited.

Renting is firmly established in black townships throughout South Africa and to many it is probably seen as a permanent and financially advantageous form of occupation. There is evidence that many former tenants who have moved to improved 98-year leasehold sites and houses have not released their former rented house. It is now possible in some townships for an individual to own more than one home. These are bought cheaply from the boards concerned and then rented at handsome profits.
They broke them for 3 days, but we built them again'

By CLIFF FOSTER

How does a person end up as a shack dweller in the atrocious conditions prevailing in Port Elizabeth's black townships today?

Most people imagine a shack dweller is a person who has crept into town under the net of influx control and built his shack illegally.

Far from it.

Many of the people trying to bring up families in these leaky packing cases have lived in this city all their lives.

They are victims of a system that has failed to provide for one section of the city's ever-growing population in time.

Last week, Weekend Post carried the story of a coloured woman who had been on the move for 30 years, sharing home after home with other families having been moved out of Port Elizabeth Central in the 1950s.

This week we looked at her counterpart in the African townships — a mother of four who has finished up in a shack on the banks of the salt pans alongside the Swartkops River.

(That's how far the shacks stretch now. They run in dense ranks for six kilometres right round one flank of the black-townships from opposite the Swartkops power station to Veeplas adjoining the Uitenhage Road. That is the size of the problem Mr Louis Rive, government adviser on housing, is talking about when he describes Port Elizabeth conditions as atrocious.)

Mrs Wendy Gongxeza, 42, has spent her life working as a domestic help and as a factory hand and speaks English with remarkable fluency. She is a capable, clear-headed, good-natured woman who looks as if she can cope in almost any situation.

With her own hands she has just helped build her shack in George Street, but any day now plans to move it to another part of the black area on instructions from the East Cape Administration Board.

Her unfortunate experience of living in a shack is the kind one often hears about.

Until two months ago she was sharing a house with her mother, her brother, his wife and five children. Since leaving school she had lived with her mother, working every day and never finding the opportunity to set up home on her own.

The home she shared with her brother became excessively crowded. In addition she sometimes found herself paying the lion's share of the rent — R33 a month.

So, with her children growing up, she decided she must make a place for herself. It also came to her notice that rental on plots at a site and service area was only R15 a month. Although the difference in rentals was not large — R4.50 a week — it was all the encouragement she needed.

Now Mrs Gongxeza is housed in a tiny timber and tin cube — officially recorded by the East Cape Administration Board as X105 — among other recently-erected shacks on the rock-strewn bed of the valley.

As township environments go, it is not an unpleasing outlook. Below the shacks lie the placid waters of the salt pans and beyond them the escarpment of the Swartkops River. Beyond that, the promised land — Motherwell — where Mrs Gongxeza would count herself exceedingly lucky to arrive some time hence.

But there are no amenities — no sanitation or water in this particular area. Lighting is by oil lamp. To reach X105 a car needs to travel in first gear across the void.

Nor has the brief stay been without its turmoil. Mr Gongxeza and her neighbours had no sooner set up there than officials arrived and ordered them out within 24 hours.

Weekend Post was unable to establish this week whether the shack dwellers had moved onto the wrong sites. What is known is that the shacks were broken down and as fast as they were broken down they were rebuilt.

"They broke all of them down," said Mrs Gongxeza.

"They broke them in the morning and we started building again in the afternoon. They broke them for three days and we kept doing that.

"After they broke them we started to get ourselves together and we asked five members to go to the office and ask for a place where we could build our shacks.

"Then we were told we must stay where we are and after three weeks they are going to move us.

Mrs Gongxeza has a cordial relationship with her neighbours, drawn together by a common predicament.

She doesn't speak bitterly of officials who broke down her shack either.

"That is in the past. They have given me another place to take the shack. Now I know I have a place to move to and I am satisfied. That is all we want."
Many whites in the city don't even know they exist. The shack dwellers are shielded from white eyes by the settled black townships of KwaZakhele and New Brighton in the west and by the river and salt pans of the Swartkops valley in the east.

Most of the shack dwellers are settled legally. In practice, even illegal ones eventually get permission to stay - the alternative being to send them to the homelands.

The city's black population of close on 300,000 is increasing at the rate of between 5% and 6% a year - half from natural growth, half from influx.

It means that 26,000 extra families or 150,000 people (the total population of Port Alfred) have to find accommodation every year.

Two new black townships, KwaMazakhele and KwaDwyer, are to be built alongside the Uitenhage Road to house 5,000 families. But these will take three years to build - and by then the number of families will have increased by 2,000.

Motherwell is going to ease the situation and will ultimately house 120,000 people. Work on the township will start next year, but the first of new neighbourhoods will not be ready for occupation until 1984 and this will house only 1,000 - slightly less than the annual natural increase.

To find out how a Port Elizabeth estate ends up as a shack dweller, see Page 2.
"We won't leave King Neptune!"

BY SIMON BLOCH

NOT one of the 18 coloured families ordered by Port Elizabeth city councillor Mr Ben Olivier to quit King Neptune holiday resort by next Tuesday has packed up and moved out.

None can find anywhere to go.

What the future holds for them on Tuesday no one could say this week.

Mr Olivier refused to tell Weekend Post what he will do if his tenants sit tight.

He has been leasing the resort for R50 a month from the city council and leasing the cottages for R25 a month each, but recently he was granted a five-year lease on the property and said he intended to carry out renovations.

"What I do is entirely my business," he said this week.

"It has nothing to do with anybody else. Whatever actions I take are my own concern."

Asked when he planned to start renovations, Mr Olivier said it was neither the newspaper's nor anybody else's business.

The history of the resort goes back to 1954 when it was built by Mr Olivier for whites, but was neglected and became dilapidated.

In 1975 he sold it to the Department of Community Development, but retained the leasehold for R50 a month. In 1978 the Port Elizabeth City Council took control of the resort, but this July the council decided to call for tenders for the unserviced resort, which is in a state of disrepair.

Mr Olivier submitted the only tender and — despite objections by the Northern Areas Management Committee — was granted the lease for a five-year period.

Under the new lease Mr Olivier pays the council R100 a month for the 49 cottages, with R40 a year payable as rates.

Once the new leasehold was granted Mr Olivier served the eviction notices. The tenants were also informed they were responsible for the costs of the eviction notices, amounting to R3.48 each.

Some of the residents have been living there for more than 10 years.

This week the residents at King Neptune appeared confused about what the future held in store for them.

They told Weekend Post they had nowhere to go, and were not prepared to move out until they had found decent accommodation.

Their neatly self-maintained homes were proof of their pride in their living standard, and they said they enjoyed staying together as a community.

Mr Henry Bantam said he was prepared to wait until the end of the month to see what Mr Olivier had planned. He said he was not going to move out until then.

Mr Daniel Heath said staying on was the best way.

"My rent is up to date. I can't move my furniture and I don't know what I'll do. If Mr Olivier wants the fees for the cost of the eviction notices, I'll pay it. He obviously wants them," he said.

Another resident who has stayed at King Neptune for seven years was clearly upset with the eviction order.

"We can't go to the bush or the police will catch us.

We've put windows in the bungalows and some of us have even painted the walls, but we were never given a cent towards our improvements.

"There is no electricity or water here, and we have to fetch water ourselves."

Another resident said "The truth was heavy. Our forefathers were not clever enough. They allowed their ground to be taken from them by the whites, and now we have nothing. We get pushed around everywhere we stay.

"I don't see why we should have to leave here. We like staying together and there has never been any trouble. We don't want to go to the bush with our children."

"
Formidable challenges in black housing crisis

PORT ELIZABETH'S mushrooming shack population — 100 000 at last count and still growing — is an inevitable consequence of the dramatic modernisation South Africa has undergone in 50 years. The phenomenon is common to all Third World countries but in South Africa it is particularly apparent because of the poverty of the homelands and the attraction of a comparatively large industrial and commercial sector in urban areas.

The critical question has never been whether there is a shack-dweller problem but rather how best to deal with it. Government policy in the recent past sought the answer in limited and enormously expensive conventional housing projects. The result today is that three million people are looking for homes.

In this regard the East Cape Administration Board's pragmatism towards controlled self-help settlement is a welcome change from the rigidly ideological and conventional approach adopted in the past by Government and quasi-Government agencies.

The spread of shacks may appear threatening and ugly to Western-orientated eyes but for many of the people living in them — previously horribly over-crowded in conventional units or living it rough, and illegally, in the bushes — they represent a quantum leap in improved living standards.

Formidable and exciting challenges face all parties in dealing with the Port Elizabeth shack phenomenon — the Government in providing the expertise, infrastructure, security of occupation and land, the private sector in expanding its social responsibility; the shack-dwellers in investing their "sweat-equity" and employing the potentially enormous entrepreneurial skills that have been locked up for so many wasted years by Government policy.

Rather than condemn the growth of shack areas, white South Africans in general must learn to accept the country's Third World realities.
Many ways of helping to solve the housing problem

From Mrs EULALIE STOTT (Newlands).

NOWADAYS many calls are made for the private sector to provide funds for housing. Most businesses are small and cannot afford to provide money for housing, let alone low interest rate housing loans for their employees. The large companies do sometimes make provision for housing for their relatively well-off staff but are able to do little to assist all their lower-paid staff.

However, it is wonderful when organizations like Old Mutual, Metal Box, SA Breweries and SA Permanent, etc. make money available to the City Council as an outright gift, or at very low interest rates, for the provision of low-cost housing for low-income families.

But there are relatively few organizations which are in a position to make large sums of money available at give-away interest rates. Consequently, it must be recognized that the private sector can play only a very limited role in combating the housing shortage for low-income families.

Tax concessions

Nevertheless, vast amounts of money are given away for "advertising" reasons to subsidize sports events, etc. If the same tax concessions were available for "housing donations", larger amounts would and could be provided by the private sector, either for their own low-income employees or to the City for specific projects.

We are indebted to Mobil for providing funds for the provision of 50 houses, they are also going to provide a multipurpose community centre. We are indebted to Besterecta for building a creche/nursery school.

So much needs to be done — are there not others who would consider such a project as a permanent, ongoing memorial or a most rewarding use for their funds? The community centre, etc., could be breadwinners' a salary increase to cover the cost of any rent increases — a sort of "rent allowance" for the head of the household only.

If the government is unable or unwilling to make available the vast capital sums needed for housing, why not start a housing bonus bond? Many people who do not subscribe to defence bonds would be willing to buy housing bonds. Why not have a special income tax savings levy at a very low interest rate so that all taxpayers contribute for those in need of a dwelling?

The extra one cent per rand for sales tax would produce about R425 million this year. What about some of that money? Such a sum is a great deal more than has ever been allocated for housing in any one year in the past.

Why not run a weekly crossword competition or lottery for housing funds?

It has been estimated that R30 million would produce enough houses for the total known backlog. Let's make a determined attempt to get that amount.

Mrs Stott is chairman of the Cape Town City Council Housing Committee.

In France

The government must realize that they do have a responsibility to provide the majority of the funds in France (where the revolution took place 200 years ago) where every adult has a vote and the national minimum wage is R276 per month (3,000 francs), the government none the less in 1976 had to build 38,160 dwellings for renting and 168,200 for home ownership, and spent R1,638 million in that year on subsidies for either new dwellings, upgrading or rehabilitation of old dwellings, or as a subsidy to the household head so that not more than one quarter of the salary went in rent.

By regularly providing enough money for the country's housing needs, many industries would be given a territe boost. The building industry itself provides much-needed work opportunities as it is a labour-intensive industry, about half the cost of building is paid out as wages.

Manufacturers producing housing products would be able to run to full productivity levels and more effectively. Building industry workers would be more able to rely on regular work year in year out, so would not leave the industry in lean times.

An appeal

With more houses available, there would be thousands of families with an incentive to work and furnish their dwellings, etc., and the resultant demand for more goods would provide more job opportunities. The steady provision of housing funds is what is needed in place of the present inefficient stop-start pattern of funding for housing.

We must work to ensure that substantial and annually increasing capital sums are made available for housing, but in the meantime, appeal to all those of goodwill who can do so to assist with housing or community facilities in one way or another. At the very least, may one hope that employees of staff (who have been waiting years for a house and who could obtain one at Mitchell's Plan now if only they earned enough) would be prepared to give those employees who are head of the household an extra R30 or R40 per month as a housing allowance.
2000 held in raids on Cape squatters

CAPE TOWN — More than 2,000 blacks have been arrested in Cape Town's squatted black townships in the last month for breaking tough influx control laws which the Government is planning to strengthen.

Government officials carried out most of the raids at dawn on squatter camps on the bleak, wind-swept plains outside the city or in hostels reserved for men who work on contract in Cape Town.

Many of those arrested were wives and other relatives of the hostel dwellers, people from the tribal homelands who work in the cities for a fixed period and who are not allowed under influx control regulations to bring their families with them.

Most were fined R30 or sentenced to 60 days' jail. The court hearing their cases in the black township of Nyanga sentenced an average of three people a minute on some days.

"Men are sometimes fined for 'harbouring' their wives," and one woman was threatened with being fined for 'harbouring' her children," said Sue Williamson, chairman of Women for Peace, one of the organisations which has held rallies in the city to protest against the influx control laws.

Influx control is particularly thorough in the Western Cape, which the Government has declared a "coloured labour preference area," allowing blacks to take jobs there only if there are no coloured people available.

Despite government action, blacks still flock to Cape Town to seek work, driven there by the poverty of their homelands.

The Government is planning to tighten up the influx controls, or pass laws.

In Cape Town alone there are 60,000 illegal blacks, while in Soweto planners have estimated as many as 200,000 "illegals" as well as a million "Section 10s".

ATTACKED

The measures proposed in the Orderly Movement and Settlement of Black Persons Bill, to be debated when Parliament meets in January, have been bitterly attacked by critics.

"I am not trying to be melodramatic when I say that just as the Nazis had a final solution for the Jews, so the South African Government has a final solution in much the same sort of terms for the blacks," Bishop and for accommodating an illegal person the fine will be R500," PFPP spokesman Mr. Helen Suurman told a public meeting recently.

"As I see it, the main difference is that (black) people won't stop on the street during the day to produce their passes," she said.

"This will take place at the factory or at home in Soweto and maybe in the backyards of employers in the white areas."

PERMANENCY

Blacks at present are allowed to remain in an urban area for up to 72 hours without official permission.

Critics conceded that the new Bill contained one advance for blacks by recognizing for the first time their rights as permanent urban residents. But another clause would deprive blacks of this new status if they do not have accommodation — a serious threat for many as there is a huge backlog for black housing in most cities.

TRAGIC FRONT

Opposition leader Dr. Frederik van Zyl Slabbert recently attacked the whole policy of influx control and the thinking behind it at a regional congress of the Progressive Federal Party.

"The tragic irony of it all is that even if the government obstinately sticks to its poli-
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Many of those arrested were wives and other relatives of the hostel dwellers — people from the tribal homelands who work in the cities for a fixed period and who are not allowed under influx control regulations to bring their families with them.

Most were fined $90 or sentenced to 99 days in jail. The court hearing their cases in the black township of Nyanga sentenced an average of three people a minute on some days.

"Men are sometimes fined for ‘harbouring their wives’ ... and one woman was threatened with being fined for ‘harbouring’ her children," said Sue Williamson, chairman of Women for Peace, one of the organizations which has held rallies in the city to protest against the raids.

Most of those arrested came to Cape Town from the desolate and impoverished Ciskei and Transkei in the Eastern Cape to be with their husbands and to find work.

But, under the influx control laws, blacks may live in an urban area only if they were born there, have lived there for 15 years or have worked there for the same employer for 10 years.

Few of those arrested in the township raids qualified as "Section 10's" — bureaucracy jargon for blacks with residential rights in the cities.

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Despite government action, blacks still flock to Cape Town to seek work, driven there by the poverty of their homelands.

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"I'm not trying to be melodramatic when I say that just as the Nazis had a final solution for the Jews, so the South African Government has a final solution in much the same sort of terms for the blacks," Bishop Desmond Tutu, secretary general of the South African Council of Churches, commented recently on the Bill.

PENALTIES

It proposes to shift responsibility for policing the influx control system on to employers and residents of urban areas, black and white, by imposing stiff penalties on people who employ or harbour "illegals."

"The penalties for employing so-called illegals will increase tenfold — a fine of up to $900 now goes up to $3,000 and for accommodating an illegal person the fine will be $3,000," PFP spokesman Mrs Helen Suzman told a public meeting recently.

"As I see it, the main difference is that (black) people won't be stopped in the street during the day to produce their passes," she said.

"This will take place at the factory or at home in Soweto and maybe in the backyards of employers in the white areas."

PERMANENCY

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Critics concede that the new Bill contains one advance for blacks by recognizing for the first time their rights as permanent urban residents.

But another clause would deprive blacks of this new status if they do not have accommodation — a serious threat for many as there is a huge backlog for black housing in most cities.

TRAGIC FRONT

Opposition Leader Dr Frederik van Zyl Slabbert recently attacked the whole policy of influx control and the thinking behind it as a regional congress of the Progressive Federal Party.

"The tragic irony of it all is that, even if the government obstinately sticks to its policy of influx control, then despite the policy there will still be 40 million people in our cities in the year 2000, of whom 34 million will be black."

The Bill forms part of a "new deal" for blacks sponsored by the Minister of Co-operation and Development, Dr Piet Koornhof.

"The only measure in the new deal to have become law so far is an Act granting the control of black townships the same rights as white local authorities." — Reuters.
Municipal tenants face 'huge rise' in rents' claim

Municipal Reporter

INDIAN and coloured tenants in Durban's municipal housing schemes face 'really dramatic' increases in rents in the near future.

This warning was issued by the chairman of the Health and Housing Committee as the city council voted for an average 5 percent hike yesterday.

Mr Peter Corbett said he had it on good authority that there was another huge increase on the cards. As usual, it would be based on the 'irrational policies' of the National Housing Commission and it was wrong that the council should be seen to be responsible for them or the latest hike.

The council was bound to set increases in terms of 'irrational rules and regulations set down by the commission', he said. Only about 5 percent of the present hike was linked to actual council needs.

But when rents went up the tenants accused the council of mismanagement and cold-heartedness. He agreed with Councillor Peter Mansfield that the tenants should be told where the blame really lay.

Mr Mansfield said the Housing Commission was getting away with the increases because the council was acting as a buffer between it and tenants.
Holiday resort empties as people seek new homes

By RAYMOND HILL

The King Neptune holiday resort looked like a deserted village today. Families, given until midnight tonight to leave their homes, were away looking for any form of shelter.

About 15 families were given 30 days' notice to vacate the bungalows which have been home to them for the past few years.

Mr Ben Oliver, a Port Elizabeth city councillor, who was granted a five-year lease, plans to renovate the buildings.

Families paid R25 a month for the bungalows, mostly in poor repair.

At least six families have already moved. Some did not go to work today as they searched for alternative accommodation.

Few qualify for a council house because their names are not on the waiting list.

Mr Koos Schultz, 32, a night-shift worker at a chemical factory in Markman township, was packing his bags today.

"It is not only for myself that I am looking for a place. I have a wife and two stepchildren who are just as desperate," he said.

Mr Schultz said he did not owe Mr Oliver a cent.

"My landlord says many of his tenants here are in arrears with their rent. Well, I can prove I am up to date," he added.

In fact, he owes Mr R25 which he paid him as a deposit before I moved in.

His name is on the housing list, but he cannot get a council house yet — he applied only six months ago.

"Had I known this was going to happen to me and my family, I would have put my name down years ago," he said.

Mr Oliver refused to comment.
Prejudices put a brake on progress, says Koch

The Municipal Reporter

ONE of the biggest problems facing administration boards and community councils was that whenever a township had to be developed there were as many objections as there were houses to be built.

This point was strongly made by the chief director of the East Cape Administration Board, Mr Louis Koch, when he answered a question at last night's meeting of the Central Executive of Port Elizabeth Ratepayers' Associations.

So much time was spent "shifting paper" and preparing reports to counter criticism that "we can't get going", he said.

When people objected to a proposed development their objections should be based on planning and possible problems that could influence the environment. They should not be based on skin colour.

It was because there had been nine years of prostration while people could not come to terms with the fact that black housing had become a reality that the problems of Soweto (Port Elizabeth) had arisen.

Mr Koch said there would have been no squatting problem had time not been wasted on issues that would not be repeated if sufficient sites were serviced.

During a slide presentation, Ecbu's director of technical services, Mr Roger Matlock, said there were 90,000 people living in Soweto. This meant a population density of between 600 and 700 per hectare.

Mr Matlock said black housing in the Eastern Cape was "shocking to say the least".

At present Port Elizabeth needed 15,000 units, which would cost R180 million. By the year 2000, 100,000 houses would have to be built. To meet this demand 5,500 houses would have to be supplied at the rate of 550 a year - 10 times more than had been built during past years.

Mr Matlock said there would be a R30 million shortfall to provide new services and to improve existing services in Port Elizabeth, Uitenhage and Despatch. Supply of houses would cost at least another R100 million.

Discussing Motherwell, Mr Matlock said the town would comprise nine neighbourhood units.

Each unit would have its own shops and schools while facilities such as post offices would be located in the centre of the town.

Road networks would be such that there would be easy access to the centre of the town.

In the first neighbourhood unit there would be 2,000 housing units which would cost R15 million. These houses would be used to accommodate those living in the worst shacks in Soweto.

Mr Koch said that in planning Motherwell care had been taken not to create "sleeping dormitories".

Modern town planning principles had been adopted and the town would have areas set aside for light industrial purposes, for heavy industries, for shopping centres and so forth.

There would be ample opportunities for black entrepreneurs. He stressed that the black community had been closely involved in the planning of Motherwell.

Mr Matlock said there was still a slight question mark concerning the type of housing to be provided in Motherwell. Probably a core house would be built and the people would be left to put up their own walls.

The Motherwell area was not an easy one to develop because of the large percentage of hard, flat ground, he said.

However, the first stage of development was proceeding smoothly.
R13.5m sought to boost white housing in PE

*From Page 1*

An analysis of monthly incomes revealed that the average income of applicants for family housing was R372.50 a month. The average combined income for a family was R397.07 a month — only R24.57 per month higher than the average monthly income of household heads.

This could be attributed to the large number of single household heads and the high incidence of dependence on State financial aid.

The average monthly income of a household head applying for housing for senior citizens was R209.

The reasons given by applicants for requiring alternative accommodation revealed that many of the applicants found the rent or upkeep of their present accommodation to be beyond their financial means. In some cases applicants had to vacate or would be required to vacate their present accommodation because premises had been or were to be sold, often by sectional title.

At present there were 2349 dwelling units available for family occupation in municipal housing schemes for whites in Port Elizabeth, and in State-controlled schemes there were 698 dwellings for white families.

Of these 1,737 were semi-detached houses, 47 were freestanding units and 96 were flats and maisonettes.

There were 631 units for the aged in municipal old age schemes.

Mr Moynex recommended the city council consider the erection of 45 lower-income flats during 1983/84, 109 lower-income flats during 1984/85 and 100 lower-income flats during 1985/86.

Dealing with council centres for the aged, he suggested that 16 units be provided at Buffelsfontein during 1985/86, 15 units at Louis Dubb in 1986/87, and that a new old-age home be built in the city to provide 390 units for elderly people.

The total cost of these schemes would be R13.5 million.
Council turns down Sandy Bay scheme

Staff Reporter

THE Divisional Council yesterday turned down the controversial application for the rezoning of Sandy Bay which would have allowed the developers to go ahead with their plans for a hotel and about 50 houses and other amenities.

The application, which was discussed after the meeting had gone into committee, was rejected by a large majority of the councillors when it was put to the vote.

It was also decided to make a public statement on the rejection of the application after the meeting.

The next step, suitable expropriation, is in the hands of the government and the Deputy Minister of Environment, Mr John Wiley, has already been approached with the council's proposals.

The two owners of the stretch of coastline, Trust Bank and Dr Robert Hall, have also been approached and are understood to have indicated their willingness to consider viable alternatives.

The planned development of Sandy Bay, famous for its nudists, has been a controversial issue for years, and it surfaced again in recent months with the developments accusation that the council was "mentally paralysed" and incapable of coming to a decision on the proposals.

The developers, Costa Areosa, complained about the delay to the Provincial Administration and the council was in turn rebuked in August for taking "an inordinate long time."

The developers said the project would be of "such pleasing form and tone" that it could not fail to harmonize with the beautiful coast.
135 arrested in early morning Langa raid

Labour Reporter

Inspectors of the Western Cape Administration Board (WCAB) arrested 135 people in an early morning pass raid in Langa yesterday, a spokesman for the WCAB said.

A total of R3,805 was later imposed in fines in the Langa Commissioner's Court and paid in admission of guilt fines at various police stations.

In court, there were 150 cases and R3,300 in fines or equivalent jail sentences were imposed.

Mrs Beauty Hana was found guilty at the court for the sixth time this year for being in the single quarters without permission. She was fined R50.

Mrs Adelaide Mazijnana, who had been arrested at 6am, collapsed in the court dock and had to be taken away by ambulance to Conradie Hospital.

Mrs Mazijnana is reportedly asthmatic. An eyewitness said she appeared "completely overcome" when she was brought into the court room.
Talks planned with Govt on low-cost white housing

Municipal Reporter

Consultations would be held between municipal officials and the Department of Community Development on the provision of additional housing in Port Elizabeth for white families and the aged.

This was said in an interview today by the chairman of the City Council's Community Services Committee, Mr Ben Olivier.

Yesterday, his committee considered an in-depth report prepared by the Director of Housing, Mr Mack Molyneux, on the need for municipal housing schemes for whites.

Mr Molyneux recommended that provision be made for the spending of R13.5 million on the three-year capital programme for such schemes.

He also proposed that more than R4 million be spent on servicing plots in Fairview.

Here the Department of Community Development is keen to encourage private enterprise to become involved in the provision of housing.

Mr Molyneux's report has proposed that 240 flats be built between 1981 and 1983 to relieve the shortage of accommodation for whites families in the lower income group.

To assist the aged he suggested that another old-age home be built with 200 units and that additional units be built at the Buffelsfontein and Louis Dube old-age homes.

Mr Olivier emphasised that implementation of the proposals would depend very largely on Government funds.
Developers hit by proposed township laws

Municipal Reporter

ONE of the radical changes proposed in the draft amendment to the Townships Ordinance is that no owner of property in Cape Town would have any right to develop or change its use without special approval.

Commenting yesterday on the controversial report of the Provincial Administration's Van Tonder Working Committee, the City Engineer, Mr Jan Brand, said the taking away of development rights was one of the main merits of the new system.

'Gift'

From a planner and bureaucrat's viewpoint, it would be a "gift from heaven", enabling the authorities to plan with a free hand without serious worries of compensation.

Changes in land use would have to be approved by either the Provincial Administration or the City Council. In the council's case, the Town Planning Scheme would continue to operate for the next 10 years, after which the land use changes would be implemented.

Except where a property was rezoned, its value would be limited to that of the existing development (if any) on the site and it would have no value for potential future development. Any development rights subsequently conferred by rezoning would expire after three years if not utilized. The concept of "flat right" and "industrial sites" would cease to exist, he said.

However, Mr Brand listed serious objections to the draft amendment:

The committee had recommended that the present Townships Ordinance be repealed and be replaced by the Land Use Planning Ordinance.

'Uncertainty'

Under the proposed new system, total uncertainty would reign over the value of property. No one could buy land for development until it had been rezoned and any purchaser would have to act within three years otherwise its value would drop back to that of an unzoned property.

Although a master rezoning plan was suggested, scattered or ad hoc rezonings were likely to take place.

The present Town Planning Scheme provided a degree of stability and confidence on future development of an area while the new system would not, Mr Brand added.

Study time

He strongly criticized the Provincial Administration for not granting an extension of time to the council for further study of the document which was released only in September. It was regrettable that local authorities which would be largely responsible for the administration of the new ordinance, were not consulted in the preparation of the report.

No reason had been given for the "urgency" of the matter, Mr Brand said.

"One would have expected that drastic proposals such as are now contemplated would have been preceded by a lengthy period of public consultation."

He is to urge the council to protest to the Administrator, Mr Gene Louw.
Council move on Sidwell welcomed

By SHELAGH BLACKMAN

THE chairman of the Sidwell Ratepayers' Association, Mr Stanley Schultz, said he was pleased that the City Council was at last taking some action to try to improve the suburb.

Yesterday the council's Policy and Resources Committee recommended that Sidwell be declared an urban renewal area.

Mr Schultz said this was something his association had been pressing for for more than 10 years.

The association had been concerned about the intrusion of business and industry into the suburb and felt the residential part should be preserved.

"We want to try to improve the lot of the people who stay here," he said. Because there had been little co-operation from city councillors, the association had itself approached the Department of Community Development to have the suburb declared an urban renewal area.

The department had taken an interest in the problem and the council had been pressed into doing something, he said.

If the City Council approves the recommendation by the Policy and Resources Committee, the area will be "frozen" for five years while planning is completed.

The committee's chairman, Mr Alan Ward Able, said the Town Clerk, Mr P K Botha, had been instructed to make arrangements for a public meeting to explain the implications of the move.

It was decided at yesterday's meeting that the city's third water reclamation works should be built in the Driftsands reserve.

The committee decided to invite the city's coloured and Indian management committees to a meeting to discuss the resolution on beaches taken at the last council meeting.

It seems likely that Port Elizabeth will receive a higher Government subsidy on electricity. After the first subsidy cheque had been received, officials considered that the city had been shortchanged. Representations were made to the Decentralisation Board.

Mr Ward Able said the board had agreed that Port Elizabeth should receive about R300 000 more a month. However, final approval was still awaited, he said.
Poor spend half of wages on rent

Staff Reporter

ABOUT 70 percent of household heads in rented homes in the Peninsula's coloured areas fall below the breadline, while average rents are beyond the means of most tenants, according to a paper by the Urban Problems Research Unit (UPRU) at UCT.

The paper, entitled Public Housing Rents Some Issues, was written by two researchers, Professor David Dewar and Miss Vanessa Watson.

According to the paper, the very lowest income group, earning less than R70 a month, were paying up to half their income in rent.

SEVERE

The paper cites Mr A of Atlantis, who earns R51 a month and rents a five-roomed sub-economical semi. Mr A pays R20.17 a month in rent, leaving him with R24.83 a month for food, clothes, transport and fuel.

"Given that the household subsistence level (HSL) allows an absolute minimum of R207.26 for these items, it means that Mr A is spending eight times less than the absolute minimum on the basic necessities." 

Those earning between R70 and R150 a month were "experiencing severe difficulties" and after their rent had been paid, were living on less than the minimum laid down by the HSL.

CALAMITY

In Atlantis, for instance, only with incomes of about R250 was there sufficient over to meet other basic necessities. Only 22 percent of households in Atlantis fell into this category.

Survival was possible with contributions from other family members.

"Any calamity such as illness, death, imprisonment or old age will place the family in crisis. If there are no family members or friends that can be called on to help, the choice will be starvation or eviction, possibly both."

On average each tenant in Divisional Council housing fell behind with rent six times in 1980.

EXCESSIVE

Transport costs were also an "excessive burden for those forced to live in new townships."

About 50 percent of Atlantis residents had to commute daily to Cape Town to work. If only one member of the family was working, the minimal cost of this journey was R22 a month.

Changes in the rent structure and state subsidies were required.

Rents should be tied to what could be afforded by the household head and not to construction costs of housing units.
GOVT DRAWS PURSE STRINGS — AND KEEPS 110 000 WAITING FOR HOMES

Cash dries up in Mitchell’s Plain housing scheme

The mammoth Mitchell’s Plain scheme to provide housing for 250 000 coloured people in the Western Cape is faltering.

A lack of Government funds means that the scheme is short of housing for 110 000 people.

Of the three major contractors — Ilico Homes and Besterecta — which, until quite recently, were handing over hundreds of houses a month, only one, Besterecta, still has enough work to keep it on site until the second half of next year.

Its contract for 6 440 houses will keep it busy until about August or September.

Ilico Homes and Model Moriss each had contracts to build 5 500 houses.

Ilico Homes’ contract is due to be completed in February, but Model Moriss, which has completed its contract, has left the site.

By DAVID PINCUS

A Cape Town city engineer’s department spokesman said “This hiccups in the development of the scheme is going to be an extremely costly exercise.

“We are going to lose the cost advantage of continuity, of awarding large contracts to contractors who are already on site.

“If going to cost a lot of money to get the production of housing going again, as it went in the past, to re-establish the rhythm and cooperation we built up over the years.

“Contractors will leave the site when we get money to restart it. It will cost thousands of rand to get them back on site.”

He said the city council financed the building of Mitchell’s Plan with money borrowed from the Government.

“We were informed every year, shortly before the end of the Government’s financial year, what our allocation would be for the following year and were able to plan accordingly,” he said.

“This has been going on since 1978.

“This year we were informed that we would be granted only R39-million, which was just enough to cover the costs of the running contracts. We could not award any new contracts.

“We will now have to wait until March, or thereabouts, next year, before we know whether we will be able to continue with the building of Mitchell’s Plan. I am not over-enthusiastic about the prospects.

“The reason for my despondency is that Government has let it be known it will make funds available mainly, and possibly only, for the building of economic housing units — that is for houses for families where the breadwinner’s earnings are less than R150 a month.

“It expects private enterprise to finance the building of ‘economic’ homes — homes for families where the breadwinner earns more than that, which is the slot most of Mitchell’s Plan falls into.”

The official said that about 140 000 people lived in the 28 000 houses in Mitchell’s Plan.

Between 400 and 500 houses are sold each month at an average selling price of R12 800. About R5 600 is for the ground and services and the rest for the house.

The council makes no profit on the scheme. It pays contractors about R9 000 for each house.

Dr Julian Everwell, managing director of Besterecta, said the stop-start practice made it difficult for the building industry to maintain its prices.

During the troughs building firms lose money and their skilled men.

They had to pay dearly during their upturns to get those men back to try to recoup their losses. These increased costs were invariably passed on to their clients.

Years ago, when Everwell was a senior member of the National Building Research Institute (NBRD), he campaigned for a 1% levy on all earnings to enable the Government to even out the peaks and valleys of the building industry.

He was laughed at then — but every time the industry goes into a decline his suggestion makes more sense.
Last-minute bid to settle eviction case

Staff Reporter

ADVOCATES acting for the "patchwork crusader" of the Great Karoo, Mr Jan Outa Schoeman, and Prince Albert Municipality, were engaged in last-minute talks about a settlement this morning, minutes after the case was called in the Cape Town Supreme Court.

The action between the parties today is a civil appeal arising from the eviction of Mr Schoeman on July 1 1980 from the sub-economic house he had occupied for 14 years in Prince Albert.

The issue at stake is whether the Prince Albert Magistrate ruled correctly on January 10 this year when he rejected Mr Schoeman's civil claim against the municipality.

REMEDY

The magistrate, Mr T.J. Grey, found that the municipality had acted lawfully by evicting Mr Schoeman, that an interested third party was now living in the house and that the specific legal remedy, Mr Schoeman's counsel had sought, did not apply in this case.

No court in the Supreme Court building was bustling with activity this morning, with stacks of law books and law reports, and three advocates: Mr Bennie Griesel, who appeared for Mr Schoeman, and Mr G. Hofmeyr, SC, assisted by Mr S.A. Jordaan, for the municipality.

OTHER SIDE

Within minutes of the case being called, however, Mr Justice J.J. Fagan, who is hearing the matter with Mr Justice Berman, urged the parties to consider again the question of a settlement.

Mr Fagan said it seemed impracticable to restore occupation of the same house to Mr Schoeman as asked by his counsel.
EAST LONDON—The proposed transfer of tenants in Buffalo Flats from semi-detached dwellings to single units was discussed at the Coloured Management meeting yesterday.

The agenda report stated that many tenants living in semi-detached homes wanted to buy a home of their own, but preferred a single unit. Some living in single units appeared to be unable to purchase the dwellings, it said.

Concerning the transfers, Mr Temmers said: "I think we should be fair and give people a period of notice, or are we just going to pounce on them?"

After discussion, the committee agreed that a three-month notice of transfer period would be given before action would be taken.

Mr F. Barlow, the chairman, said: "December is a holy month and there should not be any evictions."

The deputy City Treasurer, Mr. D. Falkenberg, said: "We have to carry out our job during the festive period as at any other time."

The chairman called for a report to show whether evictions had altered the state of rental arrears, and the committee was told that these were not at hand, but could be obtained for consideration.

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Ready: 7-8/15

Clarity, thorough:

Although he has the idea,
HOMES SCHEME
CHEAP MORTGAGE

The Provisional Executive Board of the Catholic Church in Ireland has announced that the cost of building a home for a family of four will be reduced by £500 in the coming year. This reduction is expected to make home ownership more affordable for many families. The Executive Board has also stated that it will continue to support the building of affordable homes across the country, with a particular focus on rural areas where demand for housing is high. The board has called on the government to provide further support to the housing sector, including increased funding for social housing and more incentives for developers to build affordable homes. In addition, the board has urged the government to review legislation that affects the cost of building and to simplify planning procedures to speed up the development process. The Executive Board has also called on the government to tackle the issue of homelessness by increasing funding for emergency accommodation and by providing more support for people who are at risk of losing their homes.
The possibility of residents of the Diep Divisional Council's workers' camp in Cullinan black township being evicted was raised by the council's housing and amenities committee, which recommended the matter be referred to the police and the National Police Minister. The council appointed a sub-committee to investigate the situation following a report by the council's medical officer of health on the alleged overcrowding at the camp.
housing provision. The scheme is unique in that Mobil chose
to provide housing, not for their own em-
ployees, as is becoming increasingly com-
mon, but rather simply in recognition of a
social need.

The project was developed through Build
a Better Society (BABS), a self-help organi-
sation in Cape Town’s Kewtown, with
whom Mobil has had a long association. It
became clear to us that any self-help pro-
jects attempted in the Kewtown area were
hindered by the chronic housing shortage
so the project simply grew out of BABS’s
self-help philosophy,” says O’Malley.

A profile of project applicants indicates
that over half lived with their families in
one room — usually in their parents’ house
or flat.

Estimates of the housing shortage for
coloured people in the Peninsula vary be-
tween 40 000 and 70 000 units, and many
people have been on the Cape Town City
Council’s (CCC) waiting list for more than
15 years. Last year the Department of
Community Development estimated that
21 700 houses would have to be built annual-
ly over the next five years to meet the
backlog and cope with the natural increase

Townhouse project

The townhouse project was developed at
a cost of R1.3m and consists of 50 housing
units designed in Georgian style, 37 are du-
plexes and the rest single-storey units. Each
unit consists of a living-dining area
linked to a kitchen, and has three bedrooms
and a bathroom.

Each unit cost approximately R18 000,
including infrastructure. In 1992 tenants
will have the option to buy the houses for
R9 000 (including the cost of land) when
Mobil’s lease on the CCC-owned land ex-
pires. Present rental tenants pay only R66
a month — lower than equivalent houses in
Mitchells Plain.

However, the possibility of future home
ownership is an important motivating fac-
tor for the present upgrading of houses
O’Malley says. “We’re monitoring condi-
tions closely, and it is too soon to draw cat-
egorical conclusions. But people are
reacting very positively with continuing al-
terations to the basic structure.”

The criteria for acceptability to the
scheme were that income levels should be
not less than R250 a month and not more
than R500 a family. Applicants had to be
members of BABS, have their names on the
council waiting list for Kewtown and be ac-
tively involved in community life. Mobil
was not involved in the selection process,
which was conducted by BABS with help
from sociologists.

A community centre to serve the entire
Kewtown community is scheduled for com-
pletion in March next year. O’Malley says
that “when the community centre is com-
pleted, we will be running people develop-
ment projects which will increase our
involvement in the community.”

Mobil homes

There are thirteen ways for the private
sector to heed PM P W Botha’s appeal for
involvement in the provision of black hous-
ing. But few have been tried. Now Mobil SA
has broken new ground with the develop-
ment of a townhouse project on the Cape
Flats, believed to be the first example of a
subsidised housing project developed by the
private sector for non-employees.

According to Mobil’s Public Affairs Man-
ger, Patrick O’Malley “The housing prob-
lem is so acute that we believe private
sector involvement is essential if a solution
is to be found. We want to stimulate private
sector involvement and hope this project
has a catalytic effect. We want to demon-
strate a workable option and develop a
model demonstrating the possibility of
meaningful private sector involvement in
Sickness won't get you a house...

MEDICAL certificates and a constantly sick family will not improve your chances of getting a council house sooner.

This became very clear to the Van Dieman family of Retreat who have been on the council's waiting list since May 23, 1978.

The family has lived in a tiny two-bedroomed servants' quarters in Canna Road for the past five years and have had constant problems with the roof leaking, water seeping in under the door, and cold cement floors. They have laid carpets in the tiny rooms but still the rooms are very cold.

Mrs Venocia van Dieman said that when her baby first contracted bronchitis last year her doctor gave her a letter to pass on to the council stating that the family needed other accommodation urgently.

RELUCTANT

"I took the letter to the council's offices in the Civic Centre and a lady behind the desk said the certificate would not help. She was very reluctant to include the certificate in the folder. My child died a few weeks after I had taken the certificate to the Civic Centre." A copy of my other child's medical report was also sent to the council's headquarters and still we are waiting for a house.

LANDLADY

"We had a health inspector here a few months ago. He said that our landlady had to make a number of improvements."

PRIORITY

"We cannot give priority to everyone who produces medical certificates. At the moment we receive 50 certificates a week — that is 600 a year and we just don't have that many empty houses."

"We still have people on the waiting list who applied for houses as far back as 1970," she said.

Mrs Stott suggested that the family repair the roof and lay down carpets as they have a long time to wait.

She also said that she doubted whether the family could afford the high rents asked for in Mitchell's Plain.

Any dishonesty will render the candidate liable to disqualification and to possible exclusion from the University.
**Dream City**

Living in their

FOLKS ARE NOT

The camped out farmers, who have been living in a new housing estate in

30 September, 1942

**ALTRANS RESIDENTS**
The Atlantis Management Committee is the official channel through which people are supposed to voice their grievances.

Mr A Lottring is vice-chairman. Speaking in his "personal and not official capacity", he said he knew management committees were often regarded as "dummy bodies", but this one had fought a number of issues like the increase in bus fares, high rents and the lack of bus shelters.

However, Mr Lottring said only 15% of all registered voters voted for the committee and there was a "general lack of interest" in civic affairs.

The other major organisations in Atlantis are the sports bodies.

Wages

Mr Noel Williams, chairman of the Gobunburg Cricket Club, which is affiliated to the Western Province Cricket Board, said there were only two cricket pitches.

Average wages in Atlantis are about half those in Cape Town. Women earn an average of R94 a month, while men get about R146 a month.

According to Mr Piet Burger, projects director of Atlantis, 80 factories are already established and another 20 to 30 are under construction or planned.

About 12,500 people are employed in local industries, he said.

By the middle of next year there would be "ample job opportunities".

The people who commuted to Cape Town were those who had either been employed by one company for a long period or who preferred to work in Cape Town.

Mr Lottring said there was "very much doubt" Mr Burger's figures.

But the police station commander, Warrant Officer J D Keogelenberg, said the crime rate was "not as serious as people make out."

The number of troublemakers comprised about one percent of the population.

VIVIAN BROWN in front of flats where gangs reputedly roam after dark. With her is her nephew Mome.
Tenants may be evicted

ZWEILITSHA — The Ciskeian Government, confronted with the problem of collecting large amounts of arrear rentals, has threatened to evict tenants in arrears.

A statement released by the Minister of Internal Affairs and Land Tenure, Mr. L. B. Williams, said it appeared people who were statutory offenders before Ciskei's independence expected as a right to receive free accommodation.

"Since independence there are no statutory offenders in the eyes of the Ciskeian government."

Mr. Williams said, "Everybody is treated alike and it is expected that these people also contribute to Ciskei's welfare. Failure to pay rent will result in action being taken against them like anybody else."

Mr. Williams said large amounts of arrear rentals were outstanding in Mdantsane, Zweilitsha, Sasa, Dimbaza and Litha.

"Millions of rands are spent providing accommodation for Ciskeian citizens, and occupants are expected to pay rentals and service charges so that more accommodation can be provided and townships maintained."

"Steps will be taken to recover arrear rentals, failing which occupants will be evicted. Thousands of homeless families are eagerly waiting to take over the houses of evicted persons."

Mr. Williams said Ciskei was not a welfare state and everyone was expected to contribute to the improvement of living standards."
Trust has new plan for black housing

Post Reporter

A TRUST company in Port Alfred is doing its best to ease the critical black housing shortage, and blacks will soon be able to own their own houses for as little as R30 a month, which includes the R6.09 service fee.

This has been made possible by the progress made by Zenzile Trust, which was formed four years ago. “Zenzile” in Xhosa means self-help.

After years of negotiation with the East Cape Administration Board, who have been unable to contribute towards housing in Port Alfred because of a lack of funds, the chairman of the Port Alfred Zenzile Trust, Mr Derek Kingsley-Jones, said the trust now had permission to finance and monitor the building of 30 houses. The estimated cost of building these houses is R75 000.

With a starting capital of R1 800 from fund-raising efforts, the trust is now in a position to commence the building of the first six houses, which will probably start in March 1986.

The Urban Foundation agreed to contribute R11 000 to the trust’s coffers for the pilot project, with the possibility of further contributions at a later stage.

Mr Kingsley-Jones said the trust may apply to the Department of Community Development for funds at a low rate of interest.

“As a public utility company, we may be eligible to obtain funds from the department,” he said.

The houses will cost buyers an estimated R2 560 under the home ownership scheme and R3 000 under leasehold. The money will be payable over 15 years.

White employers may contribute for new housing for their employees either with direct donations or loans to the trust over a 15 or 20 year period in the form of debenture shares.

The first six houses will be built under the “home ownership or indefinite occupation” scheme, which gives black residents the right to live in their houses permanently or sell them to another “qualified” person.

The remaining 24 houses are to be surveyed to enable participants to obtain 99-year leasehold rights if they so wish. Whites may also lease these houses for a period not exceeding 30 years, after which they must transfer the leasehold to blacks for a further 60 years.

Mr Kingsley-Jones said there was a waiting list for the indefinite occupation scheme, but blacks were not very interested in the 99-year leasehold arrangement.

The trust will provide a trained on-site supervisor to monitor and supervise the construction of the four-room houses. Prospective owners would provide their own labour for the project. The R2 560 would cover material costs, and each house would probably be equipped with its own water tank.
Mitchells Plain building to end?

Staff Reporter

ONE new Mitchells Plain home was handed over every 25 working minutes this year, but the City Engineer, Mr J G Brand, warned yesterday that this would come to a complete stop next year unless the government provided more money.

In his New Year statement he said 1982 had been a year of "intense activity" at Mitchells Plain. During the year 4,676 new homes were taken over from the contractors.

This worked out at one hand-over every 25 minutes of working time. All the homes were built to high standards and suitable for home ownership.

"Regrettably, unless more capital funds are allocated to the Council by the Department of Community Development, the rate of construction at Mitchells Plain will tragically come to a complete stop towards the middle of 1983," Mr Brand said.

He said a total of 27,600 dwellings and their associated services had been built at Mitchells Plain since 1975, and that about 144,000 people were now living there within reach of a full range of civic and commercial activities.

Cleaning costs

"In another section of his statement, Mr Brand pointed out that street cleaning was costing Cape Town citizens R6-million per annum.

"A substantial portion of this is spent on picking up litter discarded by careless and unthinking people, and the time has come to use the big stick to get the anti-litter message over."

He warned that heavy penalties would be imposed for littering and that binners would be carried out in all areas during 1983.

"The finest Cape campaign sponsored by the City, and assisted by my Department, has been busy for the last three years trying to get the anti-litter message over."

Mr Brand also noted that the private sector was apparently unwilling, unable or insufficiently motivated to make a contribution of any significance to housing needs in Cape Town.

He said the monetary value of building plans approved was virtually the same as last year (R215-million).

Building costs had, however, gone up, meaning that in real terms the private sector building activity in the municipal area had slowed down, particularly in respect of residential building.

"An analysis of building plans over the past three years demonstrates a marked decline in the construction of dwelling units during 1982, with plans being approved for the construction of less than 800 units.

"This is an infinitesimal contribution to the existing housing stock," he said.
Fears of recession speed up house loan demand

By Ron Hood, Property Editor

Fears in deposits and rising interest rates and speeds up house loan demands. No one is surprised. Now is the time to lock in your rate.

More money

House loan demand up
**District 6 Flats demolished**

Staff Reporter

HALF of the Bloemhof Flats in District Six are being demolished to make way for parking bays and garages for their new white tenants — the first of whom are expected to move in next year.

Mr P D McEnery, Deputy Director of the Department of Community Development, confirmed yesterday that the demolition was part of the "upgrading" of the remaining blocks of flats.

He expected the demolitions to be completed early in the new year and the renovation of flats to start soon afterwards.

His department had not yet received tenders for the renovations, but he expected them to cost "a few million rand". The flats would at first be let and some later sold individually, he said.

Vagrants squatted and made fires in many of the 564 flats — which housed a family each — after the last of them was vacated at the beginning of 1981.

Most of the former residents are now living in Mitchell's Plain.

A City Council housing department spokesman said the blocks built in the 1940s where District Six borders the town centre were generally known as the "Bloemhof Flats" but the actual blocks were part of the group comprising Constitution Square Flats, Sterling Street Flats and St Vincent Street Flats.

Mr Colin Eglinton, Opposition spokesman on housing, said yesterday he found the demolitions "shocking and an absolute disgrace".

"It was bad enough for the government to evict the coloured tenants and dispatch them to the Cape Flats far from their places of work, but these callous evictions are made even worse by demolishing perfectly good housing to make way for parking for wealthy whites.

"This is being done at a time when there is a desperate shortage of housing, especially for people in the lower-income group. The trauma surrounding the Bloemhof Flats points to the inhuman lunacy of the Group Areas Act," he said.

Mr Brian Bishop, chairman of the Civil Rights League, said yesterday: "With our city's desperate housing shortage, it is tragic to see these solid buildings being demolished."
Told to pay up or leave home

Post Reporter 30/12/89

The chairman of the Zwide Residents' Association, Mr. Wilberforce May, who has not paid his rent since 1980 when the Port Elizabeth Black Civic Organisation (Peeco) launched a rent boycott, now faces eviction.

He also faces legal action by the East Cape Administration Board (Ecab) if he does not pay arrears for "interest and redemption" of R764.56 and for service charges of R496.56 by January 14.

Mr. May, who supports the six other people living in his Zwide home despite the fact that he is unemployed, said he had written to the Community Council in October offering to resume home payments of R64 a month.

He claimed the council had written him a note asking him to see an Ecab official about the matter.

Mr. May said an official had agreed that he could make monthly payments.

He said he then received a letter signed by Ecab's chief director, Mr. Louis Koch, saying that unless he paid the outstanding "interest and redemption" and services money, he would have to vacate the premises by January 14.

Mr. Koch said the board officials did not enter into verbal agreements with tenants.

He would not comment on why Mr. May had not been threatened with eviction before despite not having paid instalments on his home for more than two years.